

**CODE ENFORCEMENT BOARD  
MEETING MINUTES  
Thursday, July 20, 2017**

**MINUTES ARE NOT VERBATIM**

A meeting of the Okaloosa County Code Enforcement Board was held Thursday, July 20, 2017 at 4:00 p.m. at the Okaloosa County Administration Building, 1250 Eglin Parkway, first floor Commissioner's Chambers, Shalimar, Florida. Board members in attendance were Chairman Spence King, Vice-Chairman Mike Banks, Cathy Alley and Fay Seketa.

Growth Management staff in attendance were Lisa Payton, Code Enforcement Supervisor and Karen Rossi, Code Enforcement Administrative Assistant.

**1. ROLL CALL**

Ms. Rossi conducted roll call.

**2. SWEARING IN OF ALL SPEAKERS**

Staff in attendance was sworn in.

**3. APPROVAL OF MINUTES – May 18, 2017 Meeting**

Motion to approve the minutes as written made by Fay Seketa, second by Mike Banks, approved unanimously.

**4. ANNOUNCEMENTS**

There were no special announcements.

**5. OLD BUSINESS**

- A. CEB CASE #17-410823**  
**Location of Violation:**

**Ronald Alter**  
**5298 Colt Drive, Crestview**

**Ordinance Violation and Public Nuisance.**

**Okaloosa County Land Development Ordinance 91-1 as amended, Chapter 2 Accessory Uses and Structures, Section 2.21.05, Limitations and Restrictions, 9 Home Occupation; Chapter 9, Operational Performance Standards, Section 9.03.05 Public Nuisance.**

Ms. Payton restated the facts of the case and further stated that she visited the site on May 18 and found that the parcel was not completely in compliance, there were still A/C units visible

on the property. Ms. Payton explained to the tenant that all the A/C units must be removed. At that time, the compliance time period had not yet ended and Ms. Payton returned to the parcel on May 20 where she found that all the A/C units had been removed. Because compliance has been met in this case, Ms. Payton recommended that this item be removed from the meeting agenda.

Discussion ensued concerning the case requirements, if all other items that were in violation on the site were removed, if staff is happy with the status of the property and what kind of motion is needed.

Mr. Banks is on the Homeowner's Association for this parcel, so he will abstain from voting on this item, will fill out *Form 8B – Memorandum of Voting Conflict for County, Municipal and Other Local Public Officers* and submit it to the Board Secretary.

Motion to remove Case #17-410823 from the meeting agenda made by Fay Seketa, seconded by Cathy Alley, approved unanimously.

**B. CEB CASE #17-410930**                                  **Richard T. Frazier Trust**  
**Location of Violation:**                                  **1718 25<sup>th</sup> Street, Niceville**

**Ordinance Violation and Public Nuisance.**  
**Okaloosa County Land Development Ordinance 91-1 as amended, Chapter 6**  
**Development Design Standards, Section 6.02.00 Construction Standards, (11) c and d**  
**(vii).**

Ms. Payton stated that at the May 18 meeting the compliance time period was not complete and that she requested an extension of the time period because there was a sales contract on the property and the family was waiting on a judge to sign probate documents.

Ms. Payton further stated that the property/home sold, demolition permit #415222 was purchased on July 6, demo commenced and final inspection was completed on July 17. Ms. Payton stated that they are in compliance, the home is gone and she recommends that this item be removed from the agenda.

Discussion ensued regarding the location of the parcel and whether there were other lots nearby.

Motion to remove this item from the meeting agenda made by Mike Banks, seconded by Cathy Alley, approved unanimously.

**C. CEB CASE #17-410916**                                  **Henry Price**  
**Location of Violation:**                                  **5278 Cavalier Drive, Crestview**

**Ordinance Violation and Public Nuisance.**  
**Okaloosa County Land Development Ordinance 91-1 as amended, Chapter 6**  
**Development Design Standards, Section 6.00.04 (7) Regulations, Travel Trailers.**

Ms. Payton restated the Board's motion from the April 20, 2017 meeting, wherein the Board moved to give the owner 30 days to come into compliance, and if compliance not met to fine \$250 per day retroactive to April 20, 2017, and for staff to contact the Building Official to discuss possible condemnation due to unsanitary conditions based on the recommendation of the Health Department. The motion was amended to include notification to the Florida Department of Environmental Protection (FDEP) concerning potential environmental impacts.

Ms. Payton stated that she spoke with Purl Adams about visiting the site and he has not been able to make contact with Mr. Price to get out to the site. Ms. Payton further stated that according to Mr. Price's granddaughter, Mr. Price has been in and out of the hospital and is not doing well. Ms. Payton added that FDEP has been to the site but found that there are no issues for them to address at this time.

Ms. Payton stated that there are no longer any tenants on the property - two of the tenants were given assistance to move, and the third tenant assaulted Mr. Price and was removed from the property. The public nuisance issues do remain – the debris that is everywhere and a shed that needs to be demolished.

Ms. Payton suggested that the Board either table this issue or remove it from the agenda until further notice due to Mr. Price's health.

Discussion ensued regarding what violations currently remain on the property.

Chairman King inquired about the correct procedure for removing this particular item from the agenda. Ms. Payton stated that she spoke with Attorney Kerry Parsons prior to the meeting. Attorney Parsons said it can be removed from the agenda and her recommendation is tabling or removing the issue from the agenda till further notice. Mr. Banks asked if the fines would continue to accrue if the case was tabled. Ms. Payton stated that fines would not accrue until the Board moves to go forward with the lien. Ms. Payton further stated that the reason staff is recommending to table or remove until further notice is due to Mr. Price's health, it will be difficult to attain compliance on the property considering his condition. He is not physically able to do anything to the property.

Discussion ensued related to the process for tabling to the next meeting, whether fines should continue to be imposed, how long this issue has been going on and whether to lien the property or table the issue.

Motion to place a lien on the property at \$250 per day fine retroactive to April 20, 2017 made by Mike Banks, seconded by Cathy Alley, approved unanimously.

## **6. NEW BUSINESS**

No new business.

## **7. OTHER BUSINESS**

No other business.

**8. ADJOURN**

There being no further business before the Board, Chairman King declared the meeting adjourned.

Prepared by: Karen Rossi  
Karen Rossi  
Administrative Assistant II  
07.28.17