**CODE ENFORCEMENT BOARD**

**MEETING MINUTES**

**Wednesday, August 16, 2023**

# MINUTES ARE NOT VERBATIM

A meeting of the Okaloosa County Code Enforcement Board was held Wednesday, August 16, 2023 at 4:00 p.m. at the Okaloosa County Administration Building, 1250 Eglin Parkway, first floor Commissioner’s Chambers, Shalimar, Florida. Chairman Mike Banks, Mark Siner, Parrish Hollingsworth, Marti Lancaster, Dana Cawthon and Caralee Gibson (arrived 4:03 pm) attended the meeting. Tammy Summers was unable to attend the meeting.

Growth Management staff in attendance: Lisa Payton, Code Enforcement Supervisor; Lynne Oler, Code Enforcement Administrative Assistant; Sean Donaldson, Code Enforcement Officer and Ron Cliff, Code Enforcement Office. Kirsten Mood, Okaloosa County Attorney’s Office was also in attendance.

**1.** **PLEDGE OF ALLEGIANCE**

**2. ROLL CALL**

Ms. Lynne Oler conducted roll call.

**3. SWEARING IN OF ALL SPEAKERS**

Ms. Lynne Oler swore in everyone that wished to speak during the meeting.

**4. APPROVAL OF MINUTES – July 19, 2023 Meeting**

*Motion to approve the minutes made by Marti Lancaster, second by Mark Siner, approved unanimously.*

**5. ANNOUNCEMENTS:**

There was none.

**6. PUBLIC COMMENTS:**

There were none.

**7. OLD BUSINESS**:

Ms. Payton gave updates on older cases that went before the Code Enforcement Board.

**CEB CASE #23-532247 Heirs of Billy G. & Mary E. Grace**

**Location of Violation: 963/965 Mayo Trail, Crestview**

Ms. Payton stated that this case was in compliance and she had updated the Code Enforcement Board at our last meeting.

**CEB CASE #21-494091 WBL SPO II, LLC**

**Location of Violation: 407 Cobia Avenue, Fort Walton Beach (O.I.)**

Ms. Payton stated that this case was not in compliance. Code Enforcement has sent notices and we still have not heard from them. We are filing the Findings of Facts and Conclusions of Law and we are moving forward to the Board of County Commissioners (BCC) with this case.

**CEB CASE #23-530679 Samuel & Katherine Gardner**

**Location of Violation: 838 Tropic Avenue, FWB (O.I.)**

Ms. Payton said this case is not in compliance and it is on Okaloosa Island, so it will be forwarded to the BCC.

**CEB CASE #23-533788 George I. Dewrell Jr.**

**Location of Violation: 50 Port Dixie Blvd., Shalimar**

Ms. Payton said there are no permits on this property yet, but the Code Enforcement Board gave them until September 19, 2023 to comply.

**CEB CASE #23-533789 Johnathon & Stephani Lettelleir**

**Location of Violation: 58 Lake Lorraine Circle, Shalimar**

Ms. Payton said a Notice of Noncompliance was sent out. Code Enforcement will be filing the Findings of Facts and Conclusions of Law.

**CEB CASE #23-533790 RAK Construction LLC**

**Location of Violation: Vacant Parcel, Lakeview Street, Mary Esther**

 **Parcel ID #18-2S-25-272A-0002-0080**

Ms. Payton said this property has been brought into compliance.

**CEB CASE #23-533791 Chadwick & Becky Arnold**

**Location of Violation: 4601 Summertime Drive, Holt**

Ms. Payton said this property is not in compliance and Code Enforcement is filing the Findings of Facts and Conclusions of Law.

**CEB CASE #23-533795 Roy A. Richards Jr.**

 **Location of Violation: 5504 Elzie Road, Baker**

Ms. Payton stated that this property is in compliance.

*Ms. Kirsten Mood, of the Okaloosa County Attorney’s Office, asked if any member of the Board has any ex-parte communications to disclose on the record, including any site visits or any communication with any Respondents, outside of what will be presented before the Board. There was none.*

**8. NEW BUSINESS:**

 **A. CEB CASE #23-533792 Cynthia K. McKinney**

**Location of Violation: 3024 Cabela Lane, Crestview**

Violation of Okaloosa County Code of Ordinances, Chapter 11, Health & Sanitation, Article III, Nuisances, Division 3, Litter, Sec. 11-136, Public Nuisances.

