

CODE COMPLIANCE  
CITY OF WILDWOOD, FLORIDA  
REGULAR MEETING  
May 5, 2026 1:00 PM  
CITY HALL COMMISSION CHAMBER

(meeting taped)

**I. CALL TO ORDER**

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>
Lindsay C.T. Holt	Special Magistrate	Present
Stuart Ellington	Code Compliance Specialist	Present
Jackson Shelton	Deputy City Clerk	Present
Kristopher Bentz	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. April 7, 2026  
Special Magistrate Holt approved the summary minutes for the April 7, 2026, meeting.

<b>RESULT:</b>	<b>Passed</b>
<b>MOVER:</b>	Special Magistrate Holt
<b>SECONDER:</b>	None
<b>AYES:</b>	Special Magistrate Holt

**III. OLD BUSINESS**

None.

**IV. NEW BUSINESS**

1. **City of Wildwood Case#** 26-0009  
**Respondents:** Vermont LLC  
**Violation Address:** 401 Kilgore Street, Unit 402 Terry Street / Parcel G06F006

**Violations:** Chapter 7 Exterior Property Maintenance; Chapter 9 Nuisance Abatement; Chapter 15 Solid Waste and Weeds; Florida Building Code Unsafe Structure

**Status:** Non-compliant

Code Compliance Specialist Ellington presented the case and testified about the property at 401 Kilgore Street. He explained the case was initially opened on February 6, 2026 by a tenant who had moved his elderly father onto the property. The initial complaint was about the interior of the apartment, unlivable conditions, no smoke detectors and broken windows. Ellington referred the tenant to the Sumter County Building Inspector, who subsequently condemned the property. Ellington noted the property owner, Vermont, LLC was a repeat offender and was ordered to appear immediately. Vermont, LLC had applied for a building permit on February 17, 2026, but it was incomplete and the permit was never issued. He commented that staff recommended a minimum code enforcement fee of \$213.08, roof repairs, electrical repairs, installing working smoke detectors, replacing damaged soffit, completing necessary plumbing repairs and a \$500.00 per day fine. He expounded that the property owner had not made any efforts in good faith in repairing any of their properties. Special Magistrate Holt asked if there was a requested cure period for the litany of repairs, to which Ellington replied, immediately. Vermont, LLC representative Mack McDermid acknowledged that permitting was an issue and the electrician being used did not provide the correct documentation. McDermid stated that he had not been as communicative with Ellington the last several weeks because he was responsible for properties all over the state. He asked for 30–60 days to bring the property into compliance and that his work crews were making a concentrated effort in Wildwood. McDermid stated that initially he did not know what property the hearing was for as he was only aware of the case number and not the address. He addressed the roofing concerns, noting that their roofing contractor and Code Enforcement opinions on which homes needed new roofs differed from each other. Special Magistrate Holt asked if McDermid had been to any of the previous hearings for Vermont, LLC, to which McDermid responded that he had not attended any in Sumter County. Special Magistrate Holt found the property in violation and entered an order that granted all the requests for relief previously stated by Ellington, with fines beginning on the date of the hearing and 10 days to pay case costs.

<b>RESULT:</b>	<b>Passed</b>
<b>MOVER:</b>	Special Magistrate Holt
<b>SECONDER:</b>	None
<b>AYES:</b>	Special Magistrate Holt

#### V. ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 1:09 p.m.

<b>RESULT:</b>	<b>Passed</b>
<b>MOVER:</b>	Special Magistrate Holt
<b>SECONDER:</b>	None
<b>AYES:</b>	Special Magistrate Holt



Date 6/2/2026

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CITY OF WILDWOOD, FLORIDA

A handwritten signature in black ink, appearing to read 'Lindsay C.T. Holt', written over a horizontal line.

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