



**CITY OF OKEECHOBEE CODE ENFORCEMENT  
CODE SPECIAL MAGISTRATE HEARING  
55 SOUTHEAST THIRD AVENUE, OKEECHOBEE, FLORIDA 34974  
DRAFT OFFICIAL MINUTES  
FEBRUARY 11, 2020  
6:30 P.M.**

**I. CALL TO ORDER**

- A. Special Magistrate Azcona called the Hearing to order at 6:30 p.m.

**II. PRESENT**

Special Magistrate Roger Azcona, Esq.  
City Attorney Carlyn H. Kowalsky  
Police Lieutenant Justin Bernst  
Code Officer Fred Sterling  
Code Enforcement Board Secretary Melissa Close

**III. PLEDGE OF ALLEGIANCE**

- A. ADMINISTRATION OF OATH  
B. CHANGES TO THE AGENDA

There were no changes to the agenda.

**IV. APPROVAL OF MINUTES**

- A. Special Magistrate Roger Azcona, Approved the January 14, 200, meeting minutes.

**V. CASES COMPLIED, DEFFERED OR CONTINUED**

A. Case Number 190718008; Be A Man Buy Land 201 Northeast 8<sup>th</sup> Street, Okeechobee, Florida 34972. Chapter 30 Section 30-43 Public Nuisance and Section 30-44 General Cleaning and Beautification of the City of Okeechobee Code of Ordinances. [Lot 1 of Taylor Cove, according to the plat thereof recorded in Plat Book 5, Page 60, public records of Okeechobee County, Florida] This Case was found to be complying as of February 12, 2020.

B. Case Number 191015009; Be A Man Buy Land 507 Northeast Park Street, Okeechobee, Florida 34972. Chapter 30 Section 30-43 Public Nuisance and Section 30-44 General Cleaning and Beautification of the City of Okeechobee Code of Ordinances. [Lots 11 and 12, Block 150, Okeechobee, according to the map or plat thereof as recorded in Plat Book 5, Page 5, public records of Okeechobee County, Florida] This case was found to be complying as of February 12, 2020.

**C.** Case Number 190906010; Jeaneal Jerome 1000 Block Northwest 7<sup>th</sup> Street, Okeechobee, Florida 34972. Chapter 30 Section 30-43 Public Nuisance and Section 30-44 General Cleaning and Beautification of the City of Okeechobee Code of Ordinances. [Northwest Addition to Okeechobee Lots 19 and 20 Block 16, Plat Book 1 Page 25] This case was found to be complying as of February 06, 2020.

**D.** Case Number 190925005; Eight 12 Twenty-Nine LLC 913 Northwest 12<sup>th</sup> Street, Okeechobee, Florida 34972. Chapter 30 Section 30-44 General Cleaning and Beautification of the City of Okeechobee Code Ordinances. [Lot 7, Block 43 City of Okeechobee, Plat Book 1 Page 10 and recorded in Plat Book 5, Page 5 Public Records of Okeechobee County, Florida] This case was found to be complying as of February 12, 2020.

**E.** Case Number 190723008; Anthony Bertram 1001 Southwest 6<sup>th</sup> Avenue, Okeechobee, Florida 34974. International Property Maintenance Code 108.1.3, 108.1.5, 01.3, 302.4, 304.1, 3041.1.1 and 304.2, Structure Unsafe for Human Occupancy, Dangerous Structure, Vacant Structure and Land, Exterior Structure, Weeds, Unsafe Conditions and Protective Treatment. [Lot 1, Block 247, First Addition to Okeechobee, according to the plat thereof recorded in Plat Book 5, Page 6, Public Records of Okeechobee County, Florida] This Case was deferred until the next scheduled Special Magistrate Hearing.

**F.** Case Number 190927017; Jackie Rediker 109 Northeast 10<sup>th</sup> Street, Okeechobee, Florida 34972. Chapter 30 Section 30-43 Public Nuisance of the City of Okeechobee Code Ordinances. [Lots 17 and 18, Block 31, City of Okeechobee, according to the plat thereof at Plat Book 1, Page 10, Public records Okeechobee County, Florida] This case was deferred until the next scheduled Special Magistrate Hearing.

**G.** Case Number 190927020; Harry Schock 1805 Northwest 7<sup>th</sup> Avenue, Okeechobee, Florida 34972. Chapter 30 Section 30-43 Public Nuisance and Section 30-44 General Cleaning and Beautification of the City of Okeechobee Code Ordinances. [Lot 4 and the North ½ one half of lot 5, Block 53, Conners Highlands according to the plat thereof recorded in Plat Book 1, page 21 of the public records of Okeechobee County, Florida] This case was deferred until the next scheduled Special Magistrate Hearing.

