

**CODE ENFORCEMENT BOARD  
MEETING MINUTES  
Wednesday, June 17, 2026**

**MINUTES ARE NOT VERBATIM**

A meeting of the Okaloosa County Code Enforcement Board was held Wednesday, June 17, 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, Tammy Summers, 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; Ron Cliff, Code Enforcement Officer; Kristen Shell, Growth Management Director; Tim Durbin, Senior Planner; 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**

Lisa Payton swore in everyone who wished to speak during the meeting.

**Ex Parte Query:** *Attorney Lynn Hoshihara 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.*

Mark Siner stated that he received a call regarding case #0526-0317 from one of the complainants. Mark Siner stated that the call did not affect his ability to make a fair and impartial decision on the matter.

**4. APPROVAL OF MINUTES – April 15, 2026, Meeting**

*Motion to approve the minutes of the April 15, 2026, meeting, made by Mike Banks, seconded by Dana Cawthon. Motion passed unanimously.*

**5. ANNOUNCEMENTS:**

There were none.

**6. PUBLIC COMMENTS:**

Tiffanie Salyers, resident at 626 Carnathan Court in Ft. Walton Beach, discussed an alleged violation next door to her. The Board informed her the case would be going in front of the Board next month but the violation was not on the June 17th6 agenda.

Lisa Payton, Code Enforcement supervisor, explained to Ms. Salyers and the Board that Officer Moody has been working the case and the violation is on July’s agenda.

7. **OLD BUSINESS:**

**Status Update on Previous Cases:**

**CEB CASE #0825-0087**

**Location of Violation:**

**Stephen Nixon**

**17 Danbury Court, Niceville**

Respondent is in compliance so Code Enforcement Staff will issue a notice of compliance.

**CEB CASE #1225-0197**

**Location of Violation:**

**Gary W. Moore**

**502 B Union Street, Fort Walton Beach**

Respondent is in compliance so Code Enforcement Staff will issue a notice of compliance.

**CEB CASE #1225-0192**

**Location of Violation:**

**William J. MaGill**

**22 Snook Road, Mary Esther**

Respondent is in compliance so Code Enforcement Staff will issue a notice of compliance.

**CEB CASE #1225-0193**

**Location of Violation:**

**William J. MaGill**

**24 Snook Road, Mary Esther**

Respondent is non-compliant. Code Enforcement Staff will go forward with filing the Order.

**CEB CASE #0226-0226**

**Location of Violation:**

**Naphaphorn & Termsak Buadaeng**

**402 Racetrack Road, Fort Walton Beach**

Respondent is in compliance so Code Enforcement Staff will issue a notice of compliance.

**CEB CASE #0825-0102**

**Location of Violation:**

**John P. Gamboa**

**706 Gibbs Avenue, Fort Walton Beach**

Respondent is in compliance so Code Enforcement Staff will issue a notice of compliance.

**CEB CASE #0625-0038**

**Location of Violation:**

**Quan & Hang Nguyen**

**4047 E. Hwy 90, Crestview**

Respondent is in compliance so Code Enforcement Staff will issue a notice of compliance.

**CEB CASE #0126-0214**

**Location of Violation:**

**Thai M. Nguyen**

**2816 Old Carriage Lane, Fort Walton Beach**

Respondent is non-compliant. Code Enforcement Staff will go forward with filing the Order.

**CEB CASE #0925-0121**

**Location of Violation:**

**Bayou Boathouse LLC**

**16 Bayou Drive, Fort Walton Beach**

Monthly update: The owner is working with the Florida Department of Environmental Protection (DEP) and because the boathouse was originally built May 29, 1943, the owner will be able to file an application for disclaimer with the DEP to confirm her title. The

owner has engaged the services of a surveyor to meet the requirement of DEP's disclaimer process.

**8. NEW BUSINESS:**

**A. CEB Case #0426-0285**

**Catherine Stefanik**

**Location of Violation:**

**829 Overbrook Drive, Ft Walton Beach**

Okaloosa County Code of Ordinances, as amended, Chapter 11 Health & Sanitation, Article III Nuisance, Division 3, Nuisances, Sec. 11-136 Public nuisances described.

