

CODE ENFORCEMENT
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
February 4, 2025 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
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

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. January 7, 2025

Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the January 7, 2025, meeting.

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

III. OLD BUSINESS

1. City of Wildwood Case# 1512-0081

Respondents: Quentin B. Jones

Violation Address: Parcel G06B118, 215 Pitt Street

Request for Reduction of Fines

Status: Property is in compliance

Special Magistrate Holt read aloud Case #1512-0081. Code Compliance Manager Tradd

presented the case file to the Special Magistrate. In August 2022, city staff were authorized for a demolition order of a derelict structure on the property and staff then received approval from the commission to pursue that demolition. During that time, the property owner went in and cleared the lot of the derelict home and all of its debris. The property has since been monitored and staff have observed that it has been properly mowed and maintained. Therefore, staff requested a reduction of fines so that the liens could be released against the title of the property. Special Magistrate Holt asked what the total fines were as of the date of the hearing, and Tradd responded that it had accrued to \$109,050.00 with case costs of \$202.50. Holt then asked if the respondent was requesting the reduction or if the city was entering the request. Tradd explained that staff had been in touch with the respondent and felt that it was in their best interest to make the request on their behalf. Holt then requested additional information regarding the reasoning behind the period of time that the property was not attended to while the fines were accruing. Respondent Quentin Jones was present for the hearing and addressed the Special Magistrate. Jones provided insight into the history of the property and how the family had been trying to take care of it. After renovations were no longer working, the family decided to demolish the home. After the demolition and clean-up of the property, they did not realize that liens had continued to accrue. Holt asked the city if the case costs had ever been paid, and Tradd responded that they had not. She then asked what the city's position was as far as the lien reduction amount, and Tradd deferred to the Special Magistrate. A discussion was held regarding a fair reduction of fines. Special Magistrate found the property to be in compliance and ordered the respondent to pay the case costs of \$202.50. Further, she recommended that the fines be reduced from \$109,050.00 to \$1,000.00. She explained her position to the respondent as well as the next steps. Holt allowed the respondent 90 days to pay the case costs and fines. A discussion was held regarding the next steps at the City Commission meeting, and the respondent requested his case be heard at a 7pm meeting so he could attend.

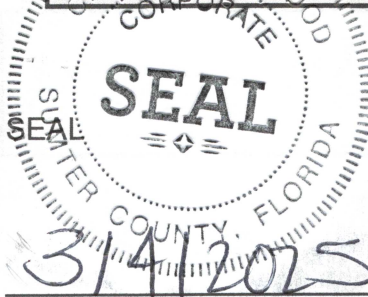
IV. NEW BUSINESS

There was no new business. Special Magistrate Holt asked the city about a case that was heard at the previous hearing, and Tradd provided a brief update.

V. ADJOURNMENT

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

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



Date

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CITY OF WILDWOOD, FLORIDA

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