

CODE ENFORCEMENT
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
November 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	Present
Stuart Ellington	Code Compliance Specialist	Present
Jessica Barnes	City Clerk	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 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. October 1, 2024

Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the October 1, 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: This matter was tabled from the September 3, 2024 hearing. The case costs have not been paid, and the property remains non-compliant.

Special Magistrate Holt read aloud Case #2304-0010. Code Compliance Manager Tradd stated that the case was initiated on April 21, 2023, when she observed peeling paint on the home which was a violation of the city's exterior property maintenance code. Photos were taken and a notice of violation was sent. After several re-inspections revealed non-compliance, additional photos were taken and a notice of hearing was sent. The case went before the Special Magistrate on August 1, 2023, where an order of enforcement was issued, giving the respondent 30 days to clear the junk and debris from the premises, and 120 days to paint the home and pay the case costs of \$97.73. Failure to comply would result in a \$100 per day fine to commence on August 1, 2023. Tradd stated that over the next several months, the respondent requested extensions to paint the home. The last and final extension was granted on February 5, 2024. Tradd continued to perform re-inspections with no change to the property, including the most recent pre-magistrate inspection, which was conducted on November 1, 2024. Staff recommended that an order of fine be granted retroactive to August 1, 2023, and that the case costs of \$331.82 for city expenses be paid within 30 days. Respondent Michael Maitland addressed Special Magistrate Holt. He stated he had been having a hard time getting someone to come out to paint the house because of the issue of the peeling paint. He had received one quote, but the contractor said it would be three months before they could come out to complete the work. Maitland also stated that he had attempted to pressure wash the home, but when it dries, more paint peels off of it. He also claimed he had removed most of the junk and debris from the porch, but not the rest of the property. Special Magistrate Holt stated that after several extensions and a previous order, the case costs had still not been paid, nor had the junk on the property been removed. Holt entered an order of fine of \$100 per day retroactive to August 1, 2023, and that the case costs of \$331.82 be paid within 30 days.

2. City of Wildwood Case# 24-0016

Respondents: Oscar and Leanor 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 utility bill has not been paid. Staff requests affirming the Order of Lien from the September 3, 2024, Code Hearing to be recorded with the Sumter County Clerk of Courts.

Special Magistrate Holt read aloud Case #24-0016. Code Compliance Manager Tradd stated the case was originally going before the Special Magistrate to reaffirm the lien amount and to sign the lien for recording, but the respondent paid the case in full on October 31, 2024. This brought the property into compliance. No further action was necessary in the case.

IV. NEW BUSINESS

None.

V. ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 1:09 p.m.

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



SEAL

Date

12/3/24

CODE ENFORCEMENT
CITY OF WILDWOOD, FLORIDA

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