

CODE COMPLIANCE
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
March 3, 2026 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
John Walker	Captain	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. February 3, 2026
Special Magistrate Holt corrected a spelling error on page three and changed the phrase "care period" to "cure period" and approved the summary minutes for the February 3, 2026, meeting.

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

III. OLD BUSINESS

1. **City of Wildwood Case# 25-0009**
Respondents: Rickey and Franie Johnson
Violation Address: Parcel G06F011, 601 Kilgore Street
Violations: Chapter 7 Exterior Property Maintenance; Chapter 9 Nuisance Abatement
Status: This property is a blighting influence on the neighborhood; the building's roof is deteriorating, and the building's paint is faded. Building numbers are also missing from the

property.

Code Compliance Manager Tradd presented the case, which was for a commercial property at 601 Kilgore Street, located within a residential neighborhood. She noted that since 2024, the property had been deteriorating and the roof appeared to need structural repairs and shingles. She described other remediations needed, such as paint and address numbers on the exterior of the building. Special Magistrate Holt inquired about a missing set of stairs that led out of one of the structure's entry points. Tradd advised that the property was vacant and no tenants were present. She explained that the City was requesting the property be brought into compliance within 90 days, adding that the structure needed to be repainted, and the roof inspected by a professional roofing company. Holt asked if it was the responsibility of the property owner to obtain and submit a structural report for the roof, to which Tradd affirmed. Tradd advised that the City required no fines and requested case costs be paid in the amount of \$147.97. She added that she would request a second hearing if fines were needed. Special Magistrate Holt noted she had the case file for 601 Kilgore Street that included photographs and all notices would be taken into consideration as evidence. She then asked if anyone in the audience wished to speak on the case.

The property owner, Frankie Johnson, addressed the Special Magistrate, stating that she received a notice from the City about the roof of the structure and that the area had since been repaired. She explained she paid to have a new roof installed on half of the structure and the original roof remained on the opposite half. She stated that a maintenance person fixed the roof, but due to rainy and windy weather conditions, the wood had begun rotting. She further explained that the rotten wood had been replaced, and a piece had popped loose, but that section of the roof had also been repaired. Johnson noted the building had been painted with primer and paint, but then neighborhood kids drew on the walls with chalk. Johnson stated she had since attempted to clean the chalk marks to the best of her ability. She noted that a tree had been removed from the property recently, and reiterated that the current paint was in good condition, and not peeling. Johnson further explained that she had installed a new front door and sealed other entrances with help from the police department to prevent transient access. She also testified that she had listed the property for sale with a realtor who had an investment company interested in purchasing the land to demolish the building and construct homes. Holt inquired if the property was zoned residential, and Johnson replied that it was currently zoned commercial. Holt asked if the pictures presented to her by Johnson were for the case file, to which Johnson affirmed. She remarked that someone dumped debris on her property, which included medical records and x-rays that she covered up. Holt returned the photographs of the dumping issue to Johnson as it did not pertain to the current case. Holt explained that she could not provide legal advice and recommended Johnson contact City staff or the Wildwood Police Department about the dumping issue. Johnson asked if she could possibly be fined as a result of the illegal dumping, and Holt replied that she could not answer as she was a neutral party and her capacity was to hear files and cases that were presented to her.

Special Magistrate Holt stated she appreciated the property owner being present, noting that Johnson had provided 15 pictures of the subject property that would be included in the case file. She also commended Johnson for her efforts and found that while some roof repair work had commenced, concerns remained about whether repairs met code and structural soundness. Holt identified the missing building numbers as top priority due to emergency responder needs. Special Magistrate Holt entered an order which provided a 90-day cure period without imposing immediate fines, required payment of case costs of \$147.97 within 90 days, and mandated submission of a structural and roof report to Code Compliance to ensure repairs met code standards. The City would return for a second hearing if violations were not cured within the specified timeframe. Holt informed Johnson that if a second hearing occurred, it would be important for her to know whether the property was under contract or if a

demolition permit had been submitted to the City.

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

2. **City of Wildwood Case# 25-0144**

Respondents: Shawni Lynn Taylor

Violation Address: Parcel G07D330, 712 3rd Avenue

Violations: Code of Ordinances: Chapter 9 Nuisance abatement and Chapter 15

Accumulation of Junk and Debris

Status: This property is non-compliant with the City Code of Ordinances; Request an Order of Fine to be issued.

Code Compliance Specialist Ellington presented the case. He testified that the original case number was 25-0036, but the City had moved to a new case management software and the newly assigned case number was 25-0144. He explained the case had previously appeared before the Special Magistrate on November 4, 2025, for a continuance due to an individual associated with the residence being involved in a car accident. However, the property condition had worsened during the intervening period with continued accumulation of items. Ellington explained the increased severity of the non-compliance, and advised a notice to appeal had been mailed and posted to the property. He testified that he had received a call from the property owner, Ms. Taylor, who explained that she was unaware of how long the case had been drawn out because her partner had attempted to conceal the state of the property. She assured him that the property would be in compliance before the present hearing. Ellington then referred to recent inspection pictures that showed the property had been substantially improved and was now in compliance. Based on the successful cleanup of the property, the City recommended only case costs of \$288.70 be paid with no fines. Special Magistrate Holt found no cure period was necessary since the violations had been remedied and entered an order imposing only the case costs.

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

IV. NEW BUSINESS

None.

V. ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 1:17 p.m.

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



CODE COMPLIANCE
CITY OF WILDWOOD, FLORIDA

4/7/2026
Date

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