

**CODE ENFORCEMENT BOARD
MEETING MINUTES
Wednesday, September 17, 2025**

MINUTES ARE NOT VERBATIM

A meeting of the Okaloosa County Code Enforcement Board was held Wednesday, September 17, 2025, at 4:00 p.m. at the Okaloosa County Administration Building, 1250 Eglin Parkway, first floor Commissioner's Chambers, Shalimar, Florida. Chairman Mike Siner, Caralee Gibson, Mike Banks, Marte Lancaster, Parrish Hollingsworth, and Dana Cawthon were in attendance.

Growth Management staff in attendance: Lisa Payton, Code Enforcement Supervisor; Kristen Shell, Director; Theresa Ehrhardt, Administrative Specialist; Sean Donaldson, Code Enforcement Officer; Chris Moody, Code Enforcement Officer; and Kirsten Mood, Okaloosa County Attorney's Office.

1. PLEDGE OF ALLEGIANCE

2. ROLL CALL

Theresa Ehrhardt conducted roll call.

3. SWEARING IN OF ALL SPEAKERS

Kirsten Mood 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 16, 2025, and August 20, 2025, Meetings

Motion to approve the minutes of the July 16, 2025, meeting, made by Caralee Gibson, second by Dana Cawthon, motion passed unanimously.

Motion to approve the minutes of the August 20, 2025, meeting, made by Caralee Gibson, second by Dana Cawthon, motion passed unanimously.

5. ANNOUNCEMENTS:

Lisa Payton wanted to make a correction to the agenda. Case# for item D under new business should be 0625-0050 and not 0625-0037.

Kirsten Mood was instructed to let chairman and Lisa know as the fiscal year closes; we are taken up our ethical responsibility before the end of the year. In October you will have your ethics sunshine law and public record for Kirsten so as a reminder, not to misuse your public position or

do anything unethical to benefit yourself while you are a member of the board and to make sure you are preserving public records. We will talk about that in the next meeting in October.

6. PUBLIC COMMENTS:

There were none.

7. OLD BUSINESS:

A. Disposition of Previous Cases

CEB CASE #25-567597

Debra Ann Eddington

Location of Violation:

1677 Pickens Circle, Baker

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

CEB CASE #0625-0020

Nick F. Brooks

Location of Violation:

803 Hilltop Road, Mary Esther

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

CEB CASE #0625-0014

Travis Dewrell

Location of Violation:

5162 Etta Garrett Road, Baker

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

CEB CASE #0625-0035

HomesteadTrust/MarkWohlin/Debra Colvin

Location of Violation:

24 Stewart Circle, FWB

Everything has been addressed except the eviction of the tenants in the sheds. The eviction is set for September 21st so Staff will follow up on September 22 to determine compliance.

CEB CASE #0525-0019

Victor Custer

Location of Violation:

336 Bluefish Drive, FWB (OI)

Mr. Custer is working with Growth Management on a DO to get the violation corrected. He is non-compliant as of today according to the order of the board

CEB CASE #25-562589

Harro R. & Barbara P. Schmidt

Location of Violation:

Vacant Lot, Hickory St., FWB

Lisa has been speaking to Respondent's attorney, and they are in litigation with the gentlemen who dumped the debris on the property. They are non-complaint as of today.

B. Previous Continued Case:

CEB CASE #25-563608

Christi L. Marsden – Life Estate

Location of Violation:

2828 Lake Silver Road, Crestview

(Application moving through Housing)

Ms. Marsden is present, and Code Enforcement Director Lisa Payton gave an update on this case. SHIP is working on the application but was missing some documents and couldn't get a response from Ms. Marsden. Her application has now expired, and she will need to file a new one.

Staff recommend continuing the case for 60 days to November 18th.

Caralee Gibson motions to extend the case #25-563608 to the meeting scheduled November 18, 2025, at 4pm at the Okaloosa County Administration Building, 1250 Eglin Parkway, first floor Commissioner's Chambers, Shalimar, Florida. Second by Marte Lancaster. Motion passed unanimously.

