

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

MINUTES ARE NOT VERBATIM

A meeting of the Okaloosa County Code Enforcement Board was held Wednesday, July 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 Tammy Summers were in attendance.

Growth Management staff in attendance: Lisa Payton, Code Enforcement Supervisor; Theresa Ehrhardt, Administrative Specialist; Chris Moody, Code Enforcement Officer; Sean Donaldson, Code Enforcement Officer; Ron Cliff, Code Enforcement Officer; Kristen Shell, Growth Management Director; 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

Theresa Ehrhardt 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.*

There were none.

4. APPROVAL OF MINUTES – June 17, 2026, Meeting

Motion to approve the minutes of the June 17, 2026, meeting, made by Marte Lancaster, seconded by Tammy Summers. Motion passed unanimously.

5. ANNOUNCEMENTS:

There were none.

6. PUBLIC COMMENTS:

Robert Rush Jr., resident of 150 Indian Bayou Drive, the son of the owner at 7255 N. Southern Comfort Drive in Laurel Hill asked to give an update on the campground.

Chairman informed Mr. Rush Jr. his case was not on the agenda this month since they took action on the case last month, and he needed to give the updates to staff.

Kenneth Holland, resident of 204 Alden Dr., asked to speak about 202 Alden Dr. Chairman informed him he could speak when the case is presented.

7. OLD BUSINESS:

Status Update on Previous Cases:

CEB CASE #0925-0121

Bayou Boathouse LLC

Location of Violation:

16 Bayou Drive, Fort Walton Beach

Monthly update: Owner has resolved the outstanding issues with Florida DEP and has submitted the application. They are now waiting for approval from FDEP.

CEB Case #0426-0285

Catherine Stefanik

Location of Violation:

829 Overbrook Drive, Ft Walton Beach

Respondent is non-compliant. Code Enforcement Staff have already filed the Order. Staff will file the non-compliant affidavit.

CEB CASE #0226-0242

Linda Cook

Location of Violation:

1839 Pointed Leaf Lane, Ft Walton Beach

Respondent is non-compliant. Code Enforcement Staff have already filed the Order. Staff will file the non-compliant affidavit.

CEB CASE #1125-0180

Navitidad B. Felipe

Location of Violation:

214 Poplar Avenue, Ft Walton Beach

Respondent is non-compliant. Code Enforcement Staff have already filed the Order. Staff will file the non-compliant affidavit. The property owners did not receive the notice because their address wasn't updated with the clerk of courts, and they are working with Staff to get the permits.

CEB CASE #0226-0223

Robert S. Rush

Location of Violation:

7255 N Southern Comfort Drive, LH

Respondent is non-compliant. Code Enforcement Staff have already filed the Order. Staff will file the non-compliant affidavit.

CEB CASE #0226-0236

James Barnett

Location of Violation:

1886 Wadsworth Road, Baker

Respondent is non-compliant. Code Enforcement Staff have already filed the Order. Staff will file the non-compliant affidavit. Staff have received word from the tax collector that a tax deed application has been submitted and might be going up for sale in August.

8. NEW BUSINESS:

A. CEB CASE #0426-0291

Heirs of Dorothy Hamilton

Location of Violation:

628 Carnathan Court, FWB

Okaloosa County Code of Ordinances, as amended, Chapter 11 Health & Sanitation, Article III Nuisance, Division 3 Litter, Sec. 11-136(4) Public nuisances described.

Code Enforcement Officer Chris Moody presented the violation on the property. Staff recommended administrative fees of \$891.26 imposed immediately and due by the compliance

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date, \$250/day fine if compliance is not reached by the compliance date, and a compliance date of August 18, 2026.

Tiffanie Salyers, 626 Carnathan Ct, spoke about her complaint on the property. She mentioned there have been some improvements, but trash is still accumulated at the property most days.

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

B. CEB CASE #0326-0246

James Colbert Jr.