Code Enforcement Officer Chris Moody presented the violation on the property. Staff recommended administrative fees of \$821.50 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 July 14, 2026.

Marte Lancaster motioned to adopt staff recommendations regarding fines, administrative fees and the recommended date of compliance be July 14, 2026. Seconded by Mike Banks. Motion passed unanimously.

**B. CEB CASE #0326-0255**

**4MYBOYZLLC/David E. Hightower**

**Location of Violation:**

**19 Longwood Drive, Shalimar**

Violation of Okaloosa County Code of Ordinance, as amended, Chapter 6 Buildings and Construction, Article VI Building Codes, Sec. 6-133 Amendments to, Section 105 Permits, [A] 105.1.

Code Enforcement Officer Sean Donaldson presented the violation on the property. Staff recommended administrative fees of \$799.18 imposed immediately and due by the compliance date, \$250/day fine if compliance is not reached by the compliance date of August 18, 2026.

Marte Lancaster motioned to adopt staff recommendations regarding fines, administrative fees and the recommended date of compliance be August 18, 2026. Seconded by Mike Banks. Motion passed unanimously.

**C. CEB CASE #0226-0242**

**Linda Cook**

**Location of Violation:**

**1839 Pointed Leaf Lane, Ft Walton Beach**

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 \$874.66 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 July 14, 2026.

Marte Lancaster motioned to adopt staff recommendations regarding fines and administrative fees and the recommended date of compliance be July 14, 2026. Seconded by Mike Banks. Motion passed unanimously.

**D. CEB CASE #1125-0180**

**Navitidad B. Felipe**

**Location of Violation:**

**214 Poplar Avenue, Ft Walton Beach**

Violation of Okaloosa County Code of Ordinance, as amended, Chapter 6 Buildings and Construction, Article VI Building Codes, Sec. 6-133 Amendments to, Section 105 Permits, [A] 105.1, Chapter 11 Health and Sanitation, Article III Nuisances, Division III Litter, Sec. 11-136(2) Public nuisances described and 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 recommend administrative fees of \$903.82 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 July 14, 2026.

Marte Lancaster motioned to adopt staff recommendations regarding fines, administrative fees and the recommended date of compliance be July 14, 2026. Seconded by Mike Banks. Motion passed unanimously.

**E. CEB CASE #0226-0223**

**Robert S. Rush**

**Location of Violation:**

**7255 N Southern Comfort Drive, LH**

Violation of Okaloosa County Code of Ordinance, as amended, Appendix E, Land Development Code, Chapter 1A Code Administrations, Section 1A.02.00 Development Orders and permits, Sec. 1A.02.01 Intent and purpose and 1A.02.02 Development Order or Permit Required.

Code Enforcement Officer Ronald Cliff presented the violation on the property. Staff recommended administrative fees of \$873.66 imposed immediately and due by the compliance date, \$250/day fine if compliance is not reached by the compliance date of December 15, 2026.

Kermit George, 12568 Open Pond Road in Floral, AL with Southern Engineering Services, spoke on behalf of the owner. He stated that he helped the owner obtain a survey to acquire the development order (DO) that is needed for the property. He informed the Board they will not be able to get the property in compliance within 30 days. . FGS Surveyors has been hired to handle the survey.

Robert Rush Jr., son of the owner, gave information on what he is doing to get the property in compliance and explained the reasons why it has taken so long. Mr. Rush stated he was not told to cease the operation by code enforcement, but Mr. Rush did take down the storage sign immediately. Mr. Rush informed the Board the RV campers on the property belong to him and he lets friends stay in them when they visit. Mr. Rush asked if the RV campers could be on the property without anyone staying in them. The Board stated the RV campers could be stored there but cannot be lived in or hooked up to water and sewer.

Officer Ronald Cliff updated the Board on what permits were pulled; one was for security, one was for an RV, and the third one was for a building. The County stopped Mr. Rush following the third permit. .

Lisa Payton recommended having monthly visits to make sure Mr. Rush was not in violation..