8. A. CEB CASE #0725-0028

Adanzy & Leslie Hart

Location of Violation:

315 Celeste Drive, Mary Esther

Violation of Okaloosa County Code of Ordinances, as amended, Chapter 11 Health & Sanitation, Article III Nuisance, Division 3, Litter, Sec 11-134, Litter storage; Chapter 21 Traffic and Motor Vehicles, Article IV Abandoned and Nuisance Vehicles, Sec. 21-65 Nuisance Vehicles, Chapter 6 Buildings and Construction, Article VI Building Code, Sec. 6-134 Building permits and fees; and Appendix E, Land Development Code, Chapter 2 Zoning Regulations Sec. 2.21.05 Limitations and restrictions.

Code Enforcement Officer Chris Moody described the above violation on the property. Officer's initial inspection on the property was July 17, 2025, and violation was posted and sent certified mail. Staff recommend administrative fees of \$949.82 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 October 14, 2025.

Caralee Gibson makes a motion on case CEB case #0725-0028 to adopt staff recommendations regarding fines and administrative fees and the recommended date of compliance f October 14, 2025. Second by Michael Banks. Motion passed unanimously.

B. CEB CASE #0525-0013

Rodger & Joan Glover

Location of Violation:

1517 Heritage Road, 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, Nuisance vehicles.

Code Enforcement Officer Sean Donaldson read about the above violation of the property. Officer's initial inspection on the property was May 12, 2025, to find there were multiple violations with the vehicles. Officer issued an initial violation on May 22, 2025, and posted a new violation on June 6, 2025, with a compliance date of June 26, 2025. On June 28, 2025, Officer conducted another follow up inspection where he was non-compliant. Staff recommend administrative fees of \$966.29 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 14, 2025.

Caralee Gibson makes a motion on case CEB case #0525-0013 to adopt staff recommendations regarding fines and administrative fees and the recommended date of compliance of October 14, 2025. Second by Marte Lancaster. Motion passed unanimously.

C. CEB CASE #0625-0037

Jamison & Whitney Jackson, ET AL

Location of Violation:

Vacant Lot, Brooks Avenue, FWB

Violation of Okaloosa County Code of Ordinances, as amended, Chapter 11, Health and Sanitation, Article III Nuisances, Division 3 Litter, Sec. 11-134 Litter storage, and Sec. 11-136 Public nuisances described; and Chapter 21 Traffic and Motor Vehicles, Article IV Abandoned and Nuisance Vehicles, Sec. 21-65 Nuisance Vehicles.

Code Enforcement Officer Sean Donaldson read about the above violation of the property. Officer's initial inspection on the property was June 25, 2025, about homeless people living on the lot, nuisance vehicles, and trash. Officer issued an initial violation on July 1, 2025, via certified mail with a July 27, 2025, compliance date. On August 11, 2025, Officer conducted a follow up inspection to find the violation had not been corrected. Staff recommend administrative fees of \$921.64 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 14, 2025. The vehicles have been removed; little and public nuisance are the only violations now.

Marte Lancaster makes a motion on case CEB case #0625-0037 to adopt staff recommendations regarding fines and administrative fees and the recommended date of compliance to October 14, 2025. Second by Caralee Gibson. Motion passed unanimously.

D. CEB CASE #0725-0050

WYN-Rock N Bowl Apts, LLC

Location of Violation:

53 Robys Drive, Mary Esther

Violation of Okaloosa County Code of Ordinances, as amended, Chapter 11 Health & Sanitation, Article III Nuisance, Division 3, Litter, Sec 11-136 Public nuisances described (2) & (4); and Appendix E, Land Development Code, Chapter 6 Construction Codes, Sec. 6.02.01(11).

Code Enforcement Officer Sean Donaldson read about the above violation of the property. Officer's initial inspection on the property was July 10, 2025, about a dilapidated structure, rodents, and trash. The lady who complained about the rodents has backed out of it, so here for the structure and debris. On July 14, 2025, officer issued a notice of violation sent certified mail with a compliance date of August 12, 2025. Officer conducted a follow up inspection on August 13, 2025, to see if the violation was in-compliance and it failed. Staff recommend administrative fees of \$947.78 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 14, 2025.

Katie Grimble at 57 Robys Drive speaks on behalf of WYN-Rock N Bowl Apts, LLC. Katie has pictures where they have cleaned up a bunch of the debris since the violation and the area is a hot spot for people dumping their debris there. Ms. Grimble is asking for more time to get the structure taken care of.

Caralee Gibson makes a motion on case CEB case #0725-0050 to continue the case to December 17, 2025, at 4pm in this room. Second by Michael Banks. 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 4:42 pm.

Prepared by:



Theresa Ehrhardt
Administrative Specialist