

CODE ENFORCEMENT
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
August 6, 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	Present
Jessica Barnes	City Clerk	Present
Brian Harrie	Lieutenant	Present

Special Magistrate Holt brought the meeting to order at 1:00 p.m.

1. Special Magistrate, Overview of the Code Enforcement Process

Special Magistrate Holt advised that as there was no new business, the meeting would not be considered quasi-judicial.

2. Swear in City Staff

Special Magistrate Holt proceeded to swear in city staff.

II. APPROVAL OF SUMMARY MINUTES

1. July 9, 2024

Special Magistrate Holt saw no revisions and approved the summary minutes for the July 9, 2024, meeting.

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

III. OLD BUSINESS

1. City of Wildwood Case# 24-0003

Respondents: Sonja Lollar

Violation Address: 406 York Street

Violations: City of Wildwood Code of Ordinances, Chapter 7 Unsafe Structure, and Chapter 15 Solid Waste

Status: The property violates the Enforcement Order from May 7, 2024.

Special Magistrate Holt read aloud Case #24-0003. Code Compliance Manager Tradd requested that the case be tabled until the next hearing.

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

2. City of Wildwood Case# 2002-0003

Respondents: John Sumner and Caitlyn Phillips

Violation Address: 309 Gray Avenue

Violations: The June 1, 2021, Order of Enforcement has been satisfied.

Status: Approval of Satisfaction of Order of Enforcement

Special Magistrate Holt read aloud Case #2002-0003. Code Compliance Manager Tradd brought forward a Satisfaction of Order of Enforcement for execution by Holt, and advised that the case costs had been paid. Holt reviewed, approved, and signed the Satisfaction.

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

IV. NEW BUSINESS

3. City of Wildwood Case# 24-0014

Respondents: Homeowners of Crestview Subd Unit 2

Violation Address: Stormwater Retention Pond on Magnolia and Crestview

Violations: City of Wildwood Stormwater Ordinance and Chapter 7 Fence Maintenance

Status: The property is non-compliant.

Special Magistrate Holt read aloud Case #2208-0001. Code Compliance Manager Tradd presented the case and evidence to Holt. She stated that the issue of the overgrown pond in the Crestview Circle neighborhood had been brought to her attention by the city's Public Work department. She also noted that the contact information for the property owner was a general delivery mailing address rather than a specific owner. Holt questioned if Tradd had checked with the Department of State and Tradd responded that the neighborhood was not listed with them. The case costs associated with the file were \$105.81, and the city sought a \$100 per day fine for failure to bring the property into compliance. Resident Marilyn Penza Pope spoke on behalf of the neighborhood. Holt questioned her if there was an established HOA, which Pope denied. Holt then asked if she knew who had been maintaining the pond in the past, and Pope was unsure. Resident Damon Pope, addressed the Special Magistrate, and advised he believed it had been an inmate work squad for many years. They claimed to have lived in the neighborhood for approximately 27 years, and never knew it was the residents' responsibility to maintain the pond. Holt then asked if there was a known property manager, which he denied. Holt then clarified that the Popes were residents of the neighborhood, not property managers, to which they agreed. Holt explained the abatement and property lien processes.

Special Magistrate Holt entered an order of abatement to allow the city to clean up the property and secure the fence.

RESULT:	Entered Order of Abatement
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

4. City of Wildwood Case# 24-0015
Respondents: Shawni Lynn Taylor
Violation Address: 712 Third Avenue
Violations: City of Wildwood Stormwater Ordinance and Chapter 15 Trash, Junk and Debris, Overgrown
Status: The property is compliant as of July 30, 2024

Special Magistrate Holt read aloud Case #24-0015. Code Compliance Manager Tradd stated that as of the hearing date, the property had been brought into compliance, and no orders or costs were requested.

6. City of Wildwood Case# 24-0019
Respondents: Kenya Rivers
Violation Address: 410 Pitt Street
Violations: City of Wildwood Ordinance and Chapter 7 Unsafe Structure
Status: The property is non-compliant.

