

CODE COMPLIANCE
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
July 7, 2026 1:00 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

I. CALL TO ORDER

Attendee Name	Title	Status
Lindsey C.T. Holt	Special Magistrate	Present
Joshua Bills	City Attorney	Present
Tara Tradd	Code Compliance Manager	Present
Stuart Ellington	Code Compliance Specialist	Present
Jessica Barnes	City Clerk	Present
Jackson Shelton	Deputy 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. June 2, 2026
Special Magistrate Holt approved the summary minutes for the June 2, 2026, meeting.

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

III. OLD BUSINESS

1. City of Wildwood Case# 25-0060
Respondents: BMS Holdings
Violation Address: Parcel G06H055, 802 High Street

Violations: Code of Ordinances, Chapter 15 – Accumulation of Junk and Debris and Overgrown Vegetation; Chapter 7 Exterior Maintenance Standards;

Status: Order of Foreclosure Hearing for Failure to Pay Case Costs and Fines

Code Compliance Specialist Ellington presented the case and testified about the property located at 802 High Street. Ellington stated this case had been heard at a previous Code Compliance meeting. He explained that all the violations had been or continued to be abated and that a building inspector examined the building, and it had passed inspection. BMS Holdings was mailed a final bill on March 2, 2026, with a due date of April 2, 2026, and the invoice had not been paid to date. The outstanding balance was \$19,847.62 and staff recommended foreclosure. Special Magistrate Holt asked if the outstanding balance included the \$287.18 in costs that were required to be paid per the prior order, which Ellington affirmed. Special Magistrate Holt clarified that zero payments had been made, which Ellington affirmed as well. BMS Holdings representative Mac McDermitt stated the organization had been encumbered with properties outside the City of Wildwood and had limited work crews. He stated that Wildwood had been made a priority and asked for a reduction in fines, but could not speak as to why the fines had not been paid. Special Magistrate Holt stated there was a separate process for fine reductions and the current hearing was for discussing the possible foreclosure of the property. There were no further comments from staff, the public, or respondents. Special Magistrate Holt entered an order of foreclosure for the property located at 802 High Street.

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

2. 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: Order of Foreclosure Hearing for Failure to Pay Case Costs and Fines

Code Compliance Specialist Ellington presented the case and testified about the property located at 696 Kilgore Street. Ellington stated this case had been heard at a previous Code Compliance meeting. The property was brought into compliance and BMS Holdings was mailed a final bill on February 24, 2026, with a due date of March 23, 2026, and the invoice had not been paid to date. The outstanding balance was \$25,751.15 and staff recommended foreclosure. The respondent from BMS Holdings was not present to speak on this case. There were no further comments from staff, the public, or respondents. Special Magistrate Holt entered an order of foreclosure for the property located at 696 Kilgore Street.

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

IV. NEW BUSINESS

1. City of Wildwood Case# 26-0040

Respondents: Estate of Jack O. Hatcher

Violation Address: Parcel G07-073, 500 E Gulf Atlantic Highway

Violations: Code of Ordinances: Land Development Regulations, Chapter 3, Chapter 4, City Code of Ordinances, Chapter 15, and 19.

Status: Non-Compliant – Order of Enforcement with Fines.

City Attorney Bills made an introductory statement about the property located at 500 East Gulf Atlantic Highway. He presented the issues being brought before the Special Magistrate which included modifications and additions to the property where the food trucks were located. He explained how the location was set up and illustrated the appearance that it operated as a permanent food truck park. The location included seating for approximately 35 guests, no restrooms or designated parking, and the location appeared to have the intent to host numerous patrons. These location considerations require a full site plan review, conditional use permitting, and additional reviews from other entities. He stated testimony would show that the City of Wildwood had several meetings, telephone conversations, and email correspondence with various individuals about the subject matter in efforts to obtain compliance.

Code Compliance Manager Tradd noted the City had worked diligently with the property owner and tenant, citing conversations and correspondence that dated back to Fall 2025. She noted an informal conversation with Mr. Booth about the installation of a proposed food park prior to its establishment and that it needed proper oversight from certain departments. She referred to photographs obtained on March 31, 2026, that showed multiple site modifications. Mr. Booth was present during the time the photographs were taken, and Code Compliance asked Mr. Booth to cease performing any further modifications. Code Compliance followed up with a notice of violation. Tradd explained there was no further activity from Code Compliance throughout May as they were waiting in good faith for Mr. Booth to provide proper permitting. On May 21, 2026, Code Compliance sent another notice of violation. She referred to a photograph that showed a third food truck was onsite at the location. Tradd observed a water connection to 400 East Gulf Atlantic Highway, noting it was a cross-connection, and asked for the hose to be disconnected as well as a conditional use permit to be submitted so potable water could be obtained. She noted within the definition of a food truck that it should be self-contained, and remarked that a second water connection to a spigot was observed at 500 East Gulf Atlantic Highway. She stated that as of the most recent inspection, progress had been made, but there were areas not within compliance. There were case costs of \$814.35. Staff requested the hose not be used, the removal of two food vehicles, and a reduction of seats to two picnic tables. Special Magistrate Holt asked if the CUP process had begun, which Tradd denied. Tradd proposed that retroactive fines be applied to the soft opening on June 2, 2026, which would result in costs of \$8,750.00. Special Magistrate Holt asked if the retroactive fines would continue to accumulate at \$250.00 per day, which Tradd affirmed. Tradd stated the fines could be halted if signage and trucks were removed, usage of the hose stopped, and the seating area downsized. Special Magistrate Holt reviewed correspondence within evidence and asked if there was any correspondence from Mr. Booth to Code Compliance, which Tradd denied. Tradd stated that Mr. Booth had called once to discuss the conditional use permit.