**H.** Case Number 191202005; Timothy and Tamara Higgins 406 Southwest 2<sup>nd</sup> Street, Okeechobee, Florida 34974. Chapter 30 Section 30-43 Public Nuisance and Section 30-44 General Cleaning and Beautification of the City of Okeechobee Code Ordinances. [Lots 9 and 10, Block 166, City of Okeechobee, according to the plat thereof recorded in the Plat Book 5, Page 5 public records of Okeechobee county, Florida] This case was deferred until the next scheduled Special Magistrate Hearing.



I. Case Number 191217007; Okeechobee-FLA Properties LLC 2000 Block South Parrott Avenue, Okeechobee, Florida 34974. Chapter 30 Section 30-43 Public Nuisance of the City of Okeechobee Code Ordinances. [The North  $\frac{1}{2}$  one half of the following described tract: Beginning 400 feet South of the Northeast corner of Southeast  $\frac{1}{4}$  one fourth of the Northeast  $\frac{1}{4}$  one fourth of Section 28, Township 37 South, Range 35 East, running West 361 feet more or less to East line of Parrott Avenue; thence South along said East line of Parrott Avenue; thence South along said East line of Parrott Avenue 200 feet; thence East 361 feet, more or less East boundary line of Section 28; thence North along Section 200 feet to Point of Beginning, being a part of Southeast  $\frac{1}{4}$  one fourth of Northeast  $\frac{1}{4}$  one fourth of Section 28, Township 37 South, Range 35 East; being the same parcel transferred by Louisiana Raulerson and Peter Raulerson to S. J. Woddill, recorded on page 149 of Book 4, recorded of Okeechobee County, Florida. And the South  $\frac{1}{2}$  one half of the Northwest  $\frac{1}{4}$  one fourth of the Southwest  $\frac{1}{4}$  one fourth of the Northwest  $\frac{1}{4}$  one fourth of Section 27, Township 37 South, Range 35 East] This case was deferred until the next scheduled Special Magistrate Hearing.

J. Case Number 1909225012; Muhammad and Shahnaz Nooruddin 200 Block Northeast 12<sup>th</sup> Street, Okeechobee, Florida 34972. Chapter 30 Section 30-43 Public Nuisance and Section 30-44 General Cleaning of the City of Okeechobee Code Ordinances. [Lots 7,8,9,10, 23 and 24 Block 15 City of Okeechobee, according to the plat thereof in Plat Book 5, Page 5, public records of Okeechobee County, Florida] This case was deferred until the next scheduled Special Magistrate Hearing.

K. Case Number 190925011; Muhammad and Shahnaz Nooruddin 200 Block Northeast 12<sup>th</sup> Street, Okeechobee, Florida 34972. Chapter 30 Section 30-43 Public Nuisance and Section 30-44 General Cleaning of the City of Okeechobee Code Ordinances. [Lots 21 and 22, Block 15, City of Okeechobee, according to the plat thereof as recorded in Plat Book 5, Page 5, of the Public Record of Okeechobee County, Florida] This case was deferred until the next scheduled Special Magistrate Hearing.

## VI. REPEAT VIOLATIONS

A. Case Number 190626010; Leon Edouard 903 Southeast 8<sup>th</sup> Avenue, Okeechobee, Florida 34974. International Property Maintenance Code 108, 108.1.1, 108.1.3 and 108.1.5 Unsafe structure and Unfit for Human Occupancy, Chapter 30 Section 30-43 Public Nuisance of the City of Okeechobee Code Ordinances Florida Building Code Section 202 Dangerous Structure. [Lots 25 of Okeechobee Estates, A Subdivision of the County of Okeechobee, Florida, as shown in Plat Book 3, Page 20, public records of Okeechobee County, Florida (ss/es'13)]

Officer Sterling was sworn in and testified that the construction on the above property had come to a halt after a month. Building Official Jeff Newell was sworn in and testified the framing of the roof was under construction, then gave the floor over to the contractor. Mr. Mossel was sworn in and testified that he is the contractor that was hired to do the roof repairs. Mr. Mossel stated that the job had come to a halt due to lack of funds. Mossel stated that he would be back on the job as soon as possible and finish up the roof. Special Magistrate ask Building Official Jeff Newell what he would like to see done? Mr. Newell stated he was looking for a time frame as to when the roof would be completed. Mr. Mossel stated that it should be done in 2 to 3 weeks. Officer Sterling stated that they needed to make some other improvements on the property as well. Mr.