Special Magistrate Holt read aloud Case #24-0019. Code Compliance Manager Tradd presented the case and evidence to Holt. Tradd stated the property was a rental and that the tenant had filed a complaint that went to the Sumter County Building Department. Sumter County cited the property as an unsafe structure due to lack of plumbing, toilet, or sink. Tradd stated she had not seen any permits pulled for repairs. Holt asked if the property was currently inhabited, and Tradd responded that she had driven past it frequently, and it appeared to be vacant. However, the complainant, Trina Bailey, claimed she had been living there, but due to the conditions, had to leave. Tradd stated there were case costs of \$99.81, and proposed a 14-day window to pull permits and 30 days to complete the repair before it is reoccupied. Additionally, the city sought a fine of \$100 per day for noncompliance. The respondent, Kenya Rivers, passed away in May 2020. Maurice Pearson was present as a state representative on behalf of his estate. He stated he was not aware of a resident on the property. The state was getting close to finalizing the estate and transferring it to a family member, and requested six months to do so. Holt clarified with Pearson that it was the state's belief that the property had remained vacant, which he confirmed. Martinis McDuffie addressed the Special Magistrate as a representative of the family. He stated the complainant had not been living on the property, and it had been vacant for the past 7-10 years. The family has been attempting to fix up the property to get it ready for tenants when it is transferred to them from the state. Kidiji Rivers addressed the Special Magistrate and echoed the statements of McDuffie. She further explained what they had done with the property. McDuffie added that he was unable to pull a permit while the property was in probate. Special Magistrate Holt entered an order of noncompliance ordering that case costs be paid and allowed 45 days to pull the necessary permit with another 30 days beyond that to bring the property into compliance. The order also assessed a fine of \$100 per day if the property is not brought into compliance at the end of the 75 days.

RESULT:	Entered Order of Enforcement
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

1. City of Wildwood Case# 2308-0001
Respondents: Noel La'Mercie
Violation Address: 828 Lee Street
Violations: Chapter 7 Exterior Property Maintenance and Chapter 13 Derelict Vehicles
Status: The property is non-compliant.

Special Magistrate Holt read aloud Case #2308-0001. Code Compliance Manager Tradd presented the case and evidence to Holt. The city sought case costs of \$136.14, a 30-day extension for compliance, and a \$100 per day fine for noncompliance. Special Magistrate Holt entered an order of enforcement ordering the case costs be paid, and the property be brought into compliance within 30 days. If the property remains in noncompliance, the order assessed a \$100 per day fine.

RESULT:	Entered Order of Enforcement
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

2. City of Wildwood Case# 2311-0003
Respondents: Cottages at Wildwood (FL)
Violation Address: 5244 E CR 462
Violations: City of Wildwood Land Development Regulations, Chapter 3.24 Sign Code Standards
Status: The property is compliant as of July 30, 2024

Special Magistrate Holt read aloud Case #2311-0003. Code Compliance Manager Tradd advised the property had since been brought into compliance. No order or costs were requested.

5. City of Wildwood Case# 24-0017
Respondents: Nguyen Ut Ngoc
Violation Address: 618 N Warfield Avenue
Violations: City of Wildwood Ordinance Chapter 7 Exterior Property Maintenance
Status: The property is non-compliant.

Special Magistrate Holt read aloud Case #24-0017. Code Compliance Manager Tradd presented the case and evidence to Holt. Tradd advised the case costs were \$100.15 and the city sought a 15-day compliance window with fines accruing after that of \$100 per day. Special Magistrate Holt entered an order of enforcement stating such.

RESULT:	Entered Order of Enforcement
MOVER:	Special Magistrate Holt

SECONDER:	None
AYES:	Special Magistrate Holt

V. ADJOURNMENT

With no further business, the meeting was adjourned at 1:37 p.m.

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

CODE ENFORCEMENT
CITY OF WILDWOOD, FLORIDA

SEAL

9/3/2024
Date

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