



## CODE ENFORCEMENT HEARING AGENDA

Thursday, March 27, 2025 at 9:30 AM

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

[www.cityofwauchula.gov](http://www.cityofwauchula.gov)

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### CALL TO ORDER

### ADMINISTER OATH

### MINUTES FOR APPROVAL

1. Minutes for 02/27/2025 Code Enforcement Hearing

### OLD CASES

2. **Case #: 23-170-M**  
Property Owner: Roy Brown  
Address: 121 W Main St
3. **Case #: 23-175-M**  
Property Owner: Roy Brown  
Address: 126 E Townsend St
4. **Case #: 24-164-L**  
Property Owner: Michael Makowski  
Address: 211 Pennsylvania Ave

### NEW CASES

5. **Case #: 25-013-TPSU**  
Property Owner: Hardee County Industrial Development Authority  
Address: 827 S 6th Ave
6. **Case #: 25-020-Z**  
Property Owner: Luis Angel Lugo & Brigida Lugo  
Address: 223 Indiana Ave

### CERTIFICATION OF FINES / LIENS

7. **Case #: 24-095-L**  
Property Owner: Kathy Stephens  
Address: 802 Alabama St

### PUBLIC COMMENT / NON-AGENDA ITEMS

## ADJOURNMENT

The City of Wauchula Code Enforcement met for its regularly scheduled hearing on February 27, 2025 at 9:30 a.m.

Special Magistrate Elliott Mitchell called the hearing to order and administered the oath to those testifying.

City staff present at the hearing were Code Enforcement Officer Raina Bergens and City Clerk Stephanie Camacho.

Additional attendees present for all cases listed on this agenda:

Roy Brown – property owner

Jacob Stinton – contractor for Roy Brown

Sam Brown-Parks – daughter of Roy Brown (appeared via Zoom)

Andrea Milheizler – daughter of Roy Brown (appeared via Zoom)

Tom Fisher – Hardee County Building Official

Milheizler stated she and Brown-Parks have stepped in to help with the code enforcement issues on these properties and had been in contact with Bergens to get a list of all violations that needed to be addressed. Brown-Parks stated there was a lot of confusion about what was going on and the extent of the issues. Mitchell advised Milheizler and Brown-Parks that he had seen cases on Mr. Brown's properties on a regular basis for the last several years, and that Brown does not take responsibility for the violations. Mitchell also stated that Brown appears to be the person in control of these properties. Mitchell stated that, if there was a power of attorney in place and Brown was not the one handling these issues, he could take that into consideration. Mitchell stated there needed to be a clear path forward in order for anything to change. Milheizler requested a bullet point list of everything that needed to be done at each property and asked for a 30-day extension to come up with a plan on how to get them into compliance.

### **PROCEED WITH LIEN FORECLOSURE:**

#### **23-170-M**

#### **Roy A Brown**

#### **121 W Main Street**

Bergens stated the property was not in compliance and the City was ready to proceed with foreclosure. Brown claimed he had a permit to start work on this property. Mitchell stated the City received an email from the Hardee County Building Department the morning of this hearing stating there were no permit applications for any of the addresses on the agenda. Fisher confirmed there were no open permits. Mitchell reiterated the violation on this property and photographs showed no work had been done. Special Magistrate Mitchell continued this case to the March hearing to allow time for a plan to be developed.

#### **23-175-M**

#### **Roy A Brown**

#### **126 E Townsend Street**

Photographs showed substantial issues with the property. Brown stated, for the record, there were more fines than the property was worth. Special Magistrate Mitchell continued this case to the March hearing to allow time for a plan to be developed.

### **OLD CASES:**

The following properties were presented for the purpose of providing status updates for Milheizler and Brown-Parks.

#### **24-078-M**

#### **Roy A Brown Trustee**

#### **715 S 6<sup>th</sup> Avenue**

Bergens stated a tree had fallen, causing damage to portions of the fence. Bergens stated tarps were put up, also that some work had been done but there were still sections that needed to be repaired. There was a current lien on this property in the amount of \$18,100.

**24-079-L**

**Roy A Brown Trustee**

**715 S 6<sup>th</sup> Avenue**

Bergens confirmed the tree had been cut down but stated the property needed to be mowed and maintained according to the City's ordinance. There was a current lien on this property in the amount of \$9,100.

**24-091-M**

**Roy A Brown**

**125 W Main Street**

\* This is the same building as 121 W Main St however there are separate parcel IDs/addresses listed on property appraiser. \*

Bergens stated this property had the same code violations as case number 23-170-M for 121 W Main St. There was a current lien on this property.

#### **PUBLIC COMMENTS**

No additional public comments were presented.

#### **APPROVAL OF JANUARY 23, 2025 MINUTES**

Special Magistrate Mitchell approved the minutes.

With no further business to discuss, Special Magistrate Mitchell adjourned the hearing at 10:18 a.m.

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Elliott Mitchell, Special Magistrate

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Stephanie Camacho, City Clerk