

CODE ENFORCEMENT
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
February 7, 2023 1:00 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

I. CALL TO ORDER

ATTENDANCE	TITLE	STATUS
Lindsey C.T. Holt	Special Magistrate	Present
Tara Tradd	Code Enforcement Officer	Present
Susan Patterson	City Clerk	Present

1. Special Magistrate, Overview of the Code Enforcement Process

Special Magistrate Holt brought the meeting to order.

2. Swear in City Staff

Special Magistrate Holt swore in city staff and members of the audience.

II. APPROVAL OF SUMMARY MINUTES

1. Minutes of January 10, 2023

Special Magistrate Holt approved the summary of minutes from January 10, 2023 minutes.

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. **City of Wildwood Case# 2208-0001 / Parcel#: D30C100**

Respondents: Pepper Tree Developers, LLC

Violation Address: 9668 N US 301

Violations: City of Wildwood Land Development Regulations, Chapter 3.2 Semi Trailer Parking and City Ordinance O2022-059 Stormwater and Illicit Discharges

Status: The vacant parcel has multiple tractor-trailers parking on the lot daily, tracking dirt off-site, causing failure to the adjacent storm drain system.

Special Magistrate Holt read the title of Case # 2208-0001 Parcel # D30C100 Peppertree Developers, LLC. **Violations:** City of Wildwood Land Development Regulations, Chapter 3.2 Semi Trailer Parking and City Ordinance O2022-059 Stormwater and Illicit Discharges **Status:** The vacant parcel has multiple tractor-trailers parking on the lot daily, tracking dirt off-site, causing failure to the adjacent storm drain system. No representative was present. Special Magistrate Holt asked what the city was seeking for an order of enforcement. Code Enforcement Officer Tradd stated that the city was asking for 15 days to bring the

property into compliance, and failure to bring the property into compliance would result in a \$250 per day fine which would be retroactive back to the date of the order. Code Enforcement Officer Tradd stated that there was also a cost associated with the file of \$104.25. Special Magistrate Holt stated she would be entering an order of violation and enforcement which would give 15 days for the owner to bring the property into compliance. Special Magistrate Holt stated that if it were not brought into compliance within 15 days, a fine of \$250 per day would be retroactive back to the date of the order, along with the cost of \$104.25 to be paid within 15 days.

2. **City of Wildwood Case# 2208-0002 / Parcel#: D30BF011**

Respondents: Ayon Realty, LLC

Violation Address: 9770 N US 301

Violations: City of Wildwood Land Development Regulations, Chapter 3.2 Semi Trailer Parking and City Ordinance O2022-059 Stormwater and Illicit Discharges

Status: The vacant parcel has multiple tractor-trailers parking on the lot daily, tracking dirt off-site, causing failure to the adjacent storm drain system.

Special Magistrate Holt read the title of Case # 2208-0002 Parcel # D30BF011 Ayon Realty, LLC. **Violations:** City of Wildwood Land Development Regulations, Chapter 3.2 Semi Trailer Parking and City Ordinance O2022-059 Stormwater and Illicit Discharges **Status:** The vacant parcel has multiple tractor-trailers parking on the lot daily, tracking dirt off-site, causing failure to the adjacent storm drain system. No representative was present. Special Magistrate Holt asked what the city was seeking for an order of enforcement. Code Enforcement Officer Tradd stated that the city was asking for 15 days to bring the property into compliance, and failure to bring the property into compliance would result in a \$250 per day fine which would be retroactive back to the date of the order. Code Enforcement Officer Tradd stated that there was also a cost associated with the file of \$104.25. Special Magistrate Holt stated she would be entering an order of violation and enforcement which would give 15 days for the owner to bring the property into compliance. Special Magistrate Holt stated that if it were not brought into compliance within 15 days, a fine of \$250 per day would be retroactive back to the date of the order, along with the cost of \$104.25 to be paid within 15 days.

3. **City of Wildwood Case# 2210-0003 / Parcel#: D20-105**

Respondents: Burns Kitchen and Bath & JJJ & Luck Rentals

Violation Address: 10973 N US 301

Violations: City of Wildwood Land Development Regulations, Chapter 3.24 Sign Code Standards and Permitting

Status: The property uses multiple temporary banners as permanent signs; no permit was issued to use the banners.

Special Magistrate Holt read the title of Case #2210-0003 Parcel # D20-105 Burns Kitchen and Bath & JJJ & Luck Rentals. **Violations:** City of Wildwood Land Development Regulations, Chapter 3.24 Sign Code Standards and Permitting. **Status:** The property uses multiple temporary banners as permanent signs; no permit was issued to use the banners. Code Enforcement Officer Tradd stated that the owner had been spoken to numerous times about the banner signs on the property, which had been there for more than a year. Code Enforcement Officer Tradd stated that it was not until the notice of a hearing that the property was brought into compliance. Code Enforcement Officer Tradd stated that, at this time, the property was in compliance but that she did want the records to show that there had been a violation. Special Magistrate Holt asked if the city was seeking any costs and if the case was now being tabled and the case being brought to the attention of the Magistrate and the attention of the minutes of today. Code Enforcement Officer Tradd answered yes. No action is to be taken.

4. **City of Wildwood Case# 2212-0006 / Parcel#: G07-054**

Respondents: Jill's Unique Creations

Violation Address: 819 S Main Street

Violations: City of Wildwood Land Development Regulations, Chapter 3.24 Sign Code Standards and Permitting

Status: The property uses a temporary banner as a permanent sign; no permit was issued to use the banners.

Special Magistrate Holt read the title of Case # 2212-0006 Parcel G07-054 Jill's Unique Creations. **Violations:** City of Wildwood Land Development Regulations, Chapter 3.24 Sign Code Standards and Permitting. **Status:** The property uses a temporary banner as a permanent sign; no permit was issued to use the banners. Code Enforcement Officer Tradd stated that the owner had put the banner sign in plexiglass. Still, the city's code does not address a banner sign being enclosed in plexiglass, so the city is looking for guidance on how to handle this violation. Special Magistrate Holt asked how long the banner sign had been up and if a permit had ever been pulled for a permanent sign. Code Enforcement Officer Tradd stated that the signs had been up for about a year, and no permits had been pulled. Jill Goden stated that she rented the building and had been trying to work with the city, but they were not in agreement on what had been done by enclosing the banner sign in outdoor grade plexiglass. Goden presented seven pictures for the record to the Magistrate. Mark Hines spoke on behalf of Goden, stating that she had done the best she could money-wise in the past year to bring the sign into compliance. Hines stated that they did want to work with the city to be able to rework the whole front of the building and comply with the city. Special Magistrate Holt asked what cost the city was seeking. Code Enforcement Officer Tradd stated that the cost was \$101.63 and a cost of \$25 per day fine if not brought into compliance. Special Magistrate Holt found the owner in violation and not in compliance. Special Magistrate Holt gave the owner 60 days to come into compliance, and unless an extension is granted, there will be a \$25 per day accrual of fines, along with 60 days to pay the city cost of \$101.63.

V. ADJOURNMENT

The meeting was adjourned at 1:28 p.m.

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

CODE ENFORCEMENT
CITY OF WILDWOOD, FLORIDA

SEAL

3/7/2023
Date


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