



**CITY OF OKEECHOBEE CODE ENFORCEMENT  
MAY 12, 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, May 12, 2026, at 6:13 P.M. in the City Council Chambers, located at 55 Southeast (SE) 3<sup>rd</sup> 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Special Magistrate Azcona asked whether there were any agenda items to be added, deferred, or withdrawn; there were none.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 April 14, 2026, Minutes.

**B.** This being a Quasi-Judicial proceeding, Special Magistrate Azcona collectively administered an Oath to: Code Officers Smith and Curl, 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. 251222016; Elizabeth J. Carter, Grantor TR, 117 Southwest (SW) 5<sup>th</sup> AVE, Okeechobee [Legal Description: South (S) 80.75-feet (ft) of Lots 7 and 8 of Block 166, CITY OF OKEECHOBEE, Plat Book (PB) 1, Page (PG) 10, 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 April 15, 2026, no Lien/Order recorded, no fine accrued.

**B.** Case No. 250124021; Jane M. Holt, 216 SW 4<sup>th</sup> Street (ST), Okeechobee [Legal Description: Lots 7, 8, 9, and 10 of Block 183, 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 that the property was found to be in compliance on April 7, 2026, and a Demolition Clean-up Lien/Order was recorded at the Okeechobee County Clerk of Court, File No. 2026005033, Page(s): 6 with a lien balance of \$9,694.82.

**VI. DELINQUENT BUSINESS TAX RECEIPTS**

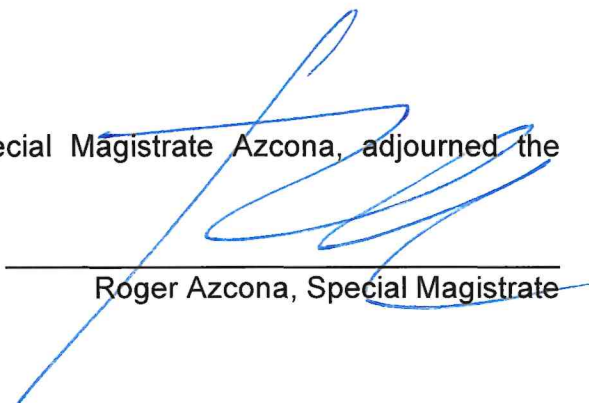
**A.** Case No. 260429019; Dom's MVP Barbershop, LLC, 114 SW 4<sup>th</sup> AVE, Okeechobee [Legal Description: Lots 11 and 12 of Block 66, CITY OF OKEECHOBEE, PB 5, PG 5, Okeechobee County public records]. No action on this matter was requested but it is noted for the record to have been in violation of Chapter 50, Sections 50-36 Issuance of local business tax, 50-43 Penalties for violation of local business tax regulations, the business was found to be in compliance on May 4, 2026, no Lien/Order recorded, no fine accrued.

