

**CODE ENFORCEMENT BOARD
MEETING MINUTES
Wednesday, April 15, 2026**

MINUTES ARE NOT VERBATIM

A meeting of the Okaloosa County Code Enforcement Board was held Wednesday, April 15, 2026, at 4:00 p.m. at the Okaloosa County Administration Building, 1250 Eglin Parkway, first floor Commissioner's Chambers; Shalimar, Florida. Chairman Mark Siner, Dana Cawthon, Marte Lancaster, Parrish Hollingsworth, and Mike Banks were in attendance.

Growth Management staff in attendance: Lisa Payton, Code Enforcement Supervisor; Theresa Ehrhardt, Administrative Specialists; Chris Moody, Code Enforcement Officer; Sean Donaldson, Code Enforcement Officer; and Lynn Hoshihara and Laiken Cowley, Okaloosa County Attorney's Office.

1. PLEDGE OF ALLEGIANCE

2. ROLL CALL

Theresa Ehrhardt conducted roll call.

3. SWEARING IN OF ALL SPEAKERS

Lynn Hoshihara swore in everyone who wished to speak during the meeting.

Ex Parte Query: *Chairman Mark Siner asked if any member of the Board had any ex-parte communications to disclose on the record, including any site visits or any communication with any Respondents.*

There were none.

4. APPROVAL OF MINUTES – March 18, 2026, Meeting

Motion to approve the minutes of the March 18, 2026, meeting, made by Marte Lancaster, second by Mike Banks. Motion passed unanimously.

5. ANNOUNCEMENTS:

Lisa Payton announced we are looking for a replacement board member for Caralee Gibson's seat. She was a subcontractor but the person does not have to be a sub to qualify for it.

6. PUBLIC COMMENTS:

There were none.

7. OLD BUSINESS:

There were none.

8. NEW BUSINESS:

A. CEB Case #0825-0087

Stephen Nixon

Location of Violation:

17 Danbury Court, Niceville

Okaloosa County Code of Ordinances, as amended, Chapter 6 Buildings and Construction, Article VI Building Code, Sec 6-134 (b)(1) Building permits and fees.

Code Enforcement Officer Sean Donaldson presented the violation on the property. Staff recommended administrative fees of \$454.82 imposed immediately and due by the compliance date, \$250/day fine if compliance is not reached by the compliance date, and a compliance date of May 19, 2026.

Marte Lancaster motioned to adopt staff recommendations regarding fines, administrative fees and the recommended date of compliance be May 19, 2026. Seconded by Dana Cawthon. Motion passed unanimously.

B. CEB CASE #1225-0192

William J. MaGill

Location of Violation:

22 Snook Road, Mary Esther

Violation of Okaloosa County Code of Ordinance, as amended, Chapter 21, Traffic and Motor Vehicles, Article IV Abandoned and nuisance vehicles, Sec. 21-65 (b1) Nuisance vehicles.

Code Enforcement Officer Sean Donaldson presented the violation on the property. Staff recommended administrative fees of \$932.74 imposed immediately and due by the compliance date, \$250/day fine if compliance is not reached by the compliance date, and a compliance date of May 19, 2026.

Marte Lancaster motioned to adopt staff recommendations regarding fines, administrative fees and the recommended date of compliance be May 19, 2026. Seconded by Mike Banks. Motion passed unanimously.

C. CEB CASE #1225-0193

William J. MaGill

Location of Violation:

24 Snook Road, Mary Esther

Violation of Okaloosa County Code of Ordinance, as amended, Chapter 21, Traffic and Motor Vehicles, Article IV Abandoned and nuisance vehicles, Sec. 21-65 (b1) Nuisance vehicles.

Code Enforcement Officer Sean Donaldson presented the violation on the property. Staff recommended administrative fees of \$932.74 imposed immediately and due by the compliance date, \$250/day fine if compliance is not reached by the compliance date, and a compliance date of May 19, 2026.

Marte Lancaster motioned to adopt staff recommendations regarding fines, administrative fees and the recommended date of compliance be May 19, 2026. Seconded by Mike Banks. Motion passed unanimously.

Lisa Payton asks the board to split the cost of the admin fees between the two violations, since they are at two different parcels but next door to each other.

Marte Lancaster amends her original motion on Case# 1225-0192 to split the admin fees between the two parcels, which is now \$466.37. Seconded by Mike Banks. Motion passed unanimously.

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D. CEB CASE #0226-0226

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Location of Violation:

402 Racetrack Road, Fort Walton Beach

Violation of Okaloosa County Code of Ordinance, as amended, Chapter 11 Health & Sanitation, Article III Nuisances, Division 3, Litter, Sec. 11-132 Litter prohibited; and Sec 11-134 (b1) Litter storage, unauthorized accumulation.

Code Enforcement Officer Chris Moody presented the violation on the property. Staff recommend administrative fees of \$885.90 imposed immediately and due by the compliance date, \$250/day fine if compliance is not reached by the compliance date, and a compliance date of May 19, 2026.

Marte Lancaster motioned to adopt staff recommendations regarding fines, administrative fees and the recommended date of compliance be May 19, 2026. Seconded by Mike Banks. Motion passed unanimously.

E. CEB CASE #0925-0121

Bayou Boathouse LLC

Location of Violation:

16 Bayou Drive, Fort Walton Beach

Violation of Okaloosa County Code of Ordinance, as amended, Chapter 11 Health & Sanitation, Article III Nuisances, Division 3, Litter, Sec. 11-136 (3) Public nuisances described.

Code Enforcement Officer Chris Moody presented the violation on the property and informed the board that the county's attorney and the property owner's counsel have been in discussion about the February 18th order.

Lynn Hoshihara, Okaloosa County Attorney's office, informed the board the property owner is present as well as her legal counsel, Silvia Alderman, via Zoom. They are asking to rescind the February 18th order due to the property owner not receiving the hearing notice until the day of the hearing. Ms. Hoshihara presented a new Findings of Facts, Conclusions of Law and Order for the board's consideration which includes detailed timelines for getting the boathouse up to code and in compliance.

Board asks Ms. Hoshihara a few questions about the new Order and about rescinding the February 18th order.

Silvia Alderman, counsel for property owner, explains the new Order and answers any questions the board has for the new order. Ms. Alderman also explains why it's taken so long for the property owner to start getting the violation in compliance.

Marte Lancaster motioned to rescind the February 18th order. Seconded by Mike Banks. Motion passed unanimously.

Crystalie Shelton, owner of the boathouse, spoke about the violation and how she wants to get the boathouse rebuilt and is trying to get it in compliance.

These minutes are a DRAFT copy. They have not been approved by the Board.

Mike Banks motioned to adopt the New Order. Seconded by Dana Cawthon. Motion passed unanimously.

9. OTHER BUSINESS:

There were none.

10. ADJOURN

There being no further business before the Board, Chairman Siner declared the meeting adjourned at 4:37 pm.

Prepared by:



Theresa Ehrhardt
Administrative Specialist