

CODE COMPLIANCE
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
June 3, 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
Tracy Kelley	Stormwater Coordinator	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 administered the oath to all city staff and attendees who would be providing testimony.

II. APPROVAL OF SUMMARY MINUTES

1. May 6, 2025

Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the May 6, 2025, meeting.

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

III. OLD BUSINESS

1. City of Wildwood Case# 2309-0003

Respondents: Theresa and Thordis Williams

Violation Address: Parcel G06B033, 305 Mill Street

Violations: Chapter 7, Exterior Property Maintenance

Status: Property is non-compliant – Request Order of Enforcement

Code Compliance Manager Tradd presented an update on the case. She reported substantial

compliance, with broken windows repaired, a new roof installed, and the eave over the front door repaired. Remaining issues included painting the home and managing vegetation. The city requested payment of case costs in the amount of \$292.71, a 30-day extension to bring the property into full compliance, and a \$50 daily fine if not in compliance after the extension. Respondent Theresa Williams requested 60 days for compliance and asked for the costs to be waived. Special Magistrate Holt ordered 60 days to bring the property into full compliance, payment of \$292.71 in case costs within 90 days, and a \$50 daily fine to begin accruing if not in compliance after 60 days.

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

IV. NEW BUSINESS

1. 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 is non-compliant with the City Code of Ordinances.

Code Compliance Specialist Ellington presented the case. The city requested 30 days to bring the property into compliance, payment of case costs in the amount of \$246.02, and a \$50 daily fine if not in compliance after 30 days. Respondent Carl Weise requested 60 days for compliance due to health issues and limited income. Special Magistrate Holt ordered 60 days to bring the property into compliance, payment of \$246.02 in case costs within 90 days, and a \$50 daily fine to begin accruing if not in compliance after 60 days.

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

2. City of Wildwood Case# 24-0066

Respondents: Joan and Carl Weise

Violation Address: Parcel G07D341, 701 Third Ave

Violations: Code of Ordinances, Keeping Exotic Animals

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

Code Compliance Specialist Ellington presented the case, reporting the presence of seven (7) sulcata tortoises on the property, which is zoned R3 where exotic animals are not permitted. The respondents argued that the tortoises should not be considered dangerous exotic animals and requested additional time to rehome them if required. Special Magistrate Holt took the case under advisement to further review relevant codes before making a decision.

RESULT:	Tabled
MOVER:	Special Magistrate Holt
SECONDER:	None

AYES: Special Magistrate Holt

3. City of Wildwood Case# 25-0030
Respondents: Yvonne Carroll and Shirley Sue Wilson
Violation Address: Parcel G05B023, 821 Lee Street
Violations: Code of Ordinances, Chapter 7 Exterior Building Maintenance, Unsafe Structure, Chapter 15 Storage of Junk and Debris, and Overgrown Vegetation.
Status: This property is non-compliant with the City Code of Ordinances.
Code Compliance Manager Tradd presented the case. The city requested 30 days to bring the property into compliance and payment of case costs in the amount of \$155.56. Michael Wilson, representing the property owners, requested 60 days for compliance. Special Magistrate Holt ordered 60 days to bring the property into compliance and payment of \$155.56 in case costs within 90 days.

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

4. City of Wildwood Case# 25-0054
Respondents: D&S Premier Investments LLC
Violation Address: Parcel G16M005, 5463 Spencer Court
Violations: Code of Ordinances O2022-59 Stormwater Construction and Site Sediment and Erosion Control
Status: This property is non-compliant with the City Code of Ordinances.
Stormwater Coordinator Kelley presented the case. She reported that the property was now in compliance. The city requested payment of case costs in the amount of \$96.12. Special Magistrate Holt ordered payment of \$96.12 in case costs within 30 days.

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

5. City of Wildwood Case# 25-0055
Respondents: Brownwood Plaza LLC
Violation Address: Parcel G16M002, 5462 Spencer Court
Violations: Code of Ordinances O2022-59 Stormwater Construction and Site Sediment and Erosion Control
Status: This property is non-compliant with the City Code of Ordinances.
Stormwater Coordinator Kelley presented ongoing violations related to sediment and erosion control. The city requested immediate compliance and payment of case costs in the amount of \$96.12. Respondent Anthony Nasco agreed to address the issues within 2-3 days. Special Magistrate Holt ordered immediate compliance with stormwater and erosion control requirements, and payment of \$96.12 in case costs within 30 days.

RESULT: Passed
MOVER: Special Magistrate Holt

SECONDER: None
AYES: Special Magistrate Holt

6. City of Wildwood Case# 25-0056

Respondents: Evolve at Wildwood

Violation Address: Parcel D17-065, 4117 CR 108

Violations: Code of Ordinances O2022-59 Stormwater Construction and Site Sediment and Erosion Control

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

Stormwater Coordinator Kelley presented ongoing violations related to stormwater pollution prevention and tree protection. The city requested compliance within 14 calendar days and payment of case costs in the amount of \$96.12. Respondents Ben Sappington and Attorney James White agreed to the city's requests. Special Magistrate Holt ordered compliance with all stormwater and erosion control requirements within 14 calendar days and payment of \$96.12 in case costs within 30 days.

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 1:53 p.m.

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



Date

7/1/2025

CODE COMPLIANCE
CITY OF WILDWOOD, FLORIDA

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