Location of Violation:

202 Alden Drive, FWB

Violation of Okaloosa County Code of Ordinance, as amended, Chapter 11 Health & Sanitation, Article III Nuisance, Division 3 Litter, Sec 11-134 (b)(1), Litter Storage.

Code Enforcement Officer Chris Moody presented the violation on the property. Staff recommended administrative fees of \$891.50 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 August 18, 2026.

Kenneth Holland, 204 Alden Dr., spoke about the conditions of the property as he lives next door. He mentioned there are people living in the backyard in makeshift structures. He sees rats running into makeshift tents as well.

The Board, code officer, and the County's attorney discussed the structures in the backyard and who is the property owner.

Brian Timmons, 306 Lafitte Crescent, stated that Google Maps shows the property might be advertised as lodging with the name Freedom with the hotel symbol on it. He asked if it was a code violation for depicting the property at lodging. He mentioned there is a structure in the front of the property that has tarps wrapped around it that shouldn't be there.

Kathy Duke, 205 Alden Dr., asked if it's legal per code for the owners to live in the house with no running water, sewer, or trash pickup. Ms. Duke and her husband see a lot of rats and her husband has bought rat poison as they are eating at their garage, and he has sprayed the trash in the front to help with pests. They have also been picking up the trash to get it disposed of. She asked the Board not to let the garbage sit there for another month.

Joe Goodman, 581 Pocahontas Dr., spoke about the conditions of the property that have been going on for years. He mentioned it can be verified if the property owner has utilities at the property, and he believed it is a code violation and health issue if there isn't. There are other lean-tos against other fences and tarps around the carport in the front. Law enforcement has been called out numerous times to help but they just put everything back up after law enforcement leaves.

Taylor Davis, 104 Alden Dr., spoke about the conditions of the property and is concerned about the trash and broken glass. She feels unsafe to walk by the house with the people there and because of the smell of the odors. She is worried about the safety of the neighborhood.

Dennis Reeves, 952 Pocahontas Dr., is wondering why the visible unpermitted items haven't been addressed by now. He asked the County for help with getting the visible items cleaned up and

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taken care of. He wants the structure in the front to be brought to code since it still hasn't been taken down.

Brian Timmons, 306 Lafitte Crescent, wanted to make sure the Board understands the rodent aspect and the human waste is not just waste or garbage; it's hazardous waste and should amp up the process to have it removed. He asked if there is no water, how is the sewage taken care of. He believes the property owners are using irrigation water to flush toilets and that is a theft of public services. He is not sure how that falls in with code.

Hannah Flynn, 201 Alden Dr., spoke about how the situation keeps degrading and she feels unsafe to walk on the street. She asked if the code enforcement officer can go into their neighbor's yards with permission and look over the fence to get pictures of the structures.

Lisa Payton, Code Enforcement Supervisor, explained code enforcement officers are not allowed to look over privacy fences as it's a violation of property owner's privacy.

Cena Holland, 204 Alden Dr., lets the code enforcement officer know they are putting up a new fence, and the code enforcement officer can take pictures, if need be, when the old fence is taken down.

Marte Lancaster mentioned the Health Department is here to talk about the property and would like to hear what they have to say. Chairman asked if they would like to speak about the property.

Trisha Dall, Environmental Health Section Chief for Florida Department of Health in Okaloosa County, and Natalie Sullivan, Environmental Public Health for Okaloosa County, spoke about the property. Natalie went to the property and was there earlier that day, and Trisha let the staff know they can give access to code officers if they need it. Natalie has been going to the property since March and there has not seen any improvement and since it is a homeless camp, she is not allowed to go by herself. The property owners have been given 30-day notices and the property is getting worse.

