**CODE ENFORCEMENT BOARD**

**MEETING MINUTES**

**Wednesday, September 20, 2023**

# MINUTES ARE NOT VERBATIM

A meeting of the Okaloosa County Code Enforcement Board was held Wednesday, September 20, 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, Tammy Summers and Caralee Gibson attended 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 all who wished to speak at the meeting.

**4. APPROVAL OF MINUTES – August 16, 2023 Meeting**

*Motion to approve the minutes made by Caralee Gibson, second by Dana Cawthon, approved unanimously.*

**5. ANNOUNCEMENTS:**

There was none.

**6. PUBLIC COMMENTS:**

There were none.

**7. OLD BUSINESS**:

Disposition of Previous Cases:

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

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

Code Enforcement Supervisor, Lisa Payton, noted this property is now in compliance.

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

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

Code Enforcement Supervisor, Lisa Payton, noted this case is not fully compliant, and the Respondent has time remaining before the final Compliance Date in the Order.

*Ms. Kirsten Mood, of the Okaloosa County Attorney’s Office, 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, outside of what will be presented before the Board. There was none.*

**8. NEW BUSINESS:**

1. **CEB CASE #23-536334 Evelynne Moore**

**Location of Violation: 5404 Old Bethel Road, Crestview**

Violation of Okaloosa County Code of Ordinances, as amended, Chapter 21 Traffic and Motor Vehicles, Article IV Abandoned and Nuisance Vehicles, Sec. 21-65 Nuisance Vehicles; Appendix E, Land Development Code, Chapter 6 Development Design Standards, Sec. 6-02.01 (11) (d. (x)) Unsafe building; and Chapter 9, Operational Performance Standards, Sec. 9.03.05 Public Nuisance.

Code Enforcement Officer, Ron Cliff, read the above violation into the record. Mr. Cliff responded to a complaint filed on this property on February 16, 2023, conducted an inspection, and found building code violations, trash accumulation, and several nuisance vehicles. On February 21, 2023, a certified notice was sent to Respondent requesting that the violations be corrected no later than March 27, 2023, or the case would go before the Code Enforcement Board. Ms. Moore contacted Mr. Cliff on March 3, 2023, to request an extension until April 10, which Staff granted. On April 26, 2023, Ms. Moore requested another extension that was granted until June 1, 2023. On June 16, 2023, Mr. Cliff spoke with Ms. Moore who was out of town until June 26. On July 2, 2023, Mr. Cliff visited the site, and the property was posted with NO TRESSPASSING signs. On July 5, 2023, Mr. Cliff met Ms. Moore on site and took photos and a Notice of Hearing was provided. Staff’s recommendation is for the Code Enforcement Board to sign the Order, including Findings of Facts and the Conclusions of Law, and allow Ms. Moore until October 17, 2023, to comply and pay administrative fees of $229.36.

Ms. Evelyn Moore stepped forward and stated her name and address of 5404 Old Bethel Road, Crestview, FL. She said that everything Mr. Cliff said is correct, and a large amount of debris was present on the property.

*Caralee Gibson made a motion to issue an Order finding the violations presented and giving Ms. Moore until October 17, 2023, to bring the property at 5404 Old Bethel Road into compliance or be assessed administrative fees of $229.36 and a $250 per day fine beginning October 18, 2023. Second by Marti Lancaster. The motion passed unanimously*.

 **B. CEB CASE #23-537366 Veronica M. Headley**

 **Location of Violation: 1405 22nd Street, Niceville**

Sec. 21.65 Nuisance vehicles and Sec. 11-136, Public Nuisances, Okaloosa County Code of Ordinances.

Code Enforcement Officer Sean Donaldson read the above violation. Mr. Donaldson said that on July 25, 2023, Code Enforcement received a complaint about a pile of trash and vehicles without tags on the subject property. Mr. Donaldson sent out a Notice of Violation, which was returned on August 14, 2023. Mr. Donaldson said he posted the property and reinspected on August 31, 2023, and the property was still not compliant. He issued a Notice of Hearing for September 20, 2023. Staff’s recommendation is for an administrative fee of $205.36 be paid, with a compliance date of October 17, 2023.

Chairman Banks asked whether this was a repeat violation. Mr. Donaldson noted that this Respondent had not been before the Code Enforcement Board, but Staff have responded to complaints about this parcel three or four times over two years. Mr. Donaldson said the violations are caused by the owner’s son.

*Caralee Gibson made a motion to enter an Order finding the property in violation, assessing administrative fees of $205.36 due immediately, and giving the Respondent until October 17, 2023 to bring the property into compliance or be fined $250 per day. Second by Dana Cawthon. Motion passed unanimously*.

**C.** **CEB CASE #23-537418 Leslie T. McDowell**

**Location of Violation: 1764 Sycamore Avenue, Niceville**

Violation of Okaloosa County Code of Ordinances, as amended, Appendix E, Land Development Code, Chapter 6 Development Design Standards, Sec. 6-02.01 Construction Codes (11)(c) Maintenance and (d) Unsafe building; and Chapter 9, Operational Performance Standards, Sec. 9.03.05 Public Nuisance (3).

Code Enforcement Supervisor, Lisa Payton, read the above violation and stated that this was a case that was started by retired Code Enforcement Officer, John Wilson. Ms. Payton said on January 6, 2021, Code Enforcement received a complaint and upon inspection found that the home has holes in the roof. Mr. Wilson issued a Notice of Violation giving Respondent until March 7, 2021, to come into compliance. Upon reinspection, Staff found nothing had been accomplished, and then, due to COVID, Staff were unable to reach Mr. McDowell. During this time, Code Enforcement spent numerous hours trying to find someone to help Mr. McDowell. Code Enforcement met with him and gave him several agencies that might be able to help and provided him with paperwork for County housing, as well as Habitat for Humanity. Over the course of 18 months, Staff would check in on him. Mr. McDowell stated he was ill and did not want people in and out of his home. Staff have received several complaints over the years, and ultimately issued the Notice of Hearing to bring the case before the Code Enforcement Board.

Mr. Leslie McDowell approached the podium and stated his name and his address, 1764 Sycamore Ave, Niceville, FL. He stated that he owns the house, it is paid off, and he has insurance. He said his home is in bad shape. He said he has been a confused about civilian life since he retired from the military in 1992.

Chairman Banks told Mr. McDowell that he might want to contact DAV (Disabled American Veterans) because they will help with the paperwork. Mr. Banks said he could look at the Veterans Administration in Shalimar. Mr. McDowell asked if there was an office in Niceville. A discussion took place about different agencies Mr. McDowell might be able to contact that would be able to assist him.

*Marti Lancaster made a motion that this item be continued to the October 18, 2023 Meeting of the Code Enforcement Board for Mr. McDowell to return and to provide the Code Enforcement Board with documentation that he has applied for assistance by October 17, 2023. Seconded by Caralee Gibson*.

Further discussion took place about the safety of the property.

*The motion passed unanimously.*

**9. OTHER BUSINESS:**

There was no other business.

**10. ADJOURN:**

*There being no further business before the Board, Chairman Banks declared the meeting adjourned at 4:43 pm.*

Prepared by:

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Lynne Oler

Code Enforcement Administrative Assistant