

CODE COMPLIANCE
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
June 2, 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
Jennifer Hutchins	Lieutenant	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. May 5, 2026

Special Magistrate Holt approved the summary minutes for the May 5, 2026, meeting.

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

III. OLD BUSINESS

1. City of Wildwood Case# 2101-0003

Respondents: James Jackson

Violation Address: 710 Jackson Street / Parcel G06D001

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 Manager Tradd presented the case and testified about the property at 710 Jackson Street. She provided a brief history of the case and noted a previously issued Order of Enforcement from March 4, 2025. The property owner had paid the initial code costs for the Order of Enforcement, but did not bring the property within complete compliance. The property had further deteriorated and was in a state of disrepair worse than the initial hearing in 2025. Tradd provided photographic evidence that showed accumulation of debris on the property. Special Magistrate Holt asked if the respondent operated a perpetual garage sale on the property. Tradd replied that the respondent's mother volunteered at a thrift store and obtained items from the store. The City requested the property be in full compliance within 30 days, a daily fine of \$250.00 after the compliance period, the potential to foreclose within 90 days, and case costs of \$146.27. Special Magistrate Holt ordered the property to be in full compliance within 30 days, a \$250.00 fine after the compliance period, potential to foreclose within 90 days, and case costs of \$146.27.

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

2.

City of Wildwood Case# 2106-0004

Respondents: Bryce Parris and Derek Grady

Violation Address: 311 Mill Street / Parcel G06B036

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 Manager Tradd presented the case and testified about the property at 311 Mill Street. Tradd informed Special Magistrate Holt that the respondent, Bryce Parris, had requested to participate in the hearing over the telephone. Special Magistrate Holt agreed to the request, but noted his testimony would not be sworn as he was not physically present. Mr. Parris was connected by telephone and Special Magistrate Holt explained how the proceedings operated. Tradd explained that the current matter of poor roofing conditions had been heard previously on December 3, 2024. The case costs for the initial order were paid, and a building permit was received, but expired in May 2025. Tradd presented photographic evidence that repairs had been started, but the property had since deteriorated further. The City requested 30 days for the property to be brought into full compliance, daily fines of \$250.00 after the compliance period, and case costs of \$146.27.

Special Magistrate Holt summarized the City's position for Mr. Parris over the phone and explained the property remained in non-compliance due to the roofing issues. Mr. Parris responded that the roof was not deteriorating and all materials on the roof were new. He stated that high winds had torn off roofing paper, and he was heading home to renew the building permit. Mr. Parris requested three months to complete the work and cited financial hardships as his justification. Special Magistrate Holt asked Mr. Parris if he had pulled the previous permit and if financial hardships had prevented him from performing the permitted work. Mr. Parris confirmed the financial hardships and stated he had spent \$27,000 to prevent further deterioration. Special Magistrate Holt expressed concerns about the amount spent and advised Mr. Parris to ensure he worked with a reputable contractor. Special Magistrate Holt inquired whether the City had a position regarding a compliance period longer than 30 days,

to which Tradd did not object.

Special Magistrate Holt ordered 45 days for full compliance, a \$250.00 fine after the compliance period, and 45 days to pay case costs of \$146.27.

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

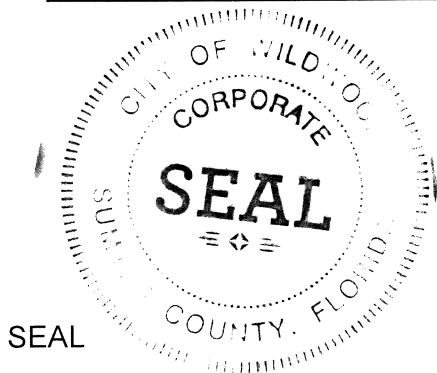
IV. NEW BUSINESS

None.

V. ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 1:10 p.m.

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



CODE COMPLIANCE
CITY OF WILDWOOD, FLORIDA

7/7/2026
Date

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

