



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