

CODE COMPLIANCE
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
November 4, 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. Minutes of September 2, 2025
Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the September 2, 2025, meeting.

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

2. Minutes of October 7, 2025
Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the October 7, 2025, meeting.

RESULT:	Passed
MOVER:	Special Magistrate Holt
SECONDER:	None

AYES: Special Magistrate Holt

III. OLD 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 remains non-compliant with the City Code of Ordinances and is in violation of an Order of Enforcement issued on September 2, 2025.

Code Compliance Specialist Ellington presented the case. Ellington reported that the case had been heard by the Special Magistrate on September 2, 2025, at which time the property was found in violation of Chapter 7, exterior maintenance and Chapter 15, accumulation of junk and debris, solid waste and weeds. He stated that the county building official had conducted an interior inspection and deemed the structure unsafe. The property owner had been given 30 days to bring the property into compliance, but to date there had been no good-faith effort to do so. Ellington noted that while transiting the area the previous day, staff observed someone working in the front yard removing property from inside the house and stacking it on the street. When questioned, the individual stated that they were cleaning out the inside. However, when Ellington checked back the following morning, no further progress had been made. City staff recommended case costs of \$287.18 for city expenses and a fine of \$250 per day starting immediately until the property was brought into full compliance and passed inspection for occupancy from the county building official.

Special Magistrate Holt noted that the respondent did not appear for the hearing. Based upon the testimony and evidence presented, and noting that the property looked worse than the pictures in August that were reviewed at the September hearing, the Special Magistrate found the case to be a repeat violation. Special Magistrate Holt awarded costs in favor of the city of \$287.18 and imposed fines in the amount of \$250 per day beginning November 4, 2025, until the property was brought into full compliance and could be occupied.

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

IV. NEW BUSINESS

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

Respondents: Shawni Lynn 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

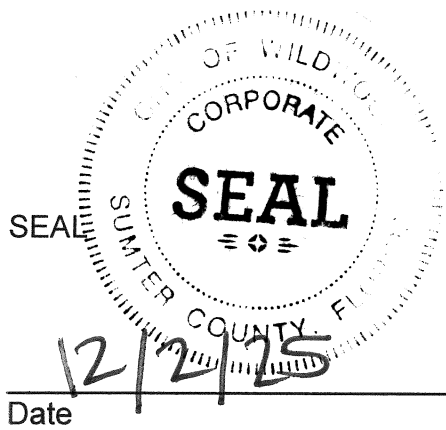
Code Compliance Specialist Ellington requested that the case be continued, explaining that the owner had been involved in a car accident and had not been able to do anything due to limited mobility. Special Magistrate Holt granted the continuance until the next available hearing, understanding the circumstances involving the respondent.

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

V. ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 1:05 p.m.

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



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CITY OF WILDWOOD, FLORIDA

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

