



**CITY OF OKEECHOBEE CODE ENFORCEMENT
JULY 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, July 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Special Magistrate Azcona asked whether there were any agenda items to be added, deferred, or withdrawn; there were none.

IV. APPROVAL OF MINUTES AND ADMINISTRATION OF OATH

A. Special Magistrate Azcona dispensed with the reading and approved the June 9, 2026, Minutes.

B. This being a Quasi-Judicial proceeding, Special Magistrate Azcona collectively administered an Oath to: Code Officers Smith and Curl, and Ms. Olivia Cooper, 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. NEW CASES

A. Case No. 260522038; Olivia Cooper, 809 Northwest (NW) 10th Street (ST), Okeechobee [Legal Description: Lot 5 of Block 41, CITY OF OKEECHOBEE, Plat Book (PB) 5, Page (PG) 5, Okeechobee County public records].

Code Officer Smith testified that the property is in violation of Code of Ordinances Chapter 30, Sections 30-43 Public nuisances, 30-44 General cleaning and beautification, International Property Maintenance Code (IPMC) Chapter 3, Sections 304.1 General, 304.1.1 Unsafe conditions. The respondent is not a repeat violator. A Courtesy Card was mailed via United States Postal Service (USPS) regular mail on January 13, 2026. The property was inspected and found to be non-compliant on February 26, 2026, and May 22, 2026. A Statement of Violation/Notice of Hearing (SOV/NOH) was mailed via USPS certified return receipt on May 27, 2026. The notice was received on May 30, 2026. The property was inspected and found to be non-compliant on July 8, 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 landscaping to a neat appearance not to adversely affect the aesthetic of the property or adjacent properties. Repair or demolish the dilapidated structure to be structurally sound and sanitary or so as not to pose a threat to public health, safety, or welfare. Ms. Cooper appeared before the Special Magistrate and conveyed her explanations and reasonings for why the property has remained non-compliant for an extended period of time, and why she needed additional time to bring the property into compliance. The City recommends in accordance with the City's fine schedule a fine of \$100.00 per day to begin on July 15, 2026, unless the property owner brings the property into compliance on or before that date, plus a \$50.00 administrative fee.

V. NEW CASES CONTINUED

- A. Case No. 260522038; CONTINUED: Based on the evidence provided, **Special Magistrate Azcona deferred Case No. 260522038 until the next Special Magistrate Hearing.**

- B. Case No. 260522037; Rods On Fire, LLC, 1009 NW 9th AVE, 907 NW 11th ST, and 909 NW 11th ST, Okeechobee [Legal Description: Lots 1, 2, and 3 of Block 25, 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 Code of Ordinances Chapter 30, Sections 30-43 Public nuisances, 30-44 General cleaning and beautification, IPMC Chapter 3, Sections 304.1 General, 304.1.1 Unsafe conditions. The respondent is not a repeat violator. A Courtesy Card was mailed via USPS regular mail on January 2, 2026. The property was inspected and found to be non-compliant on February 26, 2026, and May 22, 2026. A SOV/NOH was mailed via USPS certified return receipt on May 27, 2026. The notice was received on May 30, 2026. The property was inspected and found to be non-compliant on July 8, 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 landscaping to a neat appearance not to adversely affect the aesthetic of the property or adjacent properties. Repair or demolish the dilapidated structure to be structurally sound and sanitary or so as not to pose a threat to public health, safety, or welfare. The City recommends in accordance with the City's fine schedule a fine of \$100.00 per day to begin on July 15, 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. 260522037 to be in violation of Chapter 30, Sections 30-43 Public nuisances, 30-44 General cleaning and beautification, IPMC Chapter 3, Sections 304.1 General, 304.1.1 Unsafe conditions and imposed a fine of \$100.00 per day, plus a one-time \$50.00 administrative fee should the property fail to come into compliance by July 15, 2026.**

- C. Case No. 260527012; Emerson Brea, 425 NW 10th AVE, Okeechobee [Legal Description: NW addition a portion of Lots 19 and 20 and the now abandoned and vacated East (E)/West (W) 20-foot (ft) wide alley, all lying in Block 21, NW ADDITION TO OKEECHOBEE, according to the plat thereof recorded in PB 1, PG 25, Okeechobee County, Florida, being more particularly described as follows: commence at the SE corner of said Lot 20, thence North (N) 00°00'00" E along the E boundary line of Lot 20, a distance of 75.01-ft to the point-of-beginning (POB); thence N 87°55' 19" W a distance of 106.09-ft to the intersection with the W boundary line of said Lot 19; thence N 00°00'00" E along said W boundary line, a distance of 77.42-ft to the N boundary line of the South (S) one-half (S half) of the aforesaid abandoned and vacated 20-ft wide alley; thence S 86°37'21" E along said N boundary line, a distance of 106.20-ft to the intersection with the W line of the NW 10th AVE right-of-way (ROW) (70-ft wide); thence S 00°00'00" W along said ROW line and the aforesaid E boundary line of Lot 20, a distance of 75.01-ft to the POB, 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 54, Section 54-51 Parking in residential neighborhoods, the property was found to be in compliance on July 8, 2026, no Lien/Order recorded, no fine accrued.

