



**CITY OF OKEECHOBEE CODE ENFORCEMENT
AUGUST 11, 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, August 11, 2026, at 6:02 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Special Magistrate Azcona asked whether there were any agenda items to be added, deferred, or withdrawn; New Cases Item No. VI. A. Case No. 260710006; Travis Franklin and Katrina S. Bast, and Item No. VI. B. Case No. 260714033; Molly 7 Inc. c/o Michael Nemati, were deferred to the next Special Magistrate Hearing.

IV. APPROVAL OF MINUTES AND ADMINISTRATION OF OATH

A. Special Magistrate Azcona dispensed with the reading and approved the July 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. 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]. 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. International Property Maintenance Code (IPMC) Chapter 3, Sections 304.1 General, 304.1.1 Unsafe conditions, the property was found to be in compliance on August 4, 2026, no Lien/Order recorded, no fine accrued.

VI. NEW CASES

A. Case No. 260710006; Travis Franklin and Katrina S. Bast, Southwest (SW) 2nd AVE, Okeechobee [Legal Description: Lot 11, of Block 183, CITY OF OKEECHOBEE, PB 1, PG 10 and PB 5, PG 5, Okeechobee County public records]. As requested by Code Officer Smith the case was deferred until the next Special Magistrate Hearing.

B. Case No. 260714033; Molly 7 Inc. c/o Michael Nemati, 300 SW 2nd AVE, Okeechobee [Legal Description: Lots 1 and 2 of Block 183, CITY OF OKEECHOBEE, PB 1, PG 10 and PB 5, PG 5, Okeechobee County public records]. As requested by Code Officer Smith the case was deferred until the next Special Magistrate Hearing.

VI. NEW CASES CONTINUED

- C. Case No. 260710007; Luis Albert Blanco, 920 NW 10th ST, Okeechobee [Legal Description: Lot 17 and West half of Lot 18 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 30-40 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 not a repeat violator. A Courtesy Card was mailed via United States Postal Service (USPS) regular mail on June 17, 2026. The property was inspected and found to be non-compliant on July 10, 2026. A Statement of Violation/Notice of Hearing (SOV/NOH) was mailed via USPS certified return receipt on July 14, 2026. The notice was returned on August 1, 2026. A Notice to Appear was posted on the property and the Public Notices Board at City Hall on July 29, 2026. The property was inspected and found to be non-compliant on August 4, 2026. To comply with City Ordinances the property owner needs to remove or store all junk/debris in a totally enclosed building or structure, clean and organize all unsightly or unsanitary personal items on the property, remove or store all disabled vehicles within a completely enclosed building, remove all boarding that is blocking the windows, repair or replace the mailbox, and 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. The City recommends in accordance with the City's fine schedule a fine of \$100.00 per day to begin on August 12, 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. 260710007 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 \$50.00 administrative fee should the property fail to come into compliance by August 12, 2026.**

VII. COMPLIED CASES

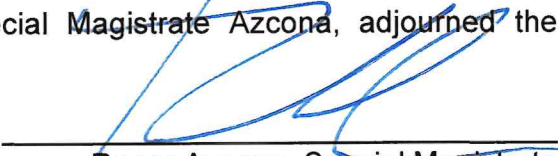
- A. Case No. 260528020; Laura Jo Richards, 812 SE 14th Court, Okeechobee [Legal Description: Lot 152, THE FIRST ADDITION TO OKEECHOBEE ESTATES, AN ADDITION TO OKEECHOBEE, PB 3, PG 23, Okeechobee County public records]. No action on this matter was requested but it is noted for the record to have been 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 18, 2026, no Lien/Order recorded, no fine accrued.
- B. Case No. 260626037; Izquierdos at Parrott AVE, LLC c/o Henry Izquierdo, 511 S Parrott AVE, Okeechobee [Legal Description: Lots 4, 5, and 6 of Block 220, FIRST ADDITION TO OKEECHOBEE, PB 1, PG 11 and PB 5, PG 6, 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 July 2, 2026, no Lien/Order recorded, no fine accrued.

VIII. RELEASE OF LIENS

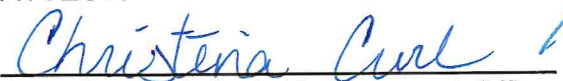
- A. Case No. 260512025; Trucking with Jesus, LLC, 302 SE 10th AVE, Okeechobee [Legal Description: Lots 9 and 10 of Block E, WRIGHT'S THIRD ADDITION TO OKEECHOBEE, PB 1, PG 9, Okeechobee County public records]. No action on this matter was requested but it is noted for the record that the fine balance of \$800.00 was paid in full on July 23, 2026, and a Release of Lien was recorded on August 4, 2026, at the Okeechobee County Clerk of Court, File No. 2026008622, PG 1.
- B. Case No. 11-019; Aaron Jay and Karla A. Parriott, 201 SW 5th AVE, Okeechobee [Legal Description: Lots 5 and 6 of Block 176, 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 that the fine balance of \$150.00 was paid in full on July 22, 2026, and a Release of Lien was recorded on July 23, 2026, at the Okeechobee County Clerk of Court, File No. 2026008196, PG 1.

IX. ADJOURN HEARING

There being no further business, Special Magistrate Azcona, adjourned the Hearing at 6:42 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.