Hazel Hakenson, her mom lives at 700 Standish Lane and has pictures of the property for the Board. She explained the photos and gave the photos to the Board with the structures. One photo showed where the property owners are leaning structures on her mom's fence and it's making her mom's fence unsafe. She discussed that the property shows on Google as Freedom, a homeless camp. The trash has human feces in it, and she has given trash bags to people at the property to take care of it with no help. She has helped to try picking up the trash with masks on. She is afraid for her mom's safety.

Chairman asked if the County can help with picking up the trash. Lisa Payton answered if it's in the right-of way she can reach out to Jim Reece, Solid Waste Contract Manager for the County, to help get the trash picked up.

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

Tammy Summers on the Board asked if they must give 30 days for compliance or if the Board can provide an earlier compliance date to help out the neighbors. Lisa Payton stated that it is up to the

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discretion of the Board when they want to make a compliance date and it doesn't have to be 30 days. The Board and code officer discussed the violations and the notices being posted.

Michelle Hansen, 125 Priscilla Dr, asked if the property owners would be in compliance if Waste Management picked up the trash. Lisa Payton stated that no, they would not be in compliance if trash was still in the yard because Waste Management will only pick up trash on the right-of-way.

Matt Dixon, 702 Standish Lane, asked who is going to be in violation and pay the fines since the person living at the property is in jail.

Chairman explained how the fines work. Lynn Hoshihara, County attorney, informed them that three months after a lien is recorded and if the lien remains unpaid, the County can petition the board of county commissioners for authority of the county to foreclose on the property, if the property is not homesteaded.

Kathy Duke, 205 Alden Dr., asked if there was not any running water in the house, would that be a code violation also.

Lisa Payton mentioned she had a judge tell her the County cannot force an entity to purchase public utility. They do not have to have running water if they have access to water.

C. CEB CASE #526-0310
Location of Violation:

Needa E. & Clayton S. Adams
6231 River Loop Drive, Crestview

Violation of Okaloosa County Code of Ordinance, as amended, Chapter 11 Health & Sanitation, Article III Nuisance, Division 3 Litter, , Sec. 11-134(b)(1) Litter storage and Appendix E, Land Development Code, Chapter 6 Development Design Standards, Construction Codes, Sec. 6.02.01 (11)C.

Code Enforcement Officer Sean Donaldson presented the violation on the property. Staff recommended administrative fees of \$1,251.88 imposed immediately with no compliance date as the property is now in compliance.

Marte Lancaster motioned to adopt staff recommendations on administrative fees. Second by Dana Cawthon. Motion passed unanimously.

D. CEB CASE #0126-0208
Location of Violation:

40 11th St. Land Trust
2496 Hwy 98, Mary Esther

Violation of Okaloosa County Code of Ordinance, as amended, Appendix E, Land Development Code, Chapter 2 Zoning Regulations, Sec. 2.21.00 Limitations and Restrictions (5) Dumpsters.

Code Enforcement Officer Sean Donaldson presented the violation on the property. Staff recommended administrative fees of \$1,160.53 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 August 18, 2026.

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

E. CEB CASE #0526-0324

Timothy T. & Joyce A. White

Location of Violation:

130 Kit Drive, Crestview

Violation of Okaloosa County Code of Ordinance, as amended, Chapter 11 Health & Sanitation, Article III Nuisances, Division 3, Litter, Sec. 11-132 Littering prohibited, Sec. 11-134 Litter storage, and Sec. 11-136 Public nuisances described, of the Okaloosa County Code of Ordinances.

Code Enforcement Officer Ron Cliff presented the violation on the property. Staff recommended administrative fees of \$887.04 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 August 18, 2026.

Chairman asked questions about the trash on the County's right-of-way on how we go after the owner if the trash is on the county's right-of-way. The trash is on the property and is overflowing onto the County right-of-way.

Marte Lancaster motioned to adopt staff recommendations regarding fines and administrative fees and the recommended date of compliance be August 18, 2026. Second by Tammy Summers. 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 5:30 pm.

Prepared by:



Theresa Ehrhardt
Administrative Specialist