VI. COMPLIED CASES

- A. Case No. 260605006; Lakeside IV Fusion Therapy LLC, 892 NW 50th Drive, Okeechobee [Legal Description: Lot 7, J. H. Taylor Estates, PB 7, PG's 26 and 27, 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 June 11, 2026, no Lien/Order recorded, no fine accrued.

VI. COMPLIED CASES CONTINUED

- B.** Case No. 260512025; Trucking with Jesus, LLC, 302 SE 10th AVE, Okeechobee [Legal Description: Lots 9 and 10 of Block E, WRIGHT'S THIRD ADDITION TO OKEECHOBEE, PB 1, PG 9, 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 June 17, 2026, with a lien balance of \$750.00 plus a \$50.00 administrative fee.

- C.** Case No. 260527013; Amancio and Maria Socorro Aguirre, 810 SE 14th Court, Okeechobee [Legal Description: Lot 151, FIRST ADDITION TO OKEECHOBEE ESTATES, AN ADDITION TO OKEECHOBEE, PB 3, PG 23, 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 90, Section 90-84 Storm Shutters guidelines for commercial and residential structures, the property was found to be in compliance on June 22, 2026, no Lien/Order recorded, no fine accrued.

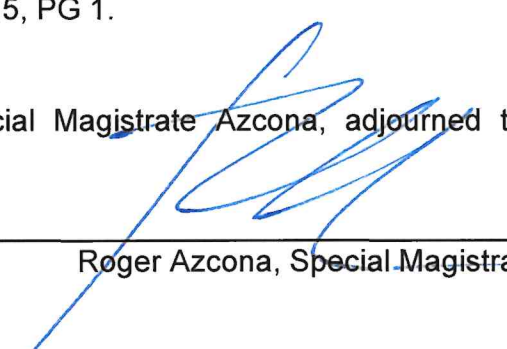
- D.** Case No. 260610010, Lincoln and Ashley Johnson, 308 NW 12th AVE, Okeechobee [Legal Description: Lot 13, Lot 12 less the N 14.25-ft of E 100-ft and less N 9-ft of W 100-ft of Lot 12 of Block 23, NW ADDITION TO OKEECHOBEE, PB 1, PG 25, Okeechobee County public records]. No action on this matter was requested but it is noted for the record to have been in violation of Chapter 90, Section 90-84 Storm Shutters guidelines for commercial and residential structures, the property was found to be in compliance on June 24, 2026, no Lien/Order recorded, no fine accrued.

VII. RELEASE OF LIENS

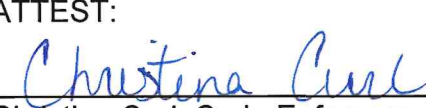
- A.** Case No. 200226002; Doc's Auto Service, Inc. c/o Angela Waldron, 805 N Parrott AVE, Okeechobee [Legal Description: Lots 1, 2 and 3 of Block 48, CITY OF OKEECHOBEE PB 1 PG 10 and PB 5, PG 5; less and except the following: those portions of Lots 1, 2 and 3, of Block 48, a subdivision in Section 16, Township 37 S, Range 35 E, as per plat thereof recorded in PB 5, PG 5, being described as follows: begin at the Northeast corner of said Lot 1; thence S 00°08'58" E, along the E line of said Lots 1, 2 and 3, a distance of 45.732-meters (150.04-ft) to the SE corner of said Lot 3; thence departing said E line, S 89°52'21" W, along the S line of said Lot 3, a distance of 1.363 meters (4.47-ft); thence departing said S line, N 01°12'47" W, through said Lots 3, 2 and 1, a distance of 45.741-meters (150.07-ft) to the N line of said Lot 1; thence N 89°52'53" E, along said N line, a distance of 2.212-meters (7.26-ft) to the POB, Okeechobee County public records]. No action on this matter was requested but it is noted for the record that the fine balance of \$18,950.00 was paid in full on June 18, 2026, and a Release of Lien was recorded on July 1, 2026, at the Okeechobee County Clerk of Court, File No. 2026007215, PG 1.

VIII. ADJOURN HEARING

There being no further business, Special Magistrate Azcona, adjourned the Hearing at 7:00 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.