

CODE COMPLIANCE
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
April 8, 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	Absent
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. March 4, 2025

Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the March 4, 2025, meeting.

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

III. OLD BUSINESS

1. City of Wildwood Case# 1804-0004

Respondents: Harpo Holdings LLC

Violation Address: Parcel G05R073, 116 Woodlane Avenue

Request for Reduction of Fines

Status: Property is in compliance

Special Magistrate Holt read aloud Case #1804-0004. Code Compliance Specialist Ellington presented the case, stating that it was originally heard on October 24, 2018, with a \$25 per

day fine plus case costs imposed. The current fines totaled \$52,575.00 with case costs of \$305.48. The property was since purchased by Hapro Holdings LLC, renovated, and was pending sale. The city requested payment of the case costs, and a reduction of fine, deferring the suggested reduction amount to the Special Magistrate.

Brian Rodrigues, representing Hapro Holdings LLC, addressed the Special Magistrate. He stated that they purchased the property in late summer, approximately August 2024, and were made aware of the outstanding fines. Mr. Rodrigues requested that the fines be reduced to zero, acknowledging that the fees incurred by the city were understandable.

Special Magistrate Holt recommended reducing the fines from \$52,575.00 to \$1,000.00, with the case costs remaining at \$305.48. She explained that this recommendation would go to the City Commission for final approval. The City Clerk informed Mr. Rodrigues that the next City Commission meeting would be on April 14, and it should be able to be added to the agenda.

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

IV. NEW BUSINESS

2. 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

Special Magistrate Holt read aloud Case #25-0002. Code Compliance Specialist Ellington presented the case, stating that it was initiated on January 8, 2025, due to a broken window leaving the structure unsecured. The property is located at 410 Terry Street (Parcel ID: G06F008). Notices were sent to the property owner, but repairs had not been made as of the pre-hearing inspection on April 7, 2025.

James Ryan, representing Vermont LLC, addressed the Special Magistrate. He acknowledged the issue and stated that repairs to the windows would be completed the following day, and the property would be cleaned up on the outside.

Special Magistrate Holt entered an order finding a code violation and abated the fines of \$100 per day for 30 days, allowing time for compliance. She ordered the payment of case costs totaling \$178.92 within 30 days of the order.

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

1. **City of Wildwood Case# 24-0043**

Respondents: Marshall Moore

Violation Address: Parcel G05C010, 801 Stanley 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 is non-compliant with the City Code of Ordinances.

Code Compliance Specialist Ellington stated the respondent contacted the city before the hearing and advised they were unable to attend. Case #24-0043 was then continued to the next meeting.

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

V. ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 1:14 p.m.

RESULT:	Passed
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