



CODE ENFORCEMENT HEARING MINUTES

Thursday, November 20, 2025 at 10:00 AM

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

www.cityofwauchula.gov

CALL TO ORDER

ADMINISTER OATH

Raina Bergens of the City of Wauchula Code Enforcement was the only attendee present to be sworn in

MINUTES FOR APPROVAL

1. Minutes for August 28, 2025 Code Enforcement Hearing

Minutes not approved, will be added to the next Code Enforcement Hearing Agenda

NEW CASES

2. 25-164-M

108 Carlton Street

RC3RE1 LLC

No one is present for this case

Bergens opened the case and has then spoken with property owner, which stated he got the notice late. Owner is wanting to sell the property.

Magistrate gives owner until 12/5/2025 to be in compliance or will be fined \$100.00 per day there after

3. 25-186-L

205 Goolsby Street

Vicente Rodriguez & (Est of) Gloria Rodriguez

No one is present for this case

Bergens provided evidence of garbage, trash all in the yard. has not received any response from the owner and a sign has been placed in the yard.

Magistrate granted fine and will give property owner until 12/5/2025 to be in compliance or will be fined \$200.00 per day until property is in compliance.

NEW CASES

4. Add on Item

802 Alabama Street

Case Number 24-095-L

Property Owner: Kathy Stevens

Bergens presented suitable evidence as case was opened June 2024

Pastor Windell Smith accompanied property owner Kathy Fowler f/k/a Kathy Stevens, as the magistrate sworn in both attendees. The Pastor he has helped clean up the property while she was incarcerated. She provided her statements as due to hard times, while she was incarcerated, she was under the impression that her husband was taking care of the property, as she found out, he had not been taking care of it and her kids haven't been any help in the matter. her income was cut off when she went to jail. She reached out to the Pastor.

Total Existing Lien is \$12,100.00.

They appeared today requesting a reduction or waive of the lien(s).

Alot of cleaning has been done on the property and as of today, the property is now in compliance per Bergens, pictures were provided to the Magistrate. But there is some wood that still needs to be cleaned up.

The Magistrate stated that he needed to do some research on the law as to how much he can actually reduce the lien to. Magistrate has granted the reduce the lien to \$240.17 for hard costs and \$9.83 in Code Enforcement Fines. These amounts are to be paid by 4pm on December 5, 2025 or this agreement will become void. Bergens agreed

PUBLIC COMMENT / NON-AGENDA ITEMS

None presented

ADJOURNMENT

Magistrate Adjourned hearing at 10:25am

Special Magistrate Elliott Mitchell

Melodie D. Kincaid, Deputy City Clerk