Marte Lancaster motioned to adopt staff recommendations regarding fines, administrative fees and the recommended date of compliance be December 15, 2026, code enforcement conduct monthly inspections, and owner shall cease and desist operation immediately as of June 17, 2026. Seconded by Dana Cawthon. Motion passed unanimously.

Mr. Rush asked if he must evict everyone today.

Marte Lancaster amended her original motion on Case# 0226-0223 to vacate the campers by July 14, 2026. Seconded by Dana Cawthon. Motion passed unanimously.

**F. CEB CASE #0226-0236**

**James Barnett**

**Location of Violation:**

**1886 Wadsworth Road, Baker**

Violation of Okaloosa County Code of Ordinance, as amended, Chapter 11 Health and Sanitation, Article III Nuisances, Division 3 Litter, Sec. 11-132 Littering prohibited, Sec. 11-134 Litter storage, Sec. 11-136 Public nuisances described, and Appendix E, Land Development Code, Chapter 6 Development and Design Standards, Sec. 6.02.01 Construction Codes (11d) (ix).

Code Enforcement Officer Ronald Cliff presented the violation on the property. Staff recommended administrative fees of \$889.51 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 July 14, 2026.

Marte Lancaster motioned to adopt staff recommendations regarding fines, administrative fees and the recommended date of compliance be July 14, 2026. Seconded by Mike Banks. Motion passed unanimously.

**G. CEB CASE #0526-0317**

**BITN/Robert Boothe**

**Location of Violation:**

**4418 Cooper Lane, Holt**

Okaloosa County Code of Ordinances, as amended, Chapter 6, Buildings and Construction, Article VI Building Code, Sec. 6-134 (b1), a permit is required when; and Appendix E, Land Development Code, Chapter 1A Code Administration, Sec. 1A.02.00 Development orders and permits, Sec. 1A.02.01 Intent and purpose, and Sec. 1A.02.02 Development order or permit required.

Code Enforcement Officer Ronald Cliff presented the violation on the property. Staff recommended administrative fees of \$943.94 imposed immediately and due by the compliance date, \$250/day fine if compliance is not reached by the compliance date of August 18, 2026. The property owner obtained the permits, Purl Adams, Building Official, completed the inspections and certificates of compliance have been issued. However, the owner needs to coordinate with the Growth Management department regarding what is still needed to come into compliance.

Tim Durbin, Okaloosa County Senior Planner, informed the Board they need a certificate of occupancy from the DO that was originally issued. The gun range has changed from what the original DO permitted. The property owner is updating their survey to reflect existing conditions on the ground, which will require further review from Planning and Public Works They need to make sure their stormwater still meets the code. Once planning and public works approve the new survey, the certificate of occupancy can be issued, and the property would be in compliance.

Bill Lynn, 2 Hwy 90 N., spoke about the complaint he filed with code enforcement. He asked the gun range to stop all activity until they have everything completed and have restored the buffers.

Malvern Irwin, 7321 Garner Landing Rd., spoke about the complaint he filed with code enforcement. He talked about the safety concerns of the gun range because he believed the lanes point in the direction of his residence.

Jonathan Holloway, 420 E. Pine Ave, Crestview, Florida, the attorney for BITN, spoke on behalf of the property owner. He asked the Board to table the case for 60 days to enable the owner to obtain the DO and have all the items completed and corrected.

Connie Irwin, 7321 Garner Landing Road, spoke about her husband's complaint. She wanted the gun range to stop operation until it had completed all items to be compliant.

Andrew Ashburn, 7311 Garner Landing, spoke about his father-in-law's complaint. He discussed safety issues and asked the gun range to cease operation till the DO is completed.

Bill Lynn asked about the as-built buildings; he wanted to make sure they will be completed.

Mike Banks motioned to table the case until August 19, 2026. Seconded by Dana Cawthon. Motion passed 5 yays and 1 nay.

**9. OTHER BUSINESS:**

There were none.

**10. ADJOURN**

*There being no further business before the Board, Chairman Siner declared the meeting adjourned at 6:24 pm.*

Prepared by:



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Theresa Ehrhardt  
Administrative Specialist