

CODE COMPLIANCE
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
December 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	Present
Stuart Ellington	Code Compliance Specialist	Present
Tracy Kelley	Stormwater Coordinator	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. November 4, 2025

Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the November 4, 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# 25-0146

Respondents: BMS Holdings LLC

Violation Address: Parcel G06F020, 696 Kilgore Street

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

Status: This property owner is a repeat offender, and this property is non-compliant with the City Code of Ordinances

Code Compliance Specialist Ellington presented the case. The case involved violations at 696 Kilgore Street, Wildwood, Florida, Parcel ID G06F020, owned by BMS Holdings LLC. The violations included derelict vehicle junk and debris and exterior maintenance issues. Ellington testified that BMS Holdings was a repeat violator, noting that the registered agent was the same individual on at least eight rental properties under at least three separate LLCs within the City of Wildwood, and had four active code cases, including this case on the 8+ properties.

Ellington explained his efforts to work with the property manager at Sunbelt LLC to prevent the cases coming before the Special Magistrate. He also detailed communications with Kelly McDermott, the new property manager who took over in September 2025. McDermott had promised to have a crew at the property within two weeks of October 2nd, but Ellington testified that to date, nothing had been done to make repairs or to abate any of the violations. Additionally, an inspection the date of the hearing, December 2, 2025, revealed no attempt to abate any violations.

The city recommended a minimum code enforcement fee of \$205.21 for city expenses, required repairs including a new roof or inspection report from a Florida licensed roofing contractor, removal of all junk and debris, and vegetation maintenance. The city also requested fines of \$500 per day to commence upon signing of the special magistrate's order due to the repeat violations. No representative for BMS Holdings LLC appeared at the hearing, and no members of the public wished to be heard on the case.

Special Magistrate Holt entered an order requiring the property be brought into full compliance within 30 days, including roof repairs or inspection, removal of junk and debris, and full code compliance. She awarded costs of \$205.21 to the city and imposed fines of \$500 per day if the property was not brought into compliance within 30 days.

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

2. **City of Wildwood Case# 25-0026**

Respondents: Wildwood Oaks LLC 72.74% & INS

Violation Address: Parcel G05-183, 1304 Cleveland Street

Violations: Code of Ordinances: Stormwater Ordinance Violations O2022-59; Section 13 Sediment and Erosion Control Requirements

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

Stormwater Coordinator Kelley presented the case. She testified that the violation was first noted on August 19, 2025, when sediment runoff from the site to the neighboring property was abundant and exceeded any generic use permit MPDS standards, as well as damaged a metal cattle fence gate. Kelley conducted multiple inspections, including dates of October 27, 2025, October 28, 2025, and November 20, 2025, in addition to the inspection dates shown in the code enforcement documentation.

Code Compliance Manager Tradd requested enforcement action. She explained that due to three to four separate instances of sediment leaving the site, staff asked that fines begin accruing the day of the hearing, December 2, 2025, of \$200 per day until the property owner or developer can repair the neighboring fence and come up with a remediation that would

keep the sedimentation on their site. Tradd noted that initial cooperation had deteriorated. The city requested fines of \$200 per day beginning immediately, case costs of \$165.36, fence repair, and a two-week compliance window.

Joseph Schuemann of Blurock Commercial Real Estate was present to represent the case. He provided a history of the project and disputed the characterization of the violations. Regarding his response to violations, Schuemann testified that they had the fence repaired, but didn't know the gate was damaged. He stated that when he walked the site with Stormwater Coordinator Kelley the day of the hearing, the silt fence had fallen in an area, and that could be fixed. He acknowledged the dirt that was in the neighboring property's pasture, and claimed his crew had hand raked and repaired the area. He further stated he was willing to put seed on the area, or rip it out and put in new grass. Schumann expressed frustration with the enforcement action, stating he didn't think the fines were fair. He also explained his efforts to communicate with the affected neighbor.

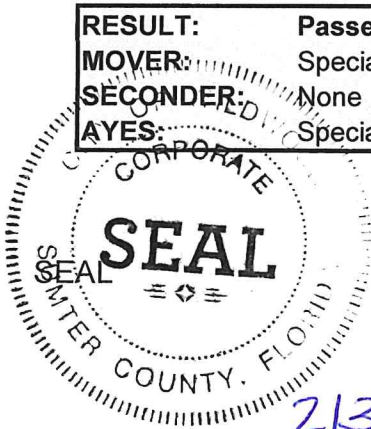
Special Magistrate ^{Holt yH} Holt clarified that she had no prior knowledge that the mayor was an adjacent neighbor and that this had no bearing on her ruling. She declined to order repair of the neighbor's fence or reseeding, noting those may be separate damages issues. Based on the testimony and evidence, including recent photos showing breaches in silt fencing and sediment intrusion on adjacent property, the Special Magistrate gave the respondent 20 days to come into compliance with the code by fully containing sediment on the property. She awarded case costs of \$165.36 to the city and imposed fines of \$200 per day to accrue after the 20-day compliance window if the violations are not corrected. The Special Magistrate encouraged the respondent to contact the code office for reinspection once compliance was achieved.

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 1:23 p.m.

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



Date

2/3/26

CODE COMPLIANCE
CITY OF WILDWOOD, FLORIDA

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