Code Enforcement Officer Ron Cliff read the above violation. On March 22, 2023, Code Enforcement received a complaint of an odor coming from 3024 Cabela Ln, Crestview. An inspection was authorized via telephone by the owner of the property. Mr. Cliff found garbage and trash on the back porch of the residence. A notice was placed on the door and the owner was notified. On March 31, 2023, Ms. McKinney requested and was granted and extension until April 10, 2023, to bring the property into compliance. Again, on April 24, 2023, Ms. McKinney left a message that she would have the debris removed by the end of May. Mr. Cliff stated that Ms. McKinney was having health issues, so he worked with her to make sure she had the time she needed. On June 2, 2023, the complainant/neighbor granted Mr. Cliff permission to inspect the property from the neighbor’s back yard. Subsequently another extension was requested, but it was denied. Lisa Payton issued a Notice of Hearing on July 27, 2023. The property was posted on August 4, 2023 with Notice of the Code Enforcement Board Hearing. Staff’s recommendation is to sign the Order, including the Findings of Facts and Conclusions of Law, giving the respondent until September 19, 2023 to bring the property into compliance and assessing the administrative fee of $234.76.

Ms. Cynthia McKinney approached the podium to address the Board. She stated her name and address of 3024 Cabela Lane, Crestview. She said she wasn’t here to make excuses; the pictures speak for themselves and that she was not proud of that. Discussion took place about dumpsters and how to get the property into compliance.

*Marti Lancaster made a motion to enter an Order finding the Respondent in violation of Chapter 11, Health & Sanitation, Article III, Nuisances, Division 3, Litter, Sec. 11-136, Public Nuisances of the Okaloosa County Code, and giving Ms. McKinney until September 19, 2023 to bring the property into compliance, or a $250 per day fine and administrative fee of $234.76 will be assessed.* *Second by Parrish Hollingsworth, motion passed unanimously*.

 **B. CEB CASE #23-535457 Darrell Broadhurst**

 **Location of Violation: 403 Westminster Road, Ft. Walton Beach**

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 (b)(1), and Section 11-136, Public Nuisances; Chapter 17 Planning and Development, Article IV. Property Numbering System, Sec. 17-106, Standards for numbering; and Chapter 21, Traffic and Motor Vehicles, Article IV Abandoned and Nuisance Vehicles, Sec. 21.65 Nuisance vehicles.

Code Enforcement Officer Sean Donaldson read the above violation. Mr. Donaldson stated that on June 4, 2023, Code Enforcement received a complaint about nuisance vehicles, overgrowth, and debris in the front yard. He explained to the complainant the County does not have a vegetative ordinance. After arriving at the property, he noticed some building materials, some items that are not intended for outdoor use, and three inoperable vehicles. Mr. Donaldson issued a Notice of Violation on June 6, 2023 with a compliance date of July 5, 2023, and the green card was returned to Code Enforcement signed, on June 13, 2023. Mr. Donaldson conducted a follow-up inspection on July 7, 2023, and nothing had been done. He stated that he met with the respondents on August 15, 2023, and they have made significant progress. He went on to say that they have put up an opaque fence, where you can’t see the items, they have a vehicle partially covered, and are working on getting it corrected. Mr. Donaldson indicated that Mr. Broadhurst is working on one of the vehicles, and they have their address numbers to put on the mailbox. Mr. Donaldson said Staff’s recommendation is to pay an administrative fee of $209.33, and an extension of time to come into compliance. Mr. Siner asked if they are in compliance, and Mr. Donaldson stated that the Respondents are partially in compliance, they need to cover two vehicles and they need to get the address properly posted.

Ms. Barbara McCarthy introduced herself and her father, Mr. Darrell Broadhurst, 403 Westminster Road, Fort Walton Beach, FL. She said that she has the two vehicle covers in her truck to cover the vehicles and the numbers to put on the mailbox. Ms. McCarthy requested 60 days to come into compliance.

*Caralee Gibson made a motion to enter an Order finding the Respondent in violation of Sections 11-131, 11-134(b)(1), 11-136, 17-106, and 21-65 of the Okaloosa County Code, providing a compliance date of September 19. 2023, for the violations of Sections 17-106 and 21-65 by installing car covers and the address numbers, and a compliance date of October 15, 2023, for all violations, or a fine of $250 per day will commence and an administrative fee of $209.33 will be assessed. Second by Marti Lancaster, motion passed unanimously.*

**9. OTHER BUSINESS:**

Mr. Siner asked about a previous case and Ms. Payton said the property was brought into compliance.

**10. ADJOURN:**

*There being no further business before the Board, Chairman Banks declared the meeting adjourned at 5:09 pm.*

Prepared by:

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Lynne Oler

Code Enforcement Administrative Assistant