

CODE COMPLIANCE
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
May 6, 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
Garth Layne	Sargeant	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. April 8, 2025

Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the April 8, 2025, meeting.

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

III. OLD BUSINESS

1. City of Wildwood Case# 2109-0016

Respondents: Alfred Chandler, Jr.

Violation Address: Parcel G06J028, 500 Peters Street

Request for Reduction of Fines

Status: Property is in compliance

Special Magistrate Holt read aloud Case #2109-0016. Code Compliance Manager Tradd presented the case. The property, which had an accumulation of trash, junk, and debris, was

in compliance as of the date of the hearing. The property owner requested a reduction of the fine, which had accrued to \$50,300 with case costs of \$339.81. The property owner was not present, but a request letter was submitted by his representative, real estate agent Xavian Hughes. No specific amount for fine reduction was requested. Special Magistrate Holt ordered that the fine be reduced to zero, conditioned on the payment of \$339.81 in case costs within 30 days, with a reverter clause if not paid.

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

2. City of Wildwood Case# 2202-0004

Respondents: Edna Harris

Violation Address: Parcel G06F066, 300 York Street

Request for Order of Foreclosure

Status: Property has been brought into compliance by the City and wishes to foreclose on the recorded Lien.

Special Magistrate Holt read aloud Case #2202-0004. Code Compliance Manager Tradd presented the case. The property owner had passed away, and the city completed demolition of a fire-damaged home on the property in November 2023. The city requested approval to proceed with foreclosure on the recorded lien. Cherry Noel, a neighbor, inquired about the lien amount and the process for potentially acquiring the property. Special Magistrate Holt entered an order allowing the city to proceed with foreclosure on the lien for the property at 300 York Street.

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

3. City of Wildwood Case# 2309-0005

Respondents: Niatikgua Burt

Violation Address: Parcel G08A005, 1108 Huey Street

Request for Abatement and Record Lien for Costs

Status: Property does not comply with City Ordinances

Special Magistrate Holt read aloud Case #2309-0005. Code Compliance Manager Tradd presented the case. An order of enforcement had been previously entered on December 5, 2023. The city requested an order of fine for the non-compliant vacant lot with derelict vehicles and trailers. Special Magistrate Holt entered an order of fine, reducing the fine to a lien in the total amount of \$50,022.98, consisting of \$49,900 in accrued fines and \$122.98 in costs.

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

IV. NEW BUSINESS

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.

Special Magistrate Holt read aloud Case #24-0043. Code Compliance Specialist Ellington presented the case. Violations included junk and debris, derelict vehicles, and structural issues. The city recommended case costs of \$328.92 and a fine of \$50 per day if not corrected within 30 days. Marshall Moore, the property owner, was present and stated he was working on compliance but needed more time for some repairs. Special Magistrate Holt entered an order finding the property non-compliant, awarding case costs of \$328.92 to the city, and giving the owner 60 days to come into compliance before a \$50 per day fine would begin to accrue.

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

2. City of Wildwood Case# 24-0051

Respondents: Estate of Mary Mitchell and Andrew Williams

Violation Address: Parcel G06H049, 803 Rice Street

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

Status: This property is non-compliant with the City Code of Ordinances and the State of Florida Building Code.

Special Magistrate Holt read aloud Case #24-0051. Code Compliance Manager Tradd presented the case, citing roof failure and a derelict vehicle. The city requested 90 days for repairs or demolition to begin, with authorization for city demolition if not complied with. Twan Williams, son of Andrew Williams, was present and provided information about the property's ownership and his efforts to address the issues. Special Magistrate Holt entered an order allowing 90 days to begin the replacement process or demolition, remove the derelict vehicle, and pay \$131.14 in case costs to the city.

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

V. ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 1:28 p.m.

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



SEAL

Date

6/3/2025

CODE COMPLIANCE
CITY OF WILDWOOD, FLORIDA

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