

CODE ENFORCEMENT
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
September 3, 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	Absent

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 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.

II. APPROVAL OF SUMMARY MINUTES

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

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

III. OLD BUSINESS

1. City of Wildwood Case# 2304-0010
Respondents: Michael Maitland and Joanna Palazzolo
Violation Address: Parcel G058-082 505 Barwick Street
Violations: Code of Ordinances, Chapter 7 Exterior Property Maintenance

Status: The property remains out of compliance and violates the August 1, 2023 Order of Enforcement; request Order of Fine.

Special Magistrate Holt read aloud Case #2304-0010. Code Compliance Manager Tradd stated the case was first brought before the Special Magistrate on August 1, 2023, regarding peeling paint on the exterior of the building. Tradd and the respondent have remained in constant contact regarding his progress, and he had requested several extensions due to weather and other timing issues. As of the Friday prior to the hearing, the job had not been completed, so the case was brought before the Special Magistrate for direction to move forward. There were old case costs of \$97.73 as well as new case costs of \$113.08. Special Magistrate Holt clarified with Tradd that the City was looking to reduce the order to a lien, to which Tradd agreed. Respondent Michael Maitland addressed the Special Magistrate and stated that, due to health issues, he had been unable to complete the work. He also stated he had a contractor coming out to give him a quote to cut the trees back from the home so he could paint it. Holt questioned when he anticipated the contractor would be out, but Maitland was unsure. Holt asked if the City was opposed to the case being tabled for 30 days. Tradd was not opposed. Special Magistrate Holt also stated she would like to see the case costs paid by the next hearing.

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

IV. NEW BUSINESS

1. **City of Wildwood Case# 2106-0004**

Respondents: Bryce Parris and Derek Grady

Violation Address: Parcel G06B036 311 Mill Street

Violations: Code of Ordinance, Chapter 7 Exterior Property Maintenance

Status: The property is non-compliant with all city and state codes.

Special Magistrate Holt read aloud Case #2106-0004. Code Compliance Manager Tradd stated the case had been open since 2021, and that the City had been working with the property owner who had many hardships over the past few years in securing financing to replace the deteriorated roof. The respondent was able to move forward and received a building permit, but it made the situation worse. The respondent removed the back half of the roof to replace it, but the home remained completely open and was captured in photos added to the file. Respondent Bryce Parris and Tradd spoke the morning of the hearing. He stated he was unable to attend due to his job, and requested an extension of 45-60 days due to lack of funds to complete the work he started. Special Magistrate Holt asked if the City objected to the extension request, to which Tradd said it did not. She also stated Parris had kept in constant contact with the City throughout the entire process. Special Magistrate Holt granted the respondent's request for a continuance to the November 2024 hearing.

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

2. City of Wildwood Case# 24-0016

Respondents: Oscar and Leonor Jones

Violation Address: 300 S St. Clair Street

Violations: City of Wildwood Code of Ordinances, Chapter 7 and Chapter 19 Unsanitary Living Conditions; No water and sewer services due to failure to pay utility bills.

Status: The property is non-compliant with all city and state codes

Special Magistrate Holt read aloud Case #24-0016. Code Compliance Manager Tradd stated the case was related to an unpaid utility bill. The family had been living in the home without water and sewer services. On multiple occasions, the respondent had been in contact with the City to let staff know when they would be able to come in to make the payment, but then failed to do so. This had been ongoing since May 2024. The past due utility bill accrued to a total of \$1,496.80. Tradd stated again for the record that the family had no means of cooking, cleaning, showering, etc. without having the water turned on. Tradd stated the respondent called the morning of the hearing claiming they would be paying the bill on September 9, 2024. Special Magistrate Holt asked if the city was requesting that the order assess a utility lien, to which Tradd agreed. Holt asked for the City's costs; Tradd assessed case costs of \$108.14 and the utility lien in the amount of \$1,496.80, for a total of \$1,604.94. Special Magistrate Holt entered an order of lien for the total lien amount.

V. ADJOURNMENT

With no further business, the meeting was adjourned at 1:11 p.m.

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

CODE ENFORCEMENT
CITY OF WILDWOOD, FLORIDA

SEAL

10/11/2024
Date

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