CODE ENFORCEMENT HEARING MINUTES

Thursday, August 27, 2026 at 10:00 AM

Historic City Hall, Commission Chambers – 225 East Main Street, Suite 105

www.cityofwauchula.gov

CALL TO ORDER

Magistrate Mitchell called hearing to order @ 10:01am

ADMINISTER OATH

MINUTES FOR APPROVAL

1. Minutes for July 23, 2026 Code Enforcement Hearing and Animal Control Case

   Minutes for July 23, 2026 Code Enforcement Hearing and Animal Control Case were approved

NEW CASES

2. Penny Vanover

   2948 Redbird LN, Zolfo Springs, FL 33890

   BL-111647FTJL

   This is a Citation Case - School Zone Violation
   Penny Murphy Vanover was present for her case
   Assistant Chief Thomas Fort accompanied by Admin Sergeant Chris Gicker of Wauchula Police Department provided details and information on this case
   Assistant Chief Fort stated the vehicle was clocked on May 6, 2026, at 2:15pm at a rated speed of
   31-mph in a 15-mph school zone. Fort verified the Tag after receiving Notice of Violation from Blueline. Evidence is in Compliance.
   Penny Murphy Vanover stated she takes full responsibility; however, she has only been in Wauchula a few times since she moved to Zolfo Springs recently. She should have been more observant but was not familiar with the area. She is willing to pay the fine but was concerned about having points on her license.
   Magistrate Mitchell stated this is not a moving violation as agreed to by Assist Chief Fort
   there will not be any points issued to her driver's license, but the Citation is to be paid accordingly
   Bergens reminded Vanover that the fine must be paid through Blueline.

3. Marnesia Lashay Pittman Okeke & Derrick Lavore Paige Jr.

   422 S 11th Avenue

   26-065-L

   CLEARED PRIOR TO HEARING

4. Marnesia Lashay Pittman Okeke & Derrick Lavore Paige Jr.

   422 S 11th Avenue

   26-066-NA

   CLEARED PRIOR TO HEARING

5. Hardee Development Street LLC

   206 W Palmetto Street

   26-074-L

   No one appeared on behalf of Hardee Development Street, LLC.

   Bergens, Code Enforcement Officer with the City of Wauchula, provided present and past evidence on this Lot Maintenance Case. Case was opened on June 8, 2026. the mowing has not been consistently maintained. The property would be mowed, then let go.
   After reviewing evidence, Magistrate Mitchell finds that violations did exist. No fine will be imposed now and there are no Administrative Costs per Raina Bergens but an Order has been created.

6. Waterfall Capital Group LLC a Florida Limited Liability Company

   709 E Bay Street

   26-084-M

   Gabriel Reed attended Via Zoom and was administered oath by Magistrate Mitchell
   Raina Bergens, Code Enforcement Officer for City of Wauchula provided evidence and findings of the conditions of this property with attention to the conditions of the Roof.
   According to Bergens, a notice was mailed to Reed on 6/11/2026
   Reed had just purchased the property around early June 2026.
   Magistrate Mitchell will follow through with the violation because the property has not been in compliance for a large amount of time. There was no argument from Reed.
   Magistrate Mitchell will not impose any fine or administrative fee today. Reed has until October 30, 2026 to obtain a permit to demo the property. If permit is not pulled by this date, a fine of $100 per day will be in force to ensure compliance.

7. Waterfall Capital Group LLC a Florida Limited Liability Company

   709 E Bay Street

   26-078-L

   Gabriel Reed attended Via Zoom and was administered oath by Magistrate Mitchell
   Raina Bergens, Code Enforcement Officer for City of Wauchula provided evidence and findings of the conditions of this property for Lot Maintenance.
   According to Bergens, a notice was mailed to Reed on 6/11/2026
   Reed had just purchased the property around early June 2026.
   Per Bergens, the lot is now clean.
   Magistrate Mitchell will not issue a fine right now as long as the lot remains in compliance.

8. Marcelino B Martinez-Bautista

   604 N 8th Avenue

   26-088-L

   CLEARED PRIOR TO HEARING

9. Janette Martinez

   712 N 9th Avenue

26-091-L

CLEARED PRIOR TO HEARING

10. Dany Gamaliel & Maria Guadalupe Macias Hernandez

    1070 S Florida Avenue

    26-093-L

    CLEARED PRIOR TO HEARING

11. Home Discounts LLC

    109 Inglis Way

    26-119-L

    CLEARED PRIOR TO HEARING

12. Juan Carlos Mares Hernandez & Brenda Lilian Marmolejo Duran

    411 E Orange Street

    26-105-L

    CLEARED PRIOR TO HEARING

13. Bethany Lorine Lazo Rimes & Benjamin Lazo

    415 S 1st Avenue

    26-106-L

    There was no one present to speak on behalf of the property owner(s)
    Bergens provided evidence of this property being a repeat problem.
    Magistrate Mitchell gives property owner until September 25, 2026 to be in compliance or a fine of $100 per day will be imposed.

PUBLIC COMMENT / NON-AGENDA ITEMS

None at this time

ADJOURNMENT

Magistrate Mitchell adjourned the hearing at 10:26am