

CODE COMPLIANCE
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
March 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

Special Magistrate Holt explained that the public hearings were considered quasi-judicial and provided an overview of the Code Compliance 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. February 2, 2025

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

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

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. City of Wildwood Case# 2101-0003

Respondents: James Jackson

Violation Address: Parcel G06D-001, 710 Jackson Street
Violations: Code of Ordinances, Chapter 15 – Accumulation of junk and debris.
Status: This property is non-compliant with the City Code of Ordinances.

Special Magistrate Holt read aloud Case #2101-0003. Code Compliance Manager Tradd presented the case file to the Special Magistrate. Tradd stated the property had an accumulation of junk and debris out in plain view for some time. Staff had been in contact with the property owner and efforts were made to clean up the property. As of a follow-up inspection on March 3, 2025, there had been improvements to the property, but not full compliance. Special Holt asked if the case was ongoing, and Tradd confirmed it had been ongoing since 2021. A discussion was held regarding what the city had done to date to attempt to gain compliance. The city was seeking case costs to be paid in the amount of \$154.27 with no daily fines. Holt asked what the maximum daily fine was per the code, and Tradd responded that it was \$500 per day. Holt also asked when the city would be able to conduct a reinspection due to the respondent claiming the property had been cleared. Tradd responded that staff would be able to go out within 24 hours.

Respondent James Jackson addressed the Special Magistrate. He stated he did not have any current photos to show property compliance, but that they were working on cleaning the property completely.

Respondent Evone Jackson addressed the Special Magistrate as well. She provided a history of what she had accomplished with the property to date and confirmed she had cleared almost all items from the property.

Special Magistrate Holt entered an order of violation ordering case costs to be paid in the amount of \$154.27. She gave the respondents 30 days to bring the property into compliance, and ordered that if it was not in compliance after that period, a fine of \$500 per day would begin to accrue.

2. City of Wildwood Case# 24-0004

Respondents: Juan Jaramillo, First Class RE Investment LLC
Violation Address: Parcel G06-080; 101 Huey Street
Violations: Land Development Regulations Chapter 3.24 Sign Code Standards, Non-Compliant Monument Sign
Status: This property is non-compliant with the City Code of Ordinances.

Special Magistrate Holt read aloud Case #24-0004. Code Compliance Manager Tradd presented the case file to the Special Magistrate. Tradd stated the case was regarding a sign violation at 101 Huey Street. She provided a history of the property and sign in question, which had become non-conforming due to several factors over the years. She had been in contact with the owners and their representatives, attempting to come up with a better solution to relocate the sign or scale it down, but they had been unable to reach an agreement as of the hearing. Holt asked if the sign had a previously approved permit of variance. Tradd responded that it did have an approved permit at the time of construction, but the records from that time were incomplete, so she was unable to confirm if a variance was also granted. The city sought payment of case costs in the amount of \$133.82, compliance within 90 days, and if compliance was not met, a fine of \$100 per day.

Chris Lerch, attorney for the respondent, addressed the Special Magistrate. He heavily quoted Florida Statutes, the city's Code of Ordinances, and presented case law to argue his client's case as to why the sign should be allowed. He requested relief for his client from the code

enforcement, from the fines, and from the interpretation.

In rebuttal from the City, Tradd stated there was no permit pulled by the owner for the beautification of the sign, or they would have been notified of the sign's non-conformance at that time. Holt asked clarified that the property owner had not submitted an application for a variance, to which Tradd replied they had not.

Lerch again approached and stated that should the Special Magistrate determine the sign did not qualify for protection, a formal variance was requested, summarizing his client's reasoning behind the request. Holt clarified that the owner/representative had not gone through the formal process to request a variance with the city, to which Lerch responded they had not. No further comments or discussion.

Special Magistrate Holt stated that she would take the matter under advisement to give due credit to the arguments presented, and would prepare an order with her findings and decisions that would be sent to the city and to the property owner.

3. City of Wildwood Case# 24-0060

Respondents: John Sumner

Violation Address: Parcel G05-H034, 309 Gray Avenue

Violations: Code of Ordinances, Chapter 15 – Accumulation of junk and debris. Chapter 13 – Derelict motor vehicles. Status: This property is non-compliant with the City Code of Ordinances.

Special Magistrate Holt read aloud Case #24-0060. Code Compliance Specialist Ellington presented the case file to the Special Magistrate. Ellington stated the case was initiated on December 12, 2024, as he was transiting the area and observing junk and debris throughout the yard as well as a derelict trailer in the front yard. Photos were taken and a certified Notice of Violation was sent. On January 25, 2025, the Notice was returned to sender. On February 26, 2025, while transiting the area, it appeared the owner had begun to clean up part of the yard. There was a mattress and other trash piled in the right of way, so he called in a bulk pickup to Utility Billing to help the property owner. Ellington stated he travels through the neighborhood often and noted that the junk and debris cleanup and accumulation on the property is cyclic. A re-inspection was performed on February 10, 2025, and revealed non-compliance. Photos were taken and on February 20, 2025, a Notice of Appearance was sent, and the property was posted. Another re-inspection was performed on March 3, 2025, which revealed that the side yard had been cleaned up, but there was still trash accumulated in the front yard. Special Magistrate Holt asked if Ellington had had much correspondence with the owner, to which he replied he had not. The city sought case costs in the amount of \$169.28, removal of the derelict trailer or having it properly registered, and cleanup of the parcel in accordance with the city code. The city further requested that fines of \$100 per day begin to accrue if not corrected within 30 days. Special Magistrate Holt granted the request for relief.

V. ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 1:45 p.m.

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

SEAL



Date

4/8/2025

CODE COMPLIANCE
CITY OF WILDWOOD, FLORIDA

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