

CODE COMPLIANCE
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
August 5, 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
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. July 1, 2025
Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the July 1, 2025, meeting.

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

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. **City of Wildwood Case# 24-0008**
Respondents: Priscilla Sanders, Trustees

Violation Address: Parcel G05F039, 600 Pleasantdale Drive

Violations: Code of Ordinances, Chapter 19 Utilities – Water Sewer Connection; Chapter 15 – Accumulation of Junk and Debris. Chapter 13 – Derelict motor vehicles; Chapter 7 Exterior Maintenance Standards and Unsafe Structure

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

Code Compliance Manager Tradd presented the case. The property had been overgrown, unmaintained, with an accumulation of junk and debris. The building's exterior was not maintained, with structural issues on the roof, rotting soffits, and missing window panes. There was also a past-due utility bill in the amount of \$1,330.32. The property owner passed away, and the heirs did not respond to communications. Sergeant Mejias of the Wildwood Police Department provided testimony about transient populations occupying vacant properties and associated criminal activities. Special Magistrate Holt entered an order finding a violation, awarding case costs of \$184.06 to the City, ordering fines of \$500 per day, starting immediately, payment of the past-due utility bill of \$1,330.32, and authorizing the City to proceed with abatement to secure the property.

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

2. **City of Wildwood Case# 25-0024**

Respondents: Crystaline V. Dekle

Violation Address: Parcel G05H020, 503 Gray Avenue

Violations: Code of Ordinances, Chapter 15 – Accumulation of Junk and Debris; Overgrown Property; 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 reported the property came into compliance last week. No order was necessary.

3. **City of Wildwood Case# 25-0036**

Respondents: Shawnie Taylor

Violation Address: Parcel G07D330, 712 Third Avenue

Violations: Code of Ordinances, Chapter 15 – Accumulation of Junk and Debris; **Status:** This property is non-compliant with the City Code of Ordinances

Code Compliance Specialist Ellington presented the case. The property had junk and debris throughout. The owner had been making slow progress in cleanup efforts. Special Magistrate Holt entered an order finding a violation, allowing 30 days to come into full compliance, accrual of a \$50 per day fine if not compliant within 30 days, and awarding case costs of \$178.26 to the City.

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

4. **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 presented the case. He noted rotting fascia and soffit, mildew, broken hand railing, and poor roof condition. Some repairs had been made, but significant issues remained. Special Magistrate Holt entered an order finding a violation, allowing 30 days to come into full compliance, including a new roof, unless an inspection report from a licensed contractor deemed it unnecessary. She clarified that the final decision would be at the City's discretion. She also ordered the accrual of fines of \$200 per day if the property was not brought into compliance after 30 days, and awarded case costs of \$188.70 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 1:15 p.m.

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



SEAL

9/2/2025
Date

CODE COMPLIANCE
CITY OF WILDWOOD, FLORIDA

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