CITY OF OKEECHOBEE CODE ENFORCEMENT
OCTOBER 13, 2026, SPECIAL MAGISTRATE HEARING
OFFICIAL MINUTES

I. CALL TO ORDER

Special Magistrate Roger Azcona called the Code Enforcement Special Magistrate Hearing to order on Tuesday, October 13, 2026, at 6:00 P.M. in the City Council Chambers, located at 55 Southeast (SE) 3rd Avenue (AVE), Room 200, Okeechobee, Florida. The Pledge of Allegiance was led by Special Magistrate Azcona.

II. ATTENDANCE

Code Enforcement Officer Christina Curl called the roll: Special Magistrate Roger Azcona, Esquire, and Code Enforcement Officer Anthony Smith were present. City Attorney Stephen Conteaguero attended remotely.

III. CHANGES TO AGENDA

Special Magistrate Azcona asked whether there were any agenda items to be added, deferred, or withdrawn; there were none.

IV. APPROVAL OF MINUTES AND ADMINISTRATION OF OATH

A. Special Magistrate Azcona dispensed with the reading and approved the September 8, 2026, Minutes.

B. This being a Quasi-Judicial proceeding, Special Magistrate Azcona collectively administered an Oath to: Code Officers Smith and Curl, Mr. Frantz Anneril, and Mr. Frantzener Anneril, all affirmed. Code Officers Smith and Curl stated for the record all events regarding the cases to be discussed occurred within the municipal limits of the City of Okeechobee. The Officer's notes, testimony, photographs, and support documents were all entered as part of the official record.

V. CONTINUED CASES

A. Case No. 260710006; T-Bolt Jr. Automotive Repair, LLC/Travis Franklin and Katrina S. Bast, 304 Southwest (SW) 2nd AVE, Okeechobee [Legal Description: Lot 11, of Block 183, CITY OF OKEECHOBEE, Plat Book (PB) 1, Page (PG) 10 and PB 5, PG 5, Okeechobee County public records]. No action on this matter was requested but it is noted for the record to have been in violation of Chapter 30, Sections 30-40 Junk, 30-41 Disabled vehicles, 30-43 Public nuisances, 30-44 General cleaning and beautification, the property was found to be in compliance on October 6, 2026, no Lien/Order recorded, no fine accrued.

B. Case No. 260813011; No No Auto Repair LLC, 1605 SW 5th AVE, Okeechobee [Legal Description: All of Lot 3 and Lot 4, less the East (E) 11.4-feet (ft) and less the North (N) 60.00-ft thereof of Block 18, lying South (S) of Ninth Street (ST) as relocated by the State Road Department; all of Lot 1, 2, and Lot 10, less the E 39.4-ft of Lot 10 of Block 19, WOODLAND PARK, PB 2, PG 28, and all that part of Ninth ST, lying West (W) of the E boundaries of Lot 7 of Block 18, and Lot 8 of Block 19, extended, less the E 159.40-ft thereof, Okeechobee County public records].

Code Officer Smith testified that the property is in violation of Chapter 30, Sections 30-40 Junk, 30-41 Disabled vehicles, 30-43 Public nuisances, 30-44 General cleaning and beautification. The respondent is not a repeat violator. A Statement of Violation/Notice of Hearing (SOV/NOH) was mailed via United States Postal Service (USPS) certified return receipt on September 15, 2026. The notice was returned on September 29, 2026. A Notice to Appear was posted on the property and the Public Notices Board at City Hall on September 30, 2026. The property was inspected and found to be non-compliant on October 7, 2026.

V. CONTINUED CASES CONTINUED

B. Case No. 260813011; CONTINUED: To comply with City Ordinances the property owner needs to cut and maintain all overgrown vegetation to a height not to exceed 8-inches on the entire property and trim landscaping to a neat appearance not to adversely affect the aesthetic of the property or adjacent properties, remove the large piles of debris from the property, and remove, or register or store all disabled vehicles within a completely enclosed building. Mr. Frantzener appeared before the Special Magistrate and conveyed his explanations and reasonings for why the property has remained non-compliant for an extended period of time, and why he needed additional time to bring the property into compliance. The City recommends in accordance with the City's fine schedule a fine of $50.00 per day to begin October 14, 2026, unless the property owner brings the property into compliance on or before that date, plus a $50.00 administrative fee.