**VI. DELINQUENT BUSINESS TAX RECEIPTS CONTINUED**

- B.** Case No. 260429020; Tipology by Rubianaglamxo, LLC, 1204 North (N) Parrott AVE, Okeechobee [Legal Description: Lots 15, 16, 17, 18, 19 and 20 of Block 1, CITY OF OKEECHOBEE, 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 50, Sections 50-36 Issuance of local business tax, 50-43 Penalties for violation of local business tax regulations, the business was found to be in compliance on May 7, 2026, no Lien/Order recorded, no fine accrued.
- C.** Case No. 260429021; Jeffrey A. Fadley, P.A., 180 Northwest 3<sup>rd</sup> AVE, Suite (STE) A, Okeechobee [Legal Description: Lots 5 and 6 of Block 156, 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 50, Sections 50-36 Issuance of local business tax, 50-43 Penalties for violation of local business tax regulations, the business was found to be in compliance on April 30, 2026, no Lien/Order recorded, no fine accrued.
- D.** Case No. 260429022, Borohouse FL, LLC, 909 S Parrott AVE, STE K, Okeechobee [Legal Description: Unplatted lands of the City Parcel 1: commencing at the Northeast (NE) corner of the NE quarter of SE quarter of Section (SEC) 21 Township (TWP) 37 S, Range (RGE) East (E), run thence S 0°0'58" West (W) along the E line of SEC 21 a distance of 611.6-ft to the point of beginning (POB); thence run S 89°52'39" W a distance of 357.16-ft, more or less, to the Easterly Right-of-Way (ROW) line of U.S. Highway 441; thence run S 0°06'47" W along said ROW line a distance of 100-ft; thence run N 89°52'39" E a distance of 357.4-ft, more or less, to the E line of SEC 21; thence run N 0°00'58" E along the E line of SEC 21, a distance of 100-ft to the POB. Note the above-described tract is subject to a storm sewer easement with the Florida Department of Transportation which is across the Southern 7.5-ft of said tract, and more fully described in OR Book 241, at PG 1356, Parcel 2: being a parcel of land lying in SEC 21, TWP 37 S, RGE 35 E, CITY OF OKEECHOBEE, and being further bounded and described as follows: commence at the NE corner of the SE quarter of SEC 21; thence S 0°18'42" E along the Easterly boundary line of said SEC 21 a distance of 604.05-ft to a point; thence S 89°49'41" W a distance of 131.54-ft to the POB; thence continue S 89°49'41" W a distance of 225.00-ft to a point lying on the Easterly ROW line of S.R. 15 (US 441); thence N 0°10'19" W along said Easterly ROW line a distance of 30.00-ft; thence N 89°49'41" E a distance of 225.00-ft; thence S 0°10'19" E a distance of 30-ft to the POB. Parcel 3: commencing at the NE corner of the SE quarter of SEC 21, TWP 37 S, RGE 35 E, run thence S 0°18'42" W along the E boundary line of said SEC 21, for a distance of 604.05-ft for POB.; thence run S 89°49'41" W for a distance of 356.54-ft to a point on the E ROW line of S.R. 15 (U.S. 441); thence run S 0°10'19" W along said ROW line for a distance of 7.50-ft; thence run N 89°49'41" E for a distance of 356.56-ft to a point on the aforesaid E boundary line of SEC 21; thence run N 0°18'42" E along the SEC line for a distance of 7.50-ft to the POB lying in and comprising a part of the SE quarter of SEC 21, TWP 37 S, RGE 35 E, 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 50, Sections 50-36 Issuance of local business tax, 50-43 Penalties for violation of local business tax regulations, the business was found to be in compliance on May 4, 2026, no Lien/Order recorded, no fine accrued.
- E.** Case No. 260429023; Maco Designs, LLC 915 SE 15<sup>th</sup> ST, Okeechobee [Legal Description: Lot 229, BLUE HERON GOLF AND COUNTRY CLUB, PHASE 4A, PB 6, PG 68 and 69, 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 50, Sections 50-36 Issuance of local business tax, 50-43 Penalties for violation of local business tax regulations, the business was found to be in compliance on May 1, 2026, no Lien/Order recorded, no fine accrued.
- F.** Case No. 260429024; Hamco Construction, LLC, 1210 SW 2<sup>nd</sup> AVE, Okeechobee [Legal Description: Lots 4, 5, and 6 of Block 18, S OKEECHOBEE, PB 1, PG 12 and PB 5, PG 7, 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 50, Sections 50-36 Issuance of local business tax, 50-43 Penalties for violation of local business tax regulations, the business was found to be in compliance on May 1, 2026, no Lien/Order recorded, no fine accrued.

**VII. ADJOURN MEETING**

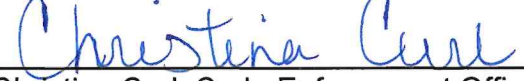
There being no further business, Special Magistrate Azcona, adjourned the Hearing at 6:51 P.M.



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Roger Azcona, Special Magistrate

ATTEST:



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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.