

Okeechobee County Code Enforcement Special Magistrate Hearing

June 21, 2016 Minutes

The hearing of the Okeechobee County Code Enforcement Special Magistrate, Deborah Hooker, took place at the Okeechobee County Health Department Auditorium and was called to order at 2:01 p.m. on Tuesday, June 21, 2016.

The following county staff members were present:

Beth Albert, Code Enforcement Officer
Rollo Ridley, Code Enforcement Officer
Jennifer Kinard, Code Enforcement Officer
Brandi Cowing, Secretary to the Special Magistrate
Laura McCall, County Attorney

After the Pledge of Allegiance and a brief introduction statement, Magistrate Hooker swore in the Code Officers.

Code Officers stated the following cases are in compliance.

New Business: Charles R. Morris
New Business: Sherrie Chapman

Case number: 1602-0002
Case number: 1603-0027

Special Magistrate Hooker approved and signed the minutes from the May 17, 2016 hearing.

NEW BUSINESS:

Case number 1509-0045 for Charles H. Bryant III was called.

Charles H. Bryant III was present for this case.

Officer Jennifer Kinard presented the case for the property located at 2025 SE 35th Lane which was cited for trash and debris, section 10.02.02D, outdoor storage, section 10.02.02L, exterior deterioration, section 8.00.00G 304.6, roof deterioration, section 8.00.00G 304.7 and foundation requirements, section 7.08.01B4. Partial compliance has been achieved and permits have been issued to correct the violations. Respondent is now only in violation of section 8.00.00G 304.6 for exterior deterioration. Respondent states he has all the materials, he is waiting on help from family to complete the project.

Officer Kinard offered several supporting documents into evidence.

Magistrate Hooker found the Respondent to be in violation of section 8.00.00G 304.6 and ordered Respondent to be in compliance by July 14, 2016.

OLD BUSINESS:

Case number 1506-0039 for Taylor Creek Resort RV Park was called.

Tosha Eunice, Property Manager, was present for this case.

Officer Beth Albert presented the case for the property located at 2730 Highway 441 SE, which was heard during the April 19, 2016 hearing and originally cited for exterior of structures rotted, section 10.04.00. Respondent is in the process of correcting the violation for each cabin on the property and appeared today to provide a status update. One cabin has had a final inspection, two cabins are scheduled for final inspections. Respondent states the entire property should be in compliance by August.

Officer Albert offered several supporting documents into evidence.

Magistrate Hooker found the Respondent to be in violation of section 10.04.00 and ordered Respondent to comply by August 11, 2016.

Case number 1506-0062 for Robert E. Wylie was called.

Robert Wylie and Joey Mohanna were present for this case.

Officer Beth Albert presented the case for the property located at 32175 NE 3rd Drive, which was heard during the April 19, 2016 hearing and originally cited for construction without a permit, section 13.01.01. Ms. Mohanna is planning on purchasing the property and closing in a few days. Six permits have been issued and paid for on this date. Ms. Mohanna requests six months to complete the repairs. County requests three months.

Officer Albert offered several supporting documents into evidence.

Magistrate Hooker found the Respondent to be in violation of section 13.01.01 and ordered Respondent to be in compliance by September 15, 2016.

Case number 1411-0003 for Angus J. Freeman & Veronica J. Freeman was called.

Angus J. Freeman was present for this case.

Officer Beth Albert presented the case for the property located at 1546 NW 106th Street, which was heard during the May 17, 2016 hearing and originally cited for condition of building nuisances, section 10.04.00, exterior of structure, section 8.00.00G 304.1, roof damage, section 8.00.00G 304.7 and exterior doors, section 8.00.00G 304.15. Permits have been issued and progress has been made. Respondent purchased all necessary materials, but has been unable to complete work due to the weather. Respondent expects to have two sides done in 30 days.

Officer Albert offered several supporting documents into evidence.

Magistrate Hooker found the Respondent to be in violation of sections 10.04.00, 8.00.00G 304.1, 304.7 and 304.15 and ordered Respondent to comply by July 14, 2016.

Case number 1511-0060 for Teryl L. Mateo was called.

No party was present for this case.

Officer Rollo Ridley presented the case for the property located at 16605 NW 32nd Avenue, which was heard during the May 17, 2016 hearing and originally cited for junk, section 10.02.02A, trash and debris, section 10.02.02D and outdoor storage, section 10.02.02L. Compliance has not been achieved. Requested a fine of \$25.00 per day.

Officer Ridley offered several supporting documents into evidence.

Magistrate Hooker found the Respondent to be in violation of sections 10.02.02A, 10.02.02D and 10.02.02L and ordered a fine of \$25.00 to be imposed starting tomorrow, June 22nd, 2016. This will be filed at the Clerk of Court.

Case number 1503-0048 for Donald W. Brown was called.

Donald W. Brown and Jerry Brown were present for this case.

Officer Jennifer Kinard presented the case for the property located at 2461 NE 6th Street, which was heard during the May 17, 2016 hearing and originally cited for inoperable and abandoned vehicles, section 10.02.02B, trash and debris, section 10.02.02D, outdoor storage, section 10.02.02L and emergency escape openings, section 8.00.00G 702.1. Property has been split into two parcels. After a brief recess to resolve the issue of where the violation now resides, it was determined that Donald Brown's property (2461 NE 6th Street) is no longer in violation. Jerry Brown's property (2451 NE 6th Street) is now in violation. Jerry Brown states that he has ordered the building which will allow him to properly store his items. A case will be made against Jerry Brown's property since the violation now exists on that parcel.

Officer Kinard offered several supporting documents into evidence.

Magistrate Hooker found the Respondent (Donald W. Brown) to be in compliance as his property no longer contains the violation.

Case number 1509-0002 for Holly Everett was called.

No party was present for this case.

Officer Rollo Ridley presented the case for the property located at 354 SE 13th Avenue, which was heard during the April 19, 2016 hearing and originally cited for structure unfit for human occupancy, section 108.1.3 and dilapidated structure, section 10.02.02E. Compliance has not been achieved, however permits have been obtained and demolition has started.

Officer Ridley offered several supporting documents into evidence.

Magistrate Hooker found the Respondent to be in violation of sections 108.1.3 and 10.02.02E and ordered Respondent to comply by July 14, 2016.

There being no further business, the meeting was adjourned.

Brandi Cowing, Secretary to Special Magistrate

Date

Deborah M. Hooker, Special Magistrate

Date