



CITY OF OKEECHOBEE CODE ENFORCEMENT SEPTEMBER 8, 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, September 8, 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Special Magistrate Azcona asked whether there were any agenda items to be added, deferred, or withdrawn; there were none.

IV. APPROVAL OF MINUTES AND ADMINISTRATION OF OATH

A. Special Magistrate Azcona dispensed with the reading and approved the August 11, 2026, Minutes.

B. This being a Quasi-Judicial proceeding, Special Magistrate Azcona collectively administered an Oath to: Code Officers Smith and Curl, Mr. Travis Franklin Bast, Mrs. Katrina S. Bast, Mr. Frantz Anneril, and Mr. Frantzenner Annil, 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. 260710006; Travis Franklin and Katrina S. Bast, 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].

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 Courtesy Card was mailed via United States Postal Service (USPS) regular mail on May 22, 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 10, 2026. The notice was received by Katrina Bast on July 16, 2026. The property was inspected and found to be non-compliant on August 4, 2026. The case was deferred to the next Special Magistrate Hearing on August 11, 2026. A SOV/NOH was hand delivered to Travis Bast on August 25, 2026. The property was inspected and found to be non-compliant on September 2, 2026. To comply with City Ordinances the property owner needs to apply for a Special Exception to use the vacant land as storage, remove the tires and the unregistered vehicles or fence in the property so that the overflow of vehicles, and miscellaneous items are not visible to the public. Mr. Bast 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 needs additional time to bring the property into compliance.

V. NEW CASES CONTINUED

- A.** Case No. 260710006; CONTINUED: The City recommends in accordance with the City's fine schedule a fine of \$50.00 per day to begin September 9, 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 deferred Case No. 260710006 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]. 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 September 2, 2026, no Lien/Order recorded, no fine accrued.
- C.** Case No. 260806014; Angel Garcia, 1011 SW 11th Street (ST), Okeechobee [Legal Description: Unplatted lands of the City beginning 258.7-feet (ft) West (W) of the Northeast corner of the SW Quarter of the SW Quarter and run W 50-ft; thence South (S) 158.7-ft; thence East (E) 50-ft; thence North (N) 158.7-ft to the point of beginning. All being in Section 21, Township 37 S, Range 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 30, Sections 30-43 Public nuisances, 30-44 General cleaning and beautification, the property was found to be in compliance on September 3, 2026, no Lien/Order recorded, no fine accrued.
- D.** Case No. 260729031; Kenneth C. Leitner, 303 Northwest (NW) 11th AVE, Okeechobee [Legal Description: N half of Lot 22 and N half of Lot 23 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 54, Section 54-41 Blocking or obstructing, the property was found to be in compliance on September 2, 2026, no Lien/Order recorded, no fine accrued.
- E.** Case No. 260813011; No No Auto Repair LLC, 1605 SW 5th AVE, Okeechobee [Legal Description: All of Lot 3 and Lot 4, less the E 11.4 and less the N 60.00-ft thereof of Block 18, lying S of Ninth 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 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 Courtesy Card was mailed via USPS regular mail on July 29, 2026. The property was inspected and found to be non-compliant on August 12, 2026. A SOV/NOH was mailed via USPS certified return receipt on August 12, 2026. The notice was returned on August 31, 2026. A Notice to Appear was posted on the property and the Public Notices Board at City Hall on August 25, 2026. The property was inspected and found to be non-compliant on September 2, 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, remove the large piles of debris from the property, and remove, or register and store all disabled vehicles within a completely enclosed building.

V. NEW CASES CONTINUED

- E.** Case No. 260813011; CONTINUED: 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 needs 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 September 9, 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 deferred Case No. 260813011 to the next Special Magistrate Hearing.**

- F.** Case No. 260820026; Linda Santjer (Estate) 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].

Code Officer Smith testified that the property is in violation of Chapter 30, Sections 30-43 Public nuisances, 30-44 General cleaning and beautification. The respondent is not a repeat violator. A Courtesy Card was mailed via USPS regular mail on August 6, 2026. The property was inspected and found to be non-compliant on August 18, 2026. A SOV/NOH was mailed via USPS certified return receipt on August 20, 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 August 25, 2026. The property was inspected and found to be non-compliant on September 2, 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. The City recommends in accordance with the City's fine schedule a fine of \$50.00 per day to begin September 9, 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. 260820026 to be in violation of Chapter 30, Sections 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 September 9, 2026.**

VI. COMPLIED CASES

- A.** Case No. 260729032; Juan Mora Trejo and Maria C. Espinoza Vasquez, 1007 SW 10th AVE, Okeechobee [Legal Description: Lot 61 and the S half of Lot 60 of Block 202, 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, 30-40 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 August 25, 2026, no Lien/Order recorded, no fine accrued.

VII. ADJOURN HEARING

There being no further business, Special Magistrate Azcona, adjourned the Hearing at 7:13 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.