



**CITY OF OKEECHOBEE CODE ENFORCEMENT
APRIL 14, 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, April 14, 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Special Magistrate Azcona asked whether there were any agenda items to be added, deferred, or withdrawn, Fine Reduction Requests Continued Item No. V.A. Case No. 210405015 and 230111008; Capital C Inc., was withdrawn.

IV. APPROVAL OF MINUTES AND ADMINISTRATION OF OATH

A. Special Magistrate Azcona dispensed with the reading and approved the February 10, 2026, Minutes.

B. This being a Quasi-Judicial proceeding, Special Magistrate Azcona collectively administered an Oath to: Code Officers Smith and Curl, and Mr. Kevin R. Carter, 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. FINE REDUCTION REQUESTS

A. Case No. 210405015 and 230111008; Capital C Inc., 307 Southwest (SW) 3rd Street (ST), Okeechobee [Legal Description: Lots 3 and 4 of Block 182, CITY OF OKEECHOBEE Plat Book (PB) 1, Page (PG) 10 and PB 5, PG 5, Okeechobee County public records]. As requested by Mr. James Corey Crowley, Code Officer Smith withdrew the case from the agenda.

VI. CONTINUED CASES

A. Case No. 251222016; Elizabeth J. Carter, Grantor TR, 117 SW 5th AVE, Okeechobee [Legal Description: South 80.75-feet (ft) of Lots 7 and 8 of Block 166, CITY OF OKEECHOBEE, PB 1, PG 10, Okeechobee County public records].

Code Officer Smith testified that the property is in violation of Code of Ordinances 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 respondent is a repeat violator, previous Case No. 210428014. A Statement of Violation/Notice of Hearing (SOV/NOH) was mailed via United States Postal Service (USPS) certified return receipt on December 22, 2025. The notice was received by Kevin R. Carter on January 3, 2026. A Notice to Appear was posted on the property and the Public Notices Board at City Hall on January 2, 2026. The property was inspected and found to be non-compliant on January 20, 2026, January 28, 2026, and February 3, 2026. The case was presented to the Special Magistrate and deferred to the next Hearing on February 10, 2026. A SOV/NOH was mailed via USPS certified return receipt on February 24, 2026. The notice was received by K.R. Carter on February 27, 2026.

VI. CONTINUED CASES CONTINUED

- A. Case No. 251222016; CONTINUED: The property was inspected and found to be non-compliant on February 7, 2026. To comply with City Ordinances the property owner needs to remove all junk/debris, trash, and broken glass from the property. 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. Mr. Carter 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. The City recommends in accordance with the City's fine schedule a fine of \$100.00 per day to begin on April 15, 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. 251222016 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. Chapter 90, Section 90-84 Storm Shutters guidelines for commercial and residential structures 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 April 15, 2026.**

VII. COMPLIED CASES

- A. Case No. 260108017; Body Management Holdings LLC, 113 SW 5th AVE, Okeechobee [Legal Description: The North (N) 37.89-ft of Lots 7 and 8 of Block 166, 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 30-36 Dumping, depositing, leaving on or near street, 30-43 Public nuisances, the property was found to be in compliance on February 11, 2026, no Lien/Order recorded, no fine accrued.
- B. Case No. 260130021; Martha Ann Clay, 412 SE 6th ST, Okeechobee [Legal Description: Lots 6 and 7 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, Section 30-41 Disabled vehicles, the property was found to be in compliance on February 26, 2026, no Lien/Order recorded, no fine accrued.
- C. Case No. 260130020, Martha Reyes, 401 SE 7th ST, Okeechobee [Legal Description: Lot 13 and the West (W) 6-ft of Lot 14 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, Section 30-41 Disabled vehicles, the property was found to be in compliance on March 5, 2026, no Lien/Order recorded, no fine accrued.
- D. Case No. 260130024; George Clay, 416 SE 6th ST, Okeechobee [Legal Description: Lot 5 and the W half of Lot 4 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 30-40 Junk, 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 March 10, 2026, no Lien/Order recorded, no fine accrued.

VII. COMPLIED CASES CONTINUED

- E.** Case No. 260130023; Linda Santjer 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, Section 30-41 Disabled vehicles, the property was found to be in compliance on February 26, 2026, no Lien/Order recorded, no fine accrued.
- F.** Case No. 260108020; Steven Randall Watford, Jr., 1304 SW 10th AVE, Okeechobee [Legal Description: Lot 4 and N half of Lot 5 of Block 7, OKEECHOBEE HEIGHTS, PB 5, PG 8, Okeechobee County public records]. No action on this matter was requested but it is noted for the record to have been in violation of Code of Ordinances Chapter 70, Section 70-251 Permit required. Chapter 90, Section 90-105(b) Lot and structure requirements, the property was found to be in compliance on February 26, 2026, no Lien/Order recorded, no fine accrued.

VIII. ADJOURN MEETING

There being no further business, Special Magistrate Azcona, adjourned the Hearing at 6:44 P.M.



Roger Azcona, Special Magistrate

ATTEST:



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.