



CODE COMPLIANCE - CITY OF WILDWOOD

Agenda Regular Meeting February 3, 2026 1:00 PM City Hall Commission Chamber 100 N Main Street

Persons with disabilities or language barriers needing assistance to participate in any of these proceedings should contact the City Clerk's Department, ADA Coordinator, at 352-330-1330, Ext. 103, forty-eight (48) hours in advance of the meeting.

F.S.S. 286.0105 - If a person decides to appeal any decision made by the Commission with respect to any matter considered at this meeting, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Wildwood DOES NOT provide this verbatim record.

I. CALL TO ORDER

1. *SPECIAL MAGISTRATE, OVERVIEW OF THE CODE ENFORCEMENT PROCESS*
2. *SWEAR IN CITY STAFF*

II. APPROVAL OF SUMMARY MINUTES

1. December 2, 2025

III. OLD BUSINESS

1. **City of Wildwood Case# SM-016-07**
Respondents: Charles and Belinda Adams
Violation Address: Parcel G05R073, 116 Woodlane Avenue
Violations: Satisfaction of Lien Signature
Status: This property is compliant with the City Code of Ordinances, and the case costs have been paid from an old 2007 lien.

2. **City of Wildwood Case# 24-0008**
Respondents: SANDERS PRISCILLA J TRUSTEES
Violation Address: Parcel G05F039, 600 PLEASANTDALE DR
Violations: Code of Ordinances: Chapter 7 Exterior Maintenance Standards;

Chapter 9, Failure to Abate. Florida Building Code Unsafe Structure
Status: This property is non-compliant with the City Code of Ordinances;
Request a Recommendation to Foreclose on the property.

3. City of Wildwood Case# 25-0019

Respondents: Vermont LLC

Violation Address: Parcel ID# G06H047, 413 Orange Street

Violations: Code of Ordinances: Chapter 7 Exterior Maintenance Standards;
Leaking Roof, Chapter 9, Failure to Abate, and Chapter 15 – Accumulation of
Junk and Debris

Status: This property is non-compliant with the City Code of Ordinances;
Request a Recommendation to Foreclose on the property.

4. City of Wildwood Case# 25-0021

Respondents: Vermont LLC

Violation Address: Parcel ID# G06F008, 410 Terry Street

Violations: Code of Ordinances: Chapter 7 Exterior Maintenance Standards;
Roof Leaking, Chapter 9, Failure to Abate, and Chapter 15 – Accumulation of
Junk and Debris;

Status: This property is non-compliant with the City Code of Ordinances;
Request a Recommendation to Foreclose on the property.

IV. NEW BUSINESS

1. City of Wildwood Case# 25-0014 – REPEAT VIOLATION

Respondents: Rotiki LLC

Violation Address: Parcel ID# G07-057, 440 W Gulf Atlantic Highway

Violations: Code of Ordinances: Chapter 7 Exterior Maintenance Standards;
Chapter 9, Failure to Abate, and Land Development Regulations, Chapter 3.24
Sign Code Standards

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

2. City of Wildwood Case# 25-0125

Respondents: Gina McDonald

Violation Address: Parcel G05G004, 605 Mission Drive

Violations: Code of Ordinances: Chapter 7 Exterior Maintenance Standards;
Chapter 9, Failure to Abate, and Chapter 15 – Accumulation of Junk and Debris;
Chapter 12, Derelict Camper with someone occupying the vehicle.

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

3. City of Wildwood Case# 25-0128

Respondents: COTTAGES AT WILDWOOD (FL) OWNER

Violation Address: Parcel D33-046, 5244 E CR 462

Violations: Code of Ordinances: Chapter 7 Exterior Maintenance Standards;
Chapter 9, Failure to Abate, and Chapter 15 – Accumulation of Junk and Debris;
Commercial Dumpster Overflowing.

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

V. ADJOURNMENT

February 3, 2026 1:00 PM