



~ Agenda ~

## City of Fort Walton Beach Regular Meeting of the Code Enforcement Board

---

Wednesday, March 14, 2018

4:00 PM

Council Chamber

---

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. SWEARING IN OF PERSONS TO TESTIFY**
- 5. APPROVAL OF AGENDA**
  - 5.1. Approval of Agenda**  
(City Manager)
- 6. APPROVAL OF MINUTES OF PREVIOUS MEETING**
  - 6.1. Wednesday, January 10, 2018 4:00 PM**
- 7. PUBLIC HEARINGS**
  - 7.1. 18-355**  
Occupational License case, staff is requesting issuance of Order I  
(Code Enforcement Board)
  - 7.2. 18-350**  
Nuisance case, staff is requesting issuance of Order I  
(Code Enforcement Board)
  - 7.3. 18-325**  
Permit Required case, staff is requesting issuance of Order I  
(Code Enforcement Board)
  - 7.4. 18-259**  
Home Occupations case, staff is requesting issuance of Order I  
(Code Enforcement Board)
  - 7.5. 18-161**  
Grass Height Developed case, staff is requesting issuance of Order I  
(Code Enforcement Board)
  - 7.6. 18-9**

Roof Maintenance case, staff is requesting issuance of Order I  
(Code Enforcement Board)

## **8. CASES IN COMPLIANCE BEFORE HEARING**

### **8.1. 18-219**

Grass Height Developed, Case Complied  
(Code Enforcement Board)

### **8.2. 18-68**

Sign Permit Required, Case Complied  
(Code Enforcement Board)

## **9. UNFINISHED BUSINESS**

## **10. ADDITIONAL BUSINESS**

## **11. ADJOURNMENT**

Quasi-Judicial - denotes that the item must be conducted as a quasi-judicial hearing in accordance with Florida Statutes.

Any person who decides to appeal any decision made with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. Chapter 286.0105).

The City of Fort Walton Beach adheres to the Americans with Disabilities Act and will make reasonable accommodations for access to this meeting by a physically handicapped person upon notice 48 hours prior to the meeting. Please call the City Clerk, Kim M. Barnes, at 850-833-9509 or e-mail at [clerk@fwb.org](mailto:clerk@fwb.org) to make a request. For Hearing Impaired dial 1-800-955-8771 (TDD) or 1-800-955-8770 (VOICE) or e-mail [clerk@fwb.org](mailto:clerk@fwb.org).

All City of Fort Walton Beach council and board meetings are recorded. The video can be accessed at [www.fwb.org](http://www.fwb.org).



# Code Enforcement Board

## CITY MANAGER MEMORANDUM

**To:** Michael D. Beedie, City Manager  
**From:** Carole Jones, Executive Assistant  
**Date:** March 14, 2018  
**Subject:** Approval of Agenda

---

**SIGNATURE BLOCK:**

Carole Jones	Completed	02/26/2018 10:03 AM
Code Enforcement Board	Pending	03/14/2018 4:00 PM



~ Draft Minutes ~  
**City of Fort Walton Beach**  
**Regular Meeting of the Code Enforcement Board**

Wednesday, January 10, 2018

4:00 PM

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

4:00 PM Meeting was called to order on January 10, 2018 at Council Chamber, 107 Miracle Strip Parkway SW, Fort Walton Beach, FL.

Attendee Name	Title	Status	Arrived
Glenda Glover		Absent	
Valerie Moreland	Board Member	Present	
Willie Harmon		Present	
Bill Robinson		Present	
Michael Keith Bridwell		Present	
J.T. Edwards		Absent	
Janet Wilson		Present	
Rhonda Stewart		Absent	
Robert Rennie		Absent	

Board Members Glenda Glover, JT Edwards, and Rhonda Stewart were unexcused absences; member Robert Rennie was excused.

**SWEARING IN OF PERSONS TO TESTIFY**

Jennifer Gutai from the City Attorney's Office gave the Oath to those who planned to testify.

**APPROVAL OF AGENDA**

Burt Rhodes, Code Inspector, advised that the following cases have complied: 17-998, 17-1343, 17-1441, 17-1477, and 17-1494. Case 17-1587 has a new owner will be voided, and Case 18-162 has been added to the agenda.

The vote on the motion to approve the agenda as amended carried unanimously.

Minutes Acceptance: Minutes of Jan 10, 2018 4:00 PM (APPROVAL OF MINUTES OF PREVIOUS MEETING)

<b>RESULT:</b>	<b>ADOPTED AS AMENDED [UNANIMOUS]</b>
<b>MOVER:</b>	Bill Robinson
<b>SECONDER:</b>	Willie Harmon
<b>AYES:</b>	Moreland, Harmon, Robinson, Bridwell, Wilson
<b>ABSENT:</b>	Glenda Glover, J.T. Edwards, Rhonda Stewart, Robert Rennie

## APPROVAL OF MINUTES OF PREVIOUS MEETING

Wednesday, November 08, 2017

## PUBLIC HEARINGS

### Case 17-1433

Ed Moore, Code Inspector, advised that on August 16, 2017, the property located at 26 Linwood Road NW owned by George I. and Donna Dewrell was found in violation of code section 5.04.01 (1 to 7) & 5.04.02 (2, 4, 6, 7 & 9): Litter, code section 5.08(1)(2):Grass Height and code section 5.04.12: Pool Maintenance. Mr. Moore presented the case history and advised that as of today, January 10, 2018, the property remains in violation.