The tenant, David Booth, provided evidence to be submitted for the record. He stated the location was for a food truck and should not be classified as a food park or court, noting all modifications to the location should be considered temporary. Mr. Booth stated there were no codes for food parks or food trailers, and that the City of Wildwood claimed ordinances did not exist. Mr. Booth explained the City of Wildwood attempted to force a mobile food truck into obtaining site plans and a permanent construction track. He stated the food trucks had been inspected and licensed, and that no issues were noted with the usage of a food-grade hose. Mr. Booth stated there was nothing within the Code of Ordinances that limited them to having

two picnic tables onsite or a specific number of food trucks. He also clarified that there was no debris onsite, the signage was temporary, and there was no permitting required for it. He advised that a number of individuals and organizations had inspected the site and found no issues, including DBPR. Special Magistrate Holt asked if the signage was fully temporary, which Mr. Booth affirmed and stated they were connected to the trailers. Special Magistrate Holt asked if the food trucks had self-contained utilities. Mr. Booth replied that the units could be, and the state did not require them to operate in a specifically self-contained way, as generators could be used if there was a power outage. Special Magistrate asked for the citation in the state statute that confirmed his reasoning, which Mr. Booth said he would locate. He explained there was no waste onsite and had receipts that showed waste was eliminated correctly elsewhere. Mr. Booth cited 509.1022(a) as his reasoning for food trucks being allowed to use non-self-contained utilities. Special Magistrate Holt asked if Matt Hatcher was the property owner, to which Mr. Booth affirmed. Special Magistrate Holt noted for the record that documentation provided by Mr. Booth would be entered into evidence. Holt noted executive summaries, invoices, receipts, case presentations, and letters from multiple entities that had not been authenticated. She stated there were multiple food trucks documented within the evidence and asked if they were all owned and operated by Sean Langan. Mr. Booth stated the food truck was owned and operated by Mr. Langan. The trailers were leased through Combat Veterans to Careers and Mr. Langan operated those as well. The Special Magistrate annotated the photographic evidence.

Photos A and B showed that no waste was being dumped onto the ground and disposal was being performed correctly.

Photos C through J showed another food truck that was operating using City of Wildwood electric. The Special Magistrate noted these photographs would not be considered as they did not directly involve the current case.

Mr. Langan clarified that there were two trucks at the location, a beverage truck and a food truck. He stated the trucks were self-sufficient and that these trucks were allowed to use municipal water. He claimed Code Compliance Specialist Ellington could not reference a specific code that was being violated when asked and that he had a recording. Special Magistrate Holt asked if Mr. Ellington had provided his permission to be recorded, to which he replied it was taken in public. Special Magistrate Holt classified the recording as hearsay. Mr. Langan referenced the pea gravel at the location and stated that it was permissible as landscaping. Special Magistrate Holt asked why there were three food trucks in the photographs. Mr. Langan responded that one was a food truck, one was a beverage truck that was not being used, and the other was a trailer for storage. Special Magistrate Holt asked how long Mr. Langan had been at the location, to which he replied, since June 3, 2026. Mr. Langan provided a petition to the Special Magistrate that showed individuals in the area wanted the food trucks. City Attorney Bills objected to the petition and stated it had no bearing as it was not a legislative hearing. Special Magistrate Holt did not accept the petition into evidence.

Manager of Luna Cocina, Crystal Campbell, referred to a conversation she had with Code Enforcement where she asked what codes were being violated, to which Code Enforcement could not provide them. She noted that she was able to remove the signage and fences herself.

Special Magistrate Holt stated she would not make a ruling at the current hearing. She would instead, take the evidence and testimony under advisement and provide a ruling after she had performed a thorough review. She stated that once an order was issued, it would be tendered to the City of Wildwood and the respondent would receive a copy.

V. ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 1:52 p.m.

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



SEAL
Date 8/4/2026

CODE COMPLIANCE
CITY OF WILDWOOD, FLORIDA

A handwritten signature in blue ink, appearing to read "L. C. Holt", written over a horizontal line.

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