

CODE COMPLIANCE  
CITY OF WILDWOOD, FLORIDA  
REGULAR MEETING  
July 1, 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
Cassandra Smith	Assistant City Manager/CFO	Present
Umar Magee	Police Officer	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. June 3, 2025

Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the June 3, 2025, meeting.

<b>RESULT:</b>	Passed
<b>MOVER:</b>	Special Magistrate Holt
<b>SECONDER:</b>	None
<b>AYES:</b>	Special Magistrate Holt

**III. OLD BUSINESS**

None.

**IV. NEW BUSINESS**

1. City of Wildwood Case# 25-0023

**Respondents:** Eliseo Martinez Chavez

**Violation Address:** Parcel G05D040, 800 Lee Street

**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 Manager Tradd presented the case against respondent Eliso Martinez Chavez regarding property at 800 Lee Street. She reported that a proactive inspection on March 12, 2025, revealed a large accumulation of construction debris, trash, and other junk throughout the property, as well as an RV connected to water. Despite communication with the tenant and posting of notices, the property remained non-compliant as of June 19, 2025. A final inspection the day before the hearing showed some cleanup had occurred, and the RV had been disconnected, but issues remained with an enclosed carport and debris. The city recommended an additional 30 days for compliance, with a \$100 per day fine for failure to comply. The city also sought to recover \$155.98 in costs incurred. Special Magistrate Holt granted the city's recommendation for Case #25-0023 as the respondents were not present to provide rebuttal testimony or evidence.

<b>RESULT:</b>	Passed
<b>MOVER:</b>	Special Magistrate Holt
<b>SECONDER:</b>	None
<b>AYES:</b>	Special Magistrate Holt

Separately, an administrative matter was discussed regarding lien filing procedures. Code Compliance Specialist Ellington inquired about the procedure for filing liens when properties are not brought into compliance or when case costs are not paid. Special Magistrate Holt advised confirming with the city attorney but suggested that bringing cases back before the magistrate may not be necessary. She recommended creating an internal memo documenting non-compliance and non-payment before filing liens.

**V. ADJOURNMENT**

With no further business to discuss, the meeting was adjourned at 1:07 p.m.

<b>RESULT:</b>	Passed
<b>MOVER:</b>	Special Magistrate Holt
<b>SECONDER:</b>	None
<b>AYES:</b>	Special Magistrate Holt



8/5/2025  
Date

CODE COMPLIANCE  
CITY OF WILDWOOD, FLORIDA

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