As there were no respondents present, Exhibits A through G were entered into the record and the Board viewed exhibits including photographs.

Staff is requesting issuance of Order I including the \$325.00 administrative fee and recommends 30 days' time for compliance of the violation which would make the compliance deadline on February 9, 2018.

The vote on the motion to accept the Findings of Fact, Conclusions of Law made by Staff and order the respondent(s) to correct the violation on or before February 9, 2018 and to pay the assessed administrative fee of \$325.00 carried unanimously.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Bill Robinson
<b>SECONDER:</b>	Janet Wilson
<b>AYES:</b>	Moreland, Harmon, Robinson, Bridwell, Wilson
<b>ABSENT:</b>	Glenda Glover, J.T. Edwards, Rhonda Stewart, Robert Rennie

### Case 17-1573

Mr. Moore advised that on September 19, 2017, the property located at 80 Miracle Strip Parkway SE owned by Larry Allen, the registered agent for Marina Bay Condo Resort, was found in violation of code section 3.01.05 & FBC Sec.105.1: Permit Required. The parking lot had been resurfaced without the required parking lot resurfacing permit. Mr. Moore presented the case history and advised that as of today, January 10, 2018, the property remains in violation.

As there was no objection from the respondent, Exhibits A through H were entered into the record and the Board viewed exhibits including photographs.

Staff is requesting issuance of Order I including the \$325.00 administrative fee and recommends 20 days' time for compliance of the violation which would make the compliance deadline on January 30, 2018.

Larry Allen, 607 Burgundy Lane, respondent, explained as part of his contract any work he has done requires a contractor to pull the permit. Mr. Allen stated he contracted with Gulf Coast Parking Lot Service and was not aware they did not pull the permit. All attempts by Mr. Allen to contact company have been unsuccessful but he has contracted with another company who will pull the permit and ensure the work is done properly.

The vote on the motion to accept the Findings of Fact, Conclusions of Law made by Staff and order the respondent(s) to correct the violation on or before January 30, 2018 and to pay the assessed administrative fee of \$325.00 carried unanimously.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Bill Robinson
<b>SECONDER:</b>	Janet Wilson
<b>AYES:</b>	Moreland, Harmon, Robinson, Bridwell, Wilson
<b>ABSENT:</b>	Glenda Glover, J.T. Edwards, Rhonda Stewart, Robert Rennie

### Case 18-93

Burt Rhodes, Code Inspector, advised that on November 1, 2017, the property located at 328 Kathleen Place NW, owned by Wells Fargo Bank NA, was found in violation of Sec. 6.02.03H, Sidewalk Obstructions; Sec. 5.07.01 S. Grass Height Developed: Sec. 5.04.01 & 5.04.02(9)((10) Unlicensed, Non-Operative Items; and Sec. 5.04001 Litter.

Mr. Rhodes presented the case history and advised that as of today, January 10, 2018, the property remains in violation.

As there was no objection from the respondent, Exhibits A through G were entered into the record and the Board viewed exhibits including photographs.

Staff is requesting issuance of Order I including the \$325.00 administrative fee and recommends 10 days' time for compliance of the violation which would make the compliance deadline on January 20, 2018.

The vote on the motion to accept the Findings of Fact, Conclusions of Law made by Staff and order the respondent(s) to correct the violation on or before January 20, 2018 and to pay the assessed administrative fee of \$325.00 carried unanimously.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Bill Robinson
<b>SECONDER:</b>	Janet Wilson
<b>AYES:</b>	Moreland, Harmon, Robinson, Bridwell, Wilson
<b>ABSENT:</b>	Glenda Glover, J.T. Edwards, Rhonda Stewart, Robert Rennie

### Case 18-162

Mr. Moore advised that on November 14, 2017, the property located at 33 Choctawhatchee Road SE, owned by Marie R. Rojas, was found in violation of code section 5.04.01 & 5.04.02 (9)(10) Unlicensed/Non-operative Items. Mr. Rhodes presented the case history and advised that as of today, January 10, 2018, the property remains in violation.

As there was no objection from the respondent, Exhibits A through G were entered into the record and the Board viewed exhibits including photographs.

Staff is requesting issuance of Order I including the \$325.00 administrative fee and recommends 15 days' time for compliance of the violation which would make the compliance deadline on January 25, 2018.

Maria R. Rojas, respondent, was advised she needs to obtain tags for the vehicles on the property.

Discussion ensued regarding allowing the respondent additional time to comply with the violations. Mr. Moore advised he did not object for giving the respondent until February 15, 2018.

