

CODE COMPLIANCE
 CITY OF WILDWOOD, FLORIDA
 REGULAR MEETING
 September 2, 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
Tracy Kelley	Stormwater Coordinator	Present
Melanie Strickland	Development Services Director	Present
Jessica Barnes	City Clerk	Present
Jennifer Hutchins	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. August 5, 2025
 Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the August 5, 2025, meeting.

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

III. OLD BUSINESS

1. **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. Repeat violations with unsafe conditions.

Code Compliance Specialist Ellington introduced the case and Stormwater Coordinator Kelley. She provided an update on the case, noting that the respondent had made significant improvements since receiving a cease and desist order. The cease and desist was lifted, and the respondent paid \$197 in fines. Work resumed on Friday, August 29. The city believes no further action is necessary at this time. Attorney for the respondent, James Wade, thanked the city for working with them to resolve the issue quickly. He committed that such violations would not happen again.

IV. NEW BUSINESS

1. **City of Wildwood Case# 25-0060**

Respondents: BMS Holdings

Violation Address: Parcel G06H055, 802 High Street

Violations: Code of Ordinances, Chapter 15 – Accumulation of Junk and Debris and Overgrown Vegetation; Chapter 7 Exterior Maintenance Standards;

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

Code Compliance Specialist Ellington presented the case, detailing violations including junk and debris, exterior maintenance issues, and an unsafe structure as deemed by Sumter County Building Services. The property was partially mowed on August 21, but other violations remain unaddressed. The property is currently vacant but still listed for rent. Ellington recommended payment of case costs of \$266.30, necessary repairs to the home be made — exterior and interior — in order to obtain a new certificate of occupancy from the county, and a fine of \$250 per day if violations were not corrected within 30 days. No representative for the respondent was present. Special Magistrate Holt found the property non-compliant and ordered the property be brought into compliance with city and county codes within 30 days with a \$250 fine if not completed, a requirement for a new certificate of occupancy from the county, and an award of case costs of \$266.360 to the city.

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

2. **City of Wildwood Case# 25-0091**

Respondents: GLOBAL TIRE RECYCLING OF SUMTER COUNTY INC

Violation Address: Parcel G07W013, 1201 Industrial Drive

Violations: Land Development Regulations, Tree Protection, 6.10

Status: This property is non-compliant with the City Land Development Regulations.

Code Compliance Specialist Ellington introduced the case and Stormwater Coordinator Kelley, who also handles tree mitigation. She presented the case regarding unpermitted tree removal. The city recommended the replacement of 10 live oak trees, each 8 feet high with a minimum 2-inch diameter at breast height, within 30 days. Development Services Director Strickland added that the potential fine could have been \$21,856, but the city was seeking a more lenient mitigation due to the respondent's apparent lack of knowledge about the code

requirements. Mark Bailey, representing Global Tire Recycling, was present for the hearing. He apologized for the violation, stating he was unaware that tree removal required permission. He provided historical context about the property's development and the trees in question. Special Magistrate Holt ordered mitigation to be completed within 30 days by planting 10 live oak trees meeting the specified requirements and payment of \$157.45 in costs to the city 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 1:18 p.m.

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



11/4/2025
Date

CODE COMPLIANCE
CITY OF WILDWOOD, FLORIDA

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