

**CODE ENFORCEMENT BOARD
MEETING MINUTES
Wednesday, September 16, 2026**

MINUTES ARE NOT VERBATIM

A meeting of the Okaloosa County Code Enforcement Board was held Wednesday, September 16, 2026, at 4:00 p.m. at the Okaloosa County Administration Building, 1250 Eglin Parkway, first floor Commissioners' Chambers; Shalimar, Florida. Chairman Mark Siner, Dana Cawthon, Mike Banks, Parrish Hollingsworth, and Tammy Summers were in attendance.

Growth Management staff in attendance: Lisa Payton, Code Enforcement Supervisor; Theresa Ehrhardt, Administrative Specialist; Christel Mitchell, 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

Theresa Ehrhardt 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 – July 15, 2026, Meeting

Motion to approve the minutes of the July 15, 2026, meeting, made by Mike Banks, second by Dana Cawthon. Motion passed unanimously.

5. ANNOUNCEMENTS:

Lisa Payton informed the Board that CEB Case 0226-0238 is removed from the agenda due to the property being sold to a new owner. Staff will reissue the Notice of Violation to the new owner.

6. PUBLIC COMMENTS:

There were none.

7. OLD BUSINESS:

A. Status Update on Previous Cases:

CEB CASE #0925-0121

Location of Violation:

Bayou Boathouse LLC

16 Bayou Drive, Fort Walton Beach

The owner provided their monthly update. The owner is still working with DEP and has submitted their application for an exemption to the DEP. The boathouse has been classified as a historical boathouse. The owner has reached out to Growth Management about the permits for the boathouse.

CEB CASE #0226-0223

Robert S. Rush

Location of Violation:

7255 N Southern Comfort Drive, LH

Staff inspected the property on September 16, 2026 and found the property owner added more RVs and did more work on the property. Staff have not received anything from the property owner's engineering company. Lisa Payton asked Legal if they can increase the fines since they continue to violate the property. Legal advised they cannot since it's not a repeat violation. Board agreed that monthly updates are not needed on this case. Chairman and staff discussed the new violations. Staff will issue a new Notice of Violation for the new violations.

CEB CASE #0426-0291

Heirs of Dorothy Hamilton

Location of Violation:

628 Carnathan Court, FWB

The respondents did not sign for the findings and facts and there hasn't been any movement on cleaning up the property. Staff noticed someone is living there but not sure if it's a tenant or a squatter. Staff will file the non-compliant affidavit.

CEB CASE #0326-0246

James Colbert Jr.

Location of Violation:

202 Alden Drive, FWB

The County took this property before Judge Stone at a temporary injunction hearing. Judge Stone ruled in the County's favor and entered an order, ordering the property come into compliance. If the property does not come into compliance, the County will take the next steps to get the violations taken care of. A dumpster was asked for at the property on September 14, 2026 but there has been very little movement on cleaning up the property.

CEB CASE #0126-0208

40 11th St. Land Trust

Location of Violation:

2496 Hwy 98, Mary Esther

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

CEB CASE #0526-0324

Timothy T. & Joyce A. White

Location of Violation:

130 Kit Drive, Crestview

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

B. CEB CASE #0526-0317

BITN/Robert Boothe

Location of Violation:

4418 Cooper Lane, Holt

Okaloosa County Code of Ordinances, as amended, Chapter 1A Code Administration, Sec. 1A.03.08 Final Acceptance. (Tabled June 17, 2026).

Respondent submitted all the required documents to the County for the DO on September 15, 2026, and the DO will be processed on September 17, 2026. Staff requested for this case to be removed from the agenda since it will be in compliance on September 17, 2026. Roy Andrews, the attorney for a neighbor adjacent to the gun range, appeared at the meeting and informed the Board he was at the meeting to discuss the case. Chairman informed Mr. Andrews the case had already been voted on and there was not anything

more that can be done on the case unless a new violation is found. Mr. Andrews spoke about the old DO and how he believed Respondent was not compliant with the old DO. Mr. Andrews discussed how he and his client have concerns about the new DO.

Chairman asked staff if they have an amended DO. Kristen Shell, Growth Management Director, spoke about the old DO and issuing the new DO for the property. Discussion ensued between Legal, chairman and the director about the DO and the process of getting a new DO.

Dana Cawthon asked if there is a code for gun ranges and emphasized if there isn't one, a code needs to be implemented.

Chairman asked if the case can be tabled one more month to make sure they get the DO completed.

Roy Andrews spoke about the restriction on the first DO regarding not allowing shooting at night and wants to make sure it's in the new DO as well.

Tammy Summers motioned to leave the case on the agenda until the October 21, 2026, meeting. Second by Mike Banks. Motion passed unanimously

8. NEW BUSINESS:

A. CEB CASE #0526-0325

Crystal Dawn Garcia

Location of Violation:

4623 Summertime Drive, Holt

Violation of Okaloosa County Code of Ordinances, as amended, Chapter 11, Health & Sanitation, Article III, Nuisances, Division 3, Sec. 11-132 Littering prohibited, Sec. 11-134 Litter storage, Sec. 11-136 Public Nuisances described, Chapter 21 Traffic and Motor Vehicles, Article IV Abandoned and Nuisance Vehicles, Sec. 21-65 Nuisance Vehicles, and Chapter 6 Buildings and Construction, Article VI Building Code, Sec. 6-134 Building permits and fees.