The vote on the motion to accept the Findings of Fact, Conclusions of Law made by Staff and order the respondent(s) to correct the violation on or before February 15, 2018 and to pay the assessed administrative fee of \$325.00 carried unanimously.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Janet Wilson
<b>SECONDER:</b>	Bill Robinson
<b>AYES:</b>	Moreland, Harmon, Robinson, Bridwell, Wilson
<b>ABSENT:</b>	Glenda Glover, J.T. Edwards, Rhonda Stewart, Robert Rennie

**CASES IN COMPLIANCE BEFORE HEARING**

The following cases complied before today's meeting: 17-998; 17-1343; 17-1441; 17-1477; 17-1494; 17-1497; 17-1513; 17-1567; 17-1587-Void - New Owner; 18-48; 18-49

**UNFINISHED BUSINESS**

Mr. Rhodes advised that the February Code Enforcement meeting will be cancelled due to a new computer software installation. The system should be in place by March. There are no cases scheduled for February.

**ADDITIONAL BUSINESS**

None.

**ADJOURNMENT 4:37 PM**

Minutes Acceptance: Minutes of Jan 10, 2018 4:00 PM (APPROVAL OF MINUTES OF PREVIOUS MEETING)



# Code Enforcement Board

## CODE ENFORCEMENT BOARD

### MEMORANDUM

**To:** Michael D. Beedie, City Manager

**From:** Bert Rhodes, Code Enforcement

**Date:** March 14, 2018

**Subject:** 18-355

---

**SIGNATURE BLOCK:**

Bert Rhodes	Completed	02/26/2018 9:36 AM
Carole Jones	Completed	02/26/2018 10:04 AM
Code Enforcement Board	Pending	03/14/2018 4:00 PM





# Code Enforcement Board

## CODE ENFORCEMENT BOARD MEMORANDUM

**To:** Michael D. Beedie, City Manager  
**From:** Bert Rhodes, Code Enforcement  
**Date:** March 14, 2018  
**Subject:** 18-350

---

**SIGNATURE BLOCK:**

Bert Rhodes	Completed	02/26/2018 9:34 AM
Carole Jones	Completed	02/26/2018 10:04 AM
Code Enforcement Board	Pending	03/14/2018 4:00 PM



# Code Enforcement Board

## CODE ENFORCEMENT BOARD

### MEMORANDUM

**To:** Michael D. Beedie, City Manager  
**From:** Bert Rhodes, Code Enforcement  
**Date:** March 14, 2018  
**Subject:** 18-325

---

**SIGNATURE BLOCK:**

Bert Rhodes	Completed	02/26/2018 9:33 AM
Carole Jones	Completed	02/26/2018 10:05 AM
Code Enforcement Board	Pending	03/14/2018 4:00 PM



# Code Enforcement Board

## CODE ENFORCEMENT BOARD

### MEMORANDUM

**To:** Michael D. Beedie, City Manager  
**From:** Bert Rhodes, Code Enforcement  
**Date:** March 14, 2018  
**Subject:** 18-259

---

**SIGNATURE BLOCK:**

Bert Rhodes	Completed	02/26/2018 9:31 AM
Carole Jones	Completed	02/26/2018 10:05 AM
Code Enforcement Board	Pending	03/14/2018 4:00 PM



# Code Enforcement Board

## CODE ENFORCEMENT BOARD

### MEMORANDUM

**To:** Michael D. Beedie, City Manager  
**From:** Bert Rhodes, Code Enforcement  
**Date:** March 14, 2018  
**Subject:** 18-161

---

**SIGNATURE BLOCK:**

Bert Rhodes	Completed	02/26/2018 9:29 AM
Carole Jones	Completed	02/26/2018 10:05 AM
Code Enforcement Board	Pending	03/14/2018 4:00 PM



# Code Enforcement Board

## CODE ENFORCEMENT BOARD

### MEMORANDUM

**To:** Michael D. Beedie, City Manager  
**From:** Bert Rhodes, Code Enforcement  
**Date:** March 14, 2018  
**Subject:** 18-9

---

**SIGNATURE BLOCK:**

Bert Rhodes	Completed	02/26/2018 9:26 AM
Carole Jones	Completed	02/26/2018 10:05 AM
Code Enforcement Board	Pending	03/14/2018 4:00 PM



# Code Enforcement Board

## CODE ENFORCEMENT BOARD

### MEMORANDUM

**To:** Michael D. Beedie, City Manager  
**From:** Bert Rhodes, Code Enforcement  
**Date:** March 14, 2018  
**Subject:** 18-219

---

**SIGNATURE BLOCK:**

Bert Rhodes	Completed	02/26/2018 9:42 AM
Carole Jones	Completed	02/26/2018 10:03 AM
Code Enforcement Board	Pending	03/14/2018 4:00 PM



# Code Enforcement Board

## CODE ENFORCEMENT BOARD

### MEMORANDUM

**To:** Michael D. Beedie, City Manager  
**From:** Bert Rhodes, Code Enforcement  
**Date:** March 14, 2018  
**Subject:** 18-68

---

**SIGNATURE BLOCK:**

Bert Rhodes	Completed	02/26/2018 9:40 AM
Carole Jones	Completed	02/26/2018 10:04 AM
Code Enforcement Board	Pending	03/14/2018 4:00 PM