

CODE COMPLIANCE
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
October 7, 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	Absent
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 administered the oath to all city staff and attendees who would be providing testimony.

II. APPROVAL OF SUMMARY MINUTES

1. August 5, 2025
Due to the absence of the City Clerk, the minutes were not brought forward for the Special Magistrate's consideration. Therefore, the minutes were tabled until the next Code Compliance hearing.

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

III. OLD BUSINESS

1. **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 remains non-compliant with the City Code of Ordinances.

Code Compliance Manager Tradd presented the case. The property had a non-conforming, unpermitted monument sign. The respondent received an enforcement order on March 4, 2025, to remove the structure and pay all case costs to the City, but failed to comply. Staff recommended a daily fine of \$100, plus all case expenses of \$333.82, to commence on October 7, 2025. Attorney Christopher Lerch was present and representing the respondent, who was unable to attend. Attorney Lerch stated for the record that he felt the \$100 daily fine was disproportionate to the violation and threatened Wildwood's small businesses. He asked that the fine be waived and requested a grace period to bring the property into compliance. He further stated that he felt his client did not receive notification via the lien search process prior to purchasing the property, and submitted a variance request to the Development Services Department on October 2, 2025. Staff would not support a variance request for the violation.

The Special Magistrate stated that the fines would not be waived, as they were permitted under Florida law, and that if they desired, they could appeal the case to the Sumter County Circuit Court. Special Magistrate Holt entered an order finding a violation, allowing a 30-day grace period before the fines would become effective, subject to the property coming into full compliance; the accrual of a \$100 per day fine if not compliant within 30 days; and the awarding of case costs of \$333.82, payable immediately to the City.

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

2. 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.

Code Compliance Specialist Ellington stated that the property owner satisfied all deficiencies and that no further action was warranted.

3. City of Wildwood Case# 24-0066

Respondents: Joan and Carl Weise

Violation Address: Parcel G07D341, 701 Third Ave

Violations: Code of Ordinances, Chapter 15, Accumulation of junk and debris. Chapter 13 – Derelict motor vehicles; Chapter 7 Exterior Maintenance Standards

Status: This property remains non-compliant with the City Code of Ordinances

Code Compliance Manager Tradd presented the case. Five (5) photos were entered as Exhibit 1. Re-inspection of the property on September 26th and October 7th revealed that the property remained non-compliant and in violation of the Order of Enforcement dated June 3, 2025. No significant progress or attempt to pay any case costs had been made. Property owner, Carl Weise, was present and stated that, due to the death of his father, it had placed a significant financial burden on him and the family.

Based on the information provided through the evidence and testimony, an Order of Fine was warranted in the case. The Special Magistrate ordered that the respondent pay \$346.02 in costs associated with the file. As the respondent failed to bring the property into compliance

and pay the associated case costs, a daily fine of \$50 would be issued. An Order of Fine would be recorded with the Sumter County Clerk of Courts as a lien against the property.

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

4. **City of Wildwood Case# 25-0002**

Respondents: Vermont LLC

Violation Address: Parcel G06F008, 410 Terry Street

Violations: Code of Ordinances, Chapter 7 Exterior Maintenance 7-68

Status: This property is non-compliant with the City Code of Ordinances.

Code Compliance Specialist Ellington stated that the property owner had not attempted to make any repairs or pay any of the case costs issued in the Order of Enforcement dated April 8, 2025. Based on the information provided through the evidence and testimony, an Order of Fine was warranted in the case. The Special Magistrate ordered that the respondent pay \$278.92 in costs associated with the file. As the respondent failed to bring the property into compliance and pay the associated case costs, a daily accruing fine of \$100 was issued. An Order of Fine would be recorded with the Sumter County Clerk of Courts as a lien against the property.

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

5. **City of Wildwood Case# 25-0022**

Respondents: Joan and Carl Weise

Violation Address: Parcel G07D341, 701 Third Ave

Violations: Code of Ordinances, Keeping Exotic Animals

Status: This property remains non-compliant with the City Code of Ordinances

Code Compliance Specialist Ellington stated that the property owner had not attempted to remove any of the tortoises or pay any of the case costs issued in the Order of Enforcement dated June 3, 2025. The respondent, Carl Weise, was present and stated for the record that he did not feel the City's local code was being interpreted correctly. Weise requested more time due to the problematic nature of rehoming the tortoises.

Based on the information provided through the evidence and testimony, an Order of Fine was warranted in the case. The Special Magistrate ordered that the respondent pay \$319.30 in costs associated with the file. As the respondent failed to bring the property into compliance and pay the associated case costs, a daily accruing fine of \$50 was issued. An Order of Fine would be recorded with the Sumter County Clerk of Courts as a lien against the property.

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

6. **City of Wildwood Case# 25-0057**

Respondents: Vermont LLC

Violation Address: Parcel G06H047, 413 Orange Street

Violations: Code of Ordinances, Chapter 15 – Accumulation of Junk and Debris; Chapter 7 Exterior Maintenance Standards

Status: This property is non-compliant with the City Code of Ordinances

Code Compliance Specialist Ellington stated that the property owner had not attempted to make any repairs or pay any of the case costs issued in the Order of Enforcement dated August 5, 2025. Based on the information provided through the evidence and testimony, an Order of Fine was warranted in the case. The Special Magistrate ordered that the respondent pay \$288.70 in costs associated with the file. As the respondent failed to bring the property into compliance and pay the associated case costs, a daily accruing fine of \$200 was issued. An Order of Fine would be recorded with the Sumter County Clerk of Courts as a lien against the property.

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

IV. NEW BUSINESS

None.

V. ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 1:32 p.m.

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



11/4/2025
Date

CODE COMPLIANCE
CITY OF WILDWOOD, FLORIDA

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