Code Enforcement Officer Ron Cliff presented the violation on the property. Staff recommended administrative fees of \$947.94 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 October 20, 2026.

Crystal Garcia, owner of 4623 Summertime Drive, spoke about the violations on the property. She showed the Board that the dates were different on the letters and notice of violation she received. She felt that she wasn't properly notified. She asked for the Board to vote on dismissing the case due to not being properly notified. She didn't receive the first NOV's via certified mail, they were returned, and she let staff know she doesn't live at the Navarre address anymore. She did receive the NOV dated July 23, 2026, which stated the violations. She stated she did not know what the violations were and asked what the violations were. The Board stated that the violations were listed on the NOV she received. She asked the Board for six months to get the property into compliance.

The Board and the respondent discussed the violations and a structure that is on the property.

Tammy Summers motioned to adopt staff recommendations regarding fines and administrative fees and the recommended date of compliance of October 20, 2026. Second by Dana Cawthon. Tammy amended her motion for the compliance date to be November 17, 2026. Second by Mike Banks. Motion passed unanimously.

B. CEB CASE #0726-0408

Nick F. Brooks

Location of Violation:

803 Hilltop Road, Mary Esther

Violation of Okaloosa County Code of Ordinances, as amended, Chapter 11 Article III Nuisance, Division 3 Litter, Sec, 11-134 Litter storage (b) Residential and non-residential property.

Code Enforcement Officer Christel Mithcell 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 October 20, 2026.

Nick Brooks, owner of 803 Hilltop Road, spoke about the violations. The only item left he needs to move is the antique tractor. The trailer on the property isn't his but the owner of it will be moving it soon. He should be able to get the tractor moved within the next two to three weeks.

Mike Banks motioned to adopt staff recommendations regarding fines and administrative fees and the recommended date of compliance be October 20, 2026. Second by Dana Cawthon. Motion passed unanimously.

C. CEB CASE #0626-0020

Stanley Wiggins

Location of Violation:

401 Little John Road, Mary Esther

Violation of Okaloosa County Code of Ordinances, as amended, Chapter 11, Health & Sanitation, Article III, Nuisances, Division 3, Sec, 11-134 Litter storage (b) Residential and non-residential property and Sec. 11-136 Public Nuisances described.

Code Enforcement Officer Christel Mitchell presented the violation on the property. Staff recommended administrative fees of \$1,040.36 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 October 20, 2026.

Stanley Wiggins, owner of 401 Little John Road, spoke about the violations. The truck in the driveway does have tags and is a running vehicle. He is working on getting the wood removed from the right of way. He asked the Board for three months to get the property into compliance.

Dana Cawthon motioned to adopt staff recommendations regarding fines and administrative fees and the recommended date of compliance be December 15, 2026. Second by Mike Banks. Motion passed unanimously.

D. CEB CASE #0226-0238

Juan Serna

Location of Violation:

1324 Blueberry Lane, Crestview

Violation of Okaloosa County Code of Ordinances, as amended, Chapter 6 Buildings and Construction, Article VI Building Code, Sec. 6-133 Amendments to, Sec. 105.1 [A] Permits, and Appendix E, Land Development Code, Chapter 1A Code Administration, Sec.1A.02.03 Driveway Connection.

This case was removed from the agenda due to the sale of the property to a new owner.

E. CEB CASE #0626-0369

Paul Niebert

Location of Violation:

227 Newcastle Drive, FWB

Violation of Okaloosa County Code of Ordinances, as amended, Chapter 21 Traffic and Motor Vehicles, Article IV Abandoned and Nuisance Vehicles, Sec. 21-65 (b1), and Sec. 21-67(a2).

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

Code Enforcement Officer Sean Donaldson presented the violation on the property. Officer Donaldson informed the Board that the respondent is a repeat offender. Staff recommended administrative fees of \$856.47 imposed immediately and due by the compliance date, \$500/day fine if compliance is not reached by the compliance date, and a compliance date of October 20, 2026.

Paul Niebert, owner of 227 Newcastle Drive, spoke about the violations. He stated he didn't know about the violations since he didn't receive the NOV. He is in the process of moving items to his other property. He asked the board for three months to get the property into compliance.

Tammy Summers motioned to adopt staff recommendations regarding fines and administrative fees and the recommended date of compliance be December 15, 2026. Second by Dana Cawthon. Motion passed unanimously.

9. OTHER BUSINESS:

APPROVAL TO SEEK BOCC ACTION

CEB CASE #20-472096

Mary N. Wang

Location of Violation:

6024 Robin Road, Crestview

Violation of Okaloosa County Code of Ordinances, as amended, Chapter 11, Health & Sanitation, Article III, Nuisances, Division 3, Litter, Section 11-131, Definitions, Section 11-134, Litter Storage, and Section 11-136, Public Nuisances.

Lisa Payton presented the case to seek a recommendation for the BOCC to take action on the property to be foreclosed.

Mike Banks motioned to forward the case to the Board of County Commissioners to take action on foreclosure on the property. Second by Tammy Summers. Motion passed unanimously.

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