

CODE ENFORCEMENT
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
October 1, 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
Alex Dickson	Police Officer	Present

Special Magistrate Holt brought the meeting to order at 1:01 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. September 3, 2024 - Minutes for Approval

Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the September 3, 2024, meeting.

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

III. OLD BUSINESS

1. City of Wildwood Case# SM-001-05

Respondents: Jessie Shane and Amber Strickland

Violation Address: Parcel# G06F023 - 404-406 / 408-410 Kilgore Street

Violations: Unsafe Structure Code Case from 2006

Status: The homes have been demolished, and the property has complied since 2018. Request to sign satisfaction of Order of Enforcement April 5, 2005. Order of Fine June 7, 2005; February 7, 2006,, and June 6, 2006.

Special Magistrate Holt read aloud Case #SM-001-05. Code Compliance Manager Tradd stated the case dates back to 2004. The lot at the time had two duplexes that had multiple code violations, as well as junk and debris being stored. Prior to Tradd's employment with the city, the duplexes had been demolished, and the property was brought into compliance. Since Tradd came to the city in 2018, the property remained in compliance. Therefore, staff requested that a satisfaction of the order of enforcement be entered with a request for lien release through the City Commission. Tradd stated there were two recorded liens on the property totaling over \$90,000. Since the liens were placed, the property had been sold three times, but there was no record of the liens ever being satisfied or released. The new owner, Gerard Corbin, was present at the hearing, and advised he was just trying to enrich the community by developing the property. Special Magistrate Holt recommended that the fines and accrued liens be completely eliminated and that a satisfaction be recorded by the city to clear the title on the property.

RESULT:	Recommended Approval
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

IV. NEW BUSINESS

2. City of Wildwood Case# 24-0031

Respondents: Cobblestone II WLF, LLC

Violation Address: 827 Huron Street

Violations: City of Wildwood Code of Ordinances, Chapter 7 and Chapter 15 Exterior Property Maintenance Standards and Accumulation of Junk and Debris

Status: The property is out of compliance

Special Magistrate Holt read aloud Case #2304-0010, and Code Compliance Manager Tradd presented the case. Tradd stated the violation address is located within the Wildwood Acres mobile home park, and the lot to be discussed used to have a pavilion and shuffleboard on it. The mobile home park had a permit to rebuild a gazebo on the lot, but in the meantime, they had been storing a lot of construction materials onsite out in the elements. The materials should either be enclosed or removed from the property until they begin construction. Holt questioned when the permit was issued, and Tradd responded it had been issued over six months prior to the hearing. She also stated the complaint was brought to her by one of the residents of the park. The city is asking for an order of enforcement to have the items enclosed or removed, and for case costs to be paid in the amount of \$100.15, with a \$100 per day fine if not brought into compliance. Peggy Heiser, the property manager, was present for the hearing. She stated the construction material in question is the steel framing of the new pavilion, and there is nowhere else to store it. She had also been in contact with the construction company, and they planned to start construction by the end of the month (October 2024). Special Magistrate Holt entered an order of violation, but allowed 60 days for the property to be brought into compliance. She also ordered that the case costs of \$100.15 be paid within that 60-day window, and that if the property was not brought into compliance, a fine of \$100 per day would begin to accrue.

1. City of Wildwood Case# 24-0023

Respondents: Robert D. Coffin

Violation Address: Parcel G35N114 – 907 Trifu Terrace, The Villages, FL

Violations: Florida Building Code – Electrical work without permits

Status: The property owner decided not to install the mini-split AC unit, requiring an electrical permit.

Special Magistrate Holt read aloud Case #24-0016, and Code Compliance Manager Tradd presented the case. Tradd stated that the respondent started working with a handyman to have a mini split AC unit installed on the home without an electrical permit. He then contacted Tradd the Friday prior to the hearing to advise that he had decided to sell the home and no longer needed the mini split for the garage. This brings the property into compliance, and no order is necessary.

V. ADJOURNMENT

With no further business, the meeting was adjourned at 1:13 p.m.

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

CODE ENFORCEMENT
CITY OF WILDWOOD, FLORIDA

SEAL

11/5/2024
Date

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