

CODE COMPLIANCE
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
April 7, 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
David Clarkson	Police Officer	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 March 3, 2026

Special Magistrate Holt approved the summary minutes for the March 3, 2026, meeting.

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

III. OLD BUSINESS

1. City of Wildwood Case# 26-0018

Respondents: Speedy Sparrow LLC

Violation Address: Parcel G17C005A, 5626 C Thomas Road

Violations: Code of Ordinances: Chapter 9 Nuisance Abatement and Chapter 15 Accumulation

of Trash, Junk, and Debris.

Repeat Violator: Order of Enforcement for the same violation was issued on February 6, 2024.
Status: This property is non-compliant with the City Code of Ordinances

Code Compliance Specialist Ellington presented the case and explained the previous case history. He testified to the extent of the current problem and stated there was litter observed blown behind the property and on adjacent streets. He noted the issue had been ongoing and confirmed that, as of March 24, 2026 there was a large pile of debris that had accumulated. Ellington remarked on previous recommendations about installing a dumpster on the premises.

Property Managers Shyam and Janak Desai argued that the accumulation of debris was a result of illegal dumping and not tenant activities. They elaborated on the different types of waste that were part of the current debris pile and how some of it may have been tenant neglect, but the majority was attributable to illegal dumping. Shyam remarked on their concerns about adding a dumpster to the premises as they believed it would increase the amount of dumping on the property and provided examples of that happening on other properties. Shyam acknowledged a recent delay in the clean-up activities as a result of a miscommunication with their landscaper.

Special Magistrate Holt found the property to be in violation of repeated offenses and entered an order that required the installation of a dumpster and pad on the property, 30 days to apply for a permit, 90 days for installation, payment of \$160.44 in case costs within 30 days and a daily fine of \$500.00 if non-compliance occurred. Special Magistrate Holt suggested the owner consider video surveillance or otherwise increase security to mitigate illegal dumping.

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

2. Sign order of satisfaction for:

Case# 2304-0013, 311 Gray Street; Parcel ID# G06H005

Order of Enforcement: August 1, 2023

Property Owner: Martha Taylor Butler

Status: Property meets full compliance with the city code of ordinances, and all case costs have been paid.

The City of Wildwood reported that the property met full compliance with the city code of ordinances and all case costs had been paid. No one appeared in opposition or to be heard regarding this case.

Special Magistrate Holt signed the Satisfaction of Order of Enforcement for Case# 2304-0013.

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

3. Sign order of satisfaction for:
Case# 25-0134, 101 Huey Street; Parcel ID# G06080
Order of Enforcement: July 1, 2025
Property Owner: Skylight Roofing; First Class Investments LLC – Juan Jaramillo
Status: Property meets full compliance with the city code of ordinances, and all case costs have been paid.

The City of Wildwood reported that the property met full compliance with the city code of ordinances and all case costs had been paid. No one appeared in opposition or to be heard regarding this case.

Special Magistrate Holt signed the Satisfaction of Order of Enforcement for Case# 25-0134.

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

IV. NEW BUSINESS

1. City of Wildwood Case# 26-0011
Respondents: Omar Vieyra and Jacob Vieyra
Violation Address: Parcel G05C104, 616 Stanley Avenue
Violations: Chapter 7 Exterior Property Maintenance; Chapter 9 Nuisance Abatement; Chapter 15 Solid Waste and Weeds; Florida Building Code Unsafe Structure
Status: The property owner initiated a full renovation without obtaining the required building permits. The structure has since been gutted and remains open and unsecured.

Code Compliance Specialist Ellington presented the case and testified that while in transit he noticed a demolition or reconstruction project underway at 616 Stanley Avenue. Upon review of the Building Department database, he determined no permits had been procured for the project. He contacted county building officials, who subsequently inspected the property and administered a stop work order. Ellington briefly described the enforcement actions that had taken place in this case and explained his concerns regarding the ongoing conditions at the property. City staff recommended a code enforcement fee of \$170.88, removal of construction debris, securing the building from unauthorized entrance, obtaining the correct permits, and a \$100.00 fine per day for non-compliance.

Jacob Vieyra appeared as one of the property owners with translator, Rose Lopez. Through Ms. Lopez, Vieyra explained this was a side job he worked on and did not realize he had to pull permits before demolition started. He explained they were doing the work themselves but have contacted contractors for different trades, that and permits would be coming soon.

Special Magistrate Holt found the property in violation and entered an order that required the removal of debris, securing the building, obtaining necessary permits, and payment of \$170.88 in case costs within 60 days. She also noted a daily fine of \$100.00 per day for non-compliance after the 60-day period.

Special Magistrate Holt instructed Ms. Lopez to relay to Mr. Vieyra that they would get a copy of the signed order in the mail, within 60 days, but they should reach out to the city once they have their permits, and it's cleaned up so they can have a re-inspection.

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



CODE COMPLIANCE
CITY OF WILDWOOD, FLORIDA

5/5/2024
Date

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