Based on the evidence provided, **Special Magistrate Azcona found Case No. 260813011 to be in violation of Chapter 30, Sections 30-40 Junk, 30-41 Disabled vehicles, 30-43 Public nuisances, 30-44 General cleaning and beautification and imposed a fine of $50.00 per day, plus a one-time $50.00 administrative fee should the property fail to come into compliance by October 14, 2026**.

VI. REPEAT VIOLATORS

A. Case No. 260908020; David Salas and Olga Lidia Jimenez, 503 Northeast (NE) 3rd ST, Okeechobee [Legal Description: Lots 10, 11, 12 of Block 118, CITY OF OKEECHOBEE, PB 1, PG 10 and PB 5, PG 5, Okeechobee County public records].

Code Officer Smith testified that the property is in violation of Chapter 54, Section 54-51 Parking in residential neighborhoods, Chapter 30, Sections 30-40 Junk, 30-41 Disabled vehicles, 30-43 Public nuisances, 30-44 General cleaning and beautification. The respondent is a repeat violator, previous Case No. 221119009. A SOV/NOH was mailed via USPS certified return receipt on September 10, 2026. The City Staff has not received the notice nor the signature receipt card back as of the date of this Hearing. A Notice to Appear was posted on the property and the Public Notices Board at City Hall on September 30, 2026. The property was inspected and found to be non-compliant on October 7, 2026. To comply with City Ordinances the property owner needs to cut and maintain all overgrown vegetation to a height not to exceed 8-inches on the entire property and trim all landscaping to a neat appearance not to adversely affect the aesthetic of the property or adjacent properties, remove the debris from the side and rear of the property, remove, or register or store all disabled vehicles within a completely enclosed building. The City recommends in accordance with the City's fine schedule a fine of $100.00 per day to begin October 14, 2026, unless the property owner brings the property into compliance on or before that date, plus a $100.00 administrative fee.

Based on the evidence provided, **Special Magistrate Azcona found Case No. 260908020 to be in violation of Chapter 54, Section 54-51 Parking in residential neighborhoods, Chapter 30, Sections 30-40 Junk, 30-41 Disabled vehicles, 30-43 Public nuisances, 30-44 General cleaning and beautification and imposed a fine of $100.00 per day, plus a one-time $100.00 administrative fee should the property fail to come into compliance by October 14, 2026**.

VII. NEW CASES

A. Case No. 260807031; Omar Resendiz Martinez and Elia Yesenia Garcia, 913 SE 8th AVE, Okeechobee [Legal Description: Lots 20, 21 and 22, OKEECHOBEE ESTATES, AN ADDITION TO OKEECHOBEE, PB 3, PG 20, Okeechobee County public records].

VII. NEW CASES CONTINUED

A. Case No. 260807031; CONTINUED: No action on this matter was requested but it is noted for the record to have been in violation of Chapter 30, Sections 30-36 Dumping, depositing, leaving on or near street, 30-41 Disabled vehicles, 30-43 Public nuisances, 30-44 General cleaning and beautification, the property was found to be in compliance on October 7, 2026, no Lien/Order recorded, no fine accrued.

VIII. COMPLIED CASES

A. Case No. 260710007; Luis Albert Blanco, 920 Northwest (NW) 10th ST, Okeechobee [Legal Description: Lot 17 and W half of Lot 18 of Block 25, CITY OF OKEECHOBEE, PB 1, PG 10 and PB 5, PG 5, Okeechobee County public records]. No action on this matter was requested but it is noted for the record to have been in violation of Chapter 30, Sections 30-40 Junk, 30-41 Disabled vehicles, 30-43 Public nuisances, 30-44 General cleaning and beautification, Chapter 90, Section 90-84 Storm shutters guidelines for commercial and residential structures, the property was found to be in compliance on September 2, 2026, with a lien balance of $2,200.00, plus a $50.00 administrative fee.

B. Case No. 260807027; Jonatan Prado-Calderon, 805 SE 3rd ST, Okeechobee [Legal Description: Lot 2 of Block 1 REVISED PLAT OF WILCOX SHORES, PB 3, PG 5, Okeechobee County public records]. No action on this matter was requested but it is noted for the record to have been in violation of Chapter 30, Sections 30-41 Disabled vehicles, 30-43 Public nuisances, 30-44 General cleaning and beautification, the property was found to be in compliance on September 29, 2026, no Lien/Order recorded, no fine accrued.

C. Case No. 26080725; Francisco Guerrero and Ofelia Cruz, 813 SE 3rd ST, Okeechobee [Legal Description: Lot 4 of Block 1, REVISED PLAT OF WILCOX SHORES, PB 3, PG 5, Okeechobee County public records]. No action on this matter was requested but it is noted for the record to have been in violation of Chapter 30, Sections 30-36 Dumping, depositing, leaving on or near street, 30-43 Public nuisances, the property was found to be in compliance on August 25, 2026, no Lien/Order recorded, no fine accrued.

