

CODE ENFORCEMENT
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
March 5, 2024 1:00 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

I. CALL TO ORDER

Attendee Name	Title	Status
Lindsay C.T. Holt	Special Magistrate	Present
Tara Tradd	Code Compliance Manager	Absent
Melanie Strickland	Development Services Director	Present
Jessica Barnes	City Clerk	Absent
Cassandra Smith	Assistant City Manager/CFO	Present

Special Magistrate Holt brought the meeting to order at 1:01 p.m.

II. APPROVAL OF SUMMARY MINUTES

1.
 - Minutes of February 6, 2024

Special Magistrate Holt saw no revisions and approved the summary minutes for the February 6, 2024, meeting.

RESULT:	Approved
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

1. Special Magistrate, Overview of the Code Enforcement Process
Special Magistrate Holt explained that the public hearings were considered quasi-judicial and provided an overview of the Code Enforcement meeting procedures.
2. Swear in City Staff
Special Magistrate Holt proceeded to swear in city staff and audience members who wished to speak during the hearings.

III. OLD BUSINESS

1. City of Wildwood Case#2210-0008

Respondents: Freedom Fellowship Church

Violation Address: 5156 E CR 462

Violations: City of Wildwood LDR – Temporary Use Permit, 3.10 Permit # 2204-001

Status: Agreement between the Church and City has been made to pull a foundation permit that will allow an extension of the use of the Temporary Tent for the Church Worship Center.

Special Magistrate Holt read aloud Case #2210-0008. Development Services Director Strickland presented the case and evidence to Holt. Strickland also provided an overview of the case as it was heard at the previous code hearing. Since the last hearing, the respondent had communicated with the city several times. Florida Metal Buildings, on behalf of the respondent, received a special foundation permit from Sumter County and paid all necessary impact fees. Additionally, Strickland extended the respondent's temporary use permit an additional six months, with a new expiration date of August 2, 2024. Strickland submitted all three documents to Special Magistrate Holt for her review. Pastor Melvin Whittington, on behalf of the respondent, Freedom Fellowship Church, was present at the hearing and available for questions. He advised a representative from Florida Metal Buildings was also in attendance, and that the church would be breaking ground on March 24, 2024. Special Magistrate Holt asked Strickland if the city would be requesting any administrative costs. Strickland advised the city was requesting case costs in the amount of \$104.70. There were no further comments offered or received. Special Magistrate Holt entered an order of enforcement finding Freedom Fellowship Church not in violation, but responsible for paying the administrative case costs within 30 days.

2. City of Wildwood Case#2304-0001

Respondents: Brenda Fluitt, Tahj Clements, and Tiffany Bird

Violation Address: 604 Clay Drain Road

Violations: Florida Building Code, Unsafe Structure, Chapter 7, Exterior Property Maintenance; City of Wildwood Land Development Regulations, Zoning Violation and 2009 IPMC Property Maintenance

Status: The property is in compliance, and the owner has requested a reduction of the daily fines.

Special Magistrate Holt read aloud Case #2304-0001. Development Services Director Strickland presented the case and evidence to Holt. Strickland advised that since the case was heard at the last code hearing, city staff had been working with the respondents and their architect/builder to bring the property into compliance. Strickland provided an overview of the case and what had been done up to the point of the current hearing. In order to bring the property back into compliance, all utilities were disconnected from each of the units. Respondent Tahj Clements and his family moved back into one of the mobile homes on the property that had been slated for demolition at some point until the property could be split properly, and the accessory unit process followed correctly. Strickland further stated that the Sumter County Building official had completed an inspection of the property and declared the property in compliance. Special Magistrate Holt requested clarification on the amount of fines that had accrued as of the hearing date, to which Strickland responded with \$24,100.44, which included fines and case costs. Strickland stated that the city was satisfied with the respondent's efforts to bring the property into compliance, and had received a letter from respondent Tiffany Bird for submission to the Special Magistrate.

Respondent Brenda Fluitt, mother of respondent Tahj Clements, addressed the Special Magistrate. She spoke to the character of Mr. Clements and apologized for the errors made throughout the process.

Chris Zipperer, who works with the respondent's builder, also addressed the Special

Magistrate. He advised he knew the respondent personally and aided him in bringing the property back into compliance. One of the other conditions was to have a survey conducted. Zipperer advised that they had been waiting many weeks for a surveyor to become available, but the survey was finally completed, and they should receive the results later in the week. Zipperer requested a reduction in fines so that Mr. Clements may instead use the money to continue working toward his compliance goals.

No further comments were offered or received. Special Magistrate Holt granted a reduction in fines to zero, and entered an order for the respondents to pay the cases costs in the amount of \$100.44 within 30 days.

IV. NEW BUSINESS

None.

V. ADJOURNMENT

The meeting was adjourned at 1:24 p.m.

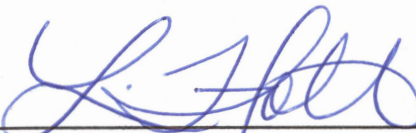
RESULT:	Adjourned
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

SEAL

Date

4/2/2024

CODE ENFORCEMENT
CITY OF WILDWOOD, FLORIDA



Lindsay C.T. Holt,
Special Magistrate
City of Wildwood, Florida