D. Case No. 260807029; Jackie Markovitch, 312 SE 8th AVE, Okeechobee [Legal Description: Lot 7 and N half of Lot 8 of Block 6, REVISED PLAT OF WILCOX SHORES, PB 3, PG 5, Okeechobee County public records]. No action on this matter was requested but it is noted for the record to have been in violation of Chapter 30, Sections 30-43 Public nuisances, 30-44 General cleaning and beautification, the property was found to be in compliance on August 25, 2026, no Lien/Order recorded, no fine accrued.

E. Case No. 260807024; David W. and Brenda E. Quinlin, 819 SE 3rd ST, Okeechobee [Legal Description: Lot 7 of Block 1, SECOND REVISED PLAT OF PARTS OF WILCOX SHORES, PB 3, PG 16, together with the following: a parcel of land lying in Section 22, Township 37 S, Range 35 E and being a portion of Lot 6, Block 1, according to the Plat thereof recorded in PB 3, PG 16, and being more particularly described as follows: begin at the NE corner of said Lot 6; thence S 73°51'22" W, along the N line of said Lot 6, a distance of 147.33-ft; thence S 16°08'38" E, perpendicular to said N line of Lot 6, a distance of 20.00-ft, to the NW corner of Lot 7, Block 1; thence N 73°51' 22" E, along the N line of said Lot 7, Block 1, a distance of 95.84-ft, to the NE corner of said Lot 7, Block 1; thence N 00°07'11" W, along the W line of the 40.00-ft wide canal right-of-way (ROW) lying E of said Lots 6 & 7, Block 1, a distance of 10.40-ft; thence N 73°51'22" E, along the N line of said canal ROW, a distance of 45.75-ft; thence N 00°07'11" W, along the NE line of said Lot 6, a distance of 10.40-ft, to the point of beginning, Okeechobee County public records]. No action on this matter was requested but it is noted for the record to have been in violation of Chapter 30, Section 30-41 Disabled vehicles, the property was found to be in compliance on September 29, 2026, no Lien/Order recorded, no fine accrued.

VIII. COMPLIED CASES CONTINUED

F. Case No. 260820026; Linda Santjer (Estate) and Robey Hillman, 406 SE 6th ST, Okeechobee [Legal Description: Lots 9 and 10 of Block J, CENTRAL PARK, AN ADDITION TO THE CITY OF OKEECHOBEE, PB 2, PG 39, Okeechobee County public records]. No action on this matter was requested but it is noted for the record to have been in violation of Chapter 30, Sections 30-43 Public nuisances, 30-44 General cleaning and beautification, the property was found to be in compliance on September 10, 2026, no Lien/Order recorded, no fine accrued.

G. Case No. 260807020; Warren B. and Jeanette M. Harvey, 400 SE 8th Drive (DR), Okeechobee [Legal Description: N half of Lot 7, Lot 8 of Block 2, REVISED PLAT OF WILCOX SHORES, PB 3, PG 5, Okeechobee County public records]. No action on this matter was requested but it is noted for the record to have been in violation of Chapter 30, Sections 30-43 Public nuisances, 30-44 General cleaning and beautification, the property was found to be in compliance on September 8, 2026, no Lien/Order recorded, no fine accrued.

H. Case No. 260807021; Blaine and Jeanette Harvey, 301 SE 8th DR, Okeechobee [Legal Description: Lot 10 of Block 1, REVISED PLAT OF WILCOX SHORES, PB 3, PG 5, Okeechobee County public records]. No action on this matter was requested but it is noted for the record to have been in violation of Chapter 30, Sections 30-40 Junk, 30-41 Disabled vehicles, 30-43 Public nuisances, 30-44 General cleaning and beautification, the property was found to be in compliance on August 25, 2026, no Lien/Order recorded, no fine accrued.

IX. ADJOURN HEARING

There being no further business, Special Magistrate Azcona, adjourned the Hearing at 7:10 P.M.

Roger Azcona, Special Magistrate

ATTEST:

Christina Curl

Christina Curl, Code Enforcement Officer

Please take notice and be advised that when a person decides to appeal any decision made by the Special Magistrate with respect to any matter considered at this Hearing, he/she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. Code Enforcement media are for the sole purpose of backup for official records of Code Enforcement.