Mossel stated that anything else that needs to be improved will be permitted down the road. Special Magistrate Azcona asked Mr. Mossel if 3 weeks would be enough time to complete the work? Mr. Mossell agreed that 3 weeks would be ample time. City Attorney Carlyn Kowalsky stated that the fine will continue to run until the job is completed and Building Official Jeff Newell approves the inspection. Special Magistrate Azcona stated that the case was to be found in violation and that as soon as the work was completed and inspection was passed, Case 190626010 Leon Edouard could come in front of the Special Magistrate and at that point they would discuss the fine reduction.

## **VII. NEW CASES**

**A.** Case Number 190717018; Timothy and Tamara Higgins 900 Block Northwest 6<sup>th</sup> Street, Okeechobee, Florida 34972. Chapter 30 Section 30-44 General Cleaning and Beautification of the City of Okeechobee Code Ordinances. [Lots 4,5 and 6, Block 99 City of Okeechobee according to the plat thereof as recorded in Plat Book 5 Page 5, public records of Okeechobee county, Florida]

Officer Sterling was sworn in and testified that this property needed a good mowing. Mr. Sterling stated that the neighbor had been mowing a portion of the front of the lot, but the back half was quite overgrown. Officer Sterling stated that we had sent out Statement of Violation and Notice of Hearings Certified Returned Receipt, but nothing had been returned. The property was posted for the February 11, 2020 Hearing. Special Magistrate Azcona found case number 190717018 to be in violation of Chapter 30 Section 30-44 General Cleaning and Beautification due to Officer Sterling's testimony. Magistrate Azcona imposed a fine of \$25.00 a day to start 14 days after proper notification, along with a \$25.00 Administrative Fee.

**B.** Case Number 190703003; AJP Land Company 200 Block Northwest 7<sup>th</sup> Street, Okeechobee, Florida 34972. Chapter 30 Section 30-43 Public Nuisance and Section 30-44 General Cleaning and Beautification. [Lots 1,2,3,4,5 and 6, Block 134, Okeechobee, according to the plat thereof recorded in Plat Book 5, Page 5, public records of Okeechobee County, Florida]

Officer Sterling was sworn in and testified that the above property is a vacant lot. Officer Sterling stated the property owner usually comes into compliance as soon as they receive notice. Mr. Sterling stated that all that needs to be done is mow the grass. Special Magistrate Azcona found case 190703003 to be in violation of Chapter 30 Section 30-43 Public Nuisance and Section 30-44 General Cleaning and Beautification, due to Officer Sterling's testimony. Special Magistrate Azcona imposed a fine of \$25.00 a day to start 14 days after proper notification, along with a \$25.00 administrative fee.

## **VIII. OLD CASES AND FINE REDUCTION REQUESTS**

## **IX. ADJOURN MEETING**

There being no further business to come before the Special Magistrate, the hearing was adjourned at 6:54 P.M.

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Roger Azcona, Special Magistrate

Attest:

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Melissa Close, Secretary

**PLEASE TAKE NOTICE AND BE ADVISED** that if any person desires to appeal any decision made by the Special Magistrate with respect to any matter considered at this proceeding, such interested person will need a record of the proceeding, and for such purpose may need to ensure a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. City Clerk recordings are for the sole purpose of backup for official records of the Clerk. In accordance with the Americans with Disabilities Act (ADA), any person with a disability as defined by the ADA, that needs special accommodation to participate in this proceeding, contact the Board Secretary no later than two business days prior to proceeding, 863-763-3372 ext. 9802.

**BE ADVISED** that should you intend to show any document, picture, video, or item to the Council in support or opposition to any item on the agenda; a copy of the document, picture, video, or item must be provided to the Board Secretary for the City's records.





**City of Okeechobee Code Enforcement**  
**50 SE 2<sup>nd</sup> Ave, Okeechobee Florida 34974**

**Special Magistrate Hearing**

**March 10, 2020**

**List of Exhibits**

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**Continued Cases**

- Exhibit A.            Case Number: 191202005 – Timothy and Tamara Higgins
- Exhibit B.            Case Number: 191217007 – Okeechobee-FLA Properties
- Exhibit C.            Case Number: 190925012 – Muhammad and Shahnaz Nooruddin
- Exhibit D.            Case Number: 190925011 - Muhammad and Shahnaz Nooruddin

**New Cases**

- Exhibit A.            Case Number: 20110013 – Gregory and Sharon Williams
- Exhibit B.            Case Number: 191016009 – Iglesia De Cristo En Okeechobee
- Exhibit C.            Case Number: 200224004 – Salary RR Assessed by DOR C/O CSX Corp
- Exhibit D.            Case Number: 191030022 – William Grigsby
- Exhibit E.            Case Number: 191202007 – Smalls Electrical Services
- Exhibit F.            Case Number: 200225006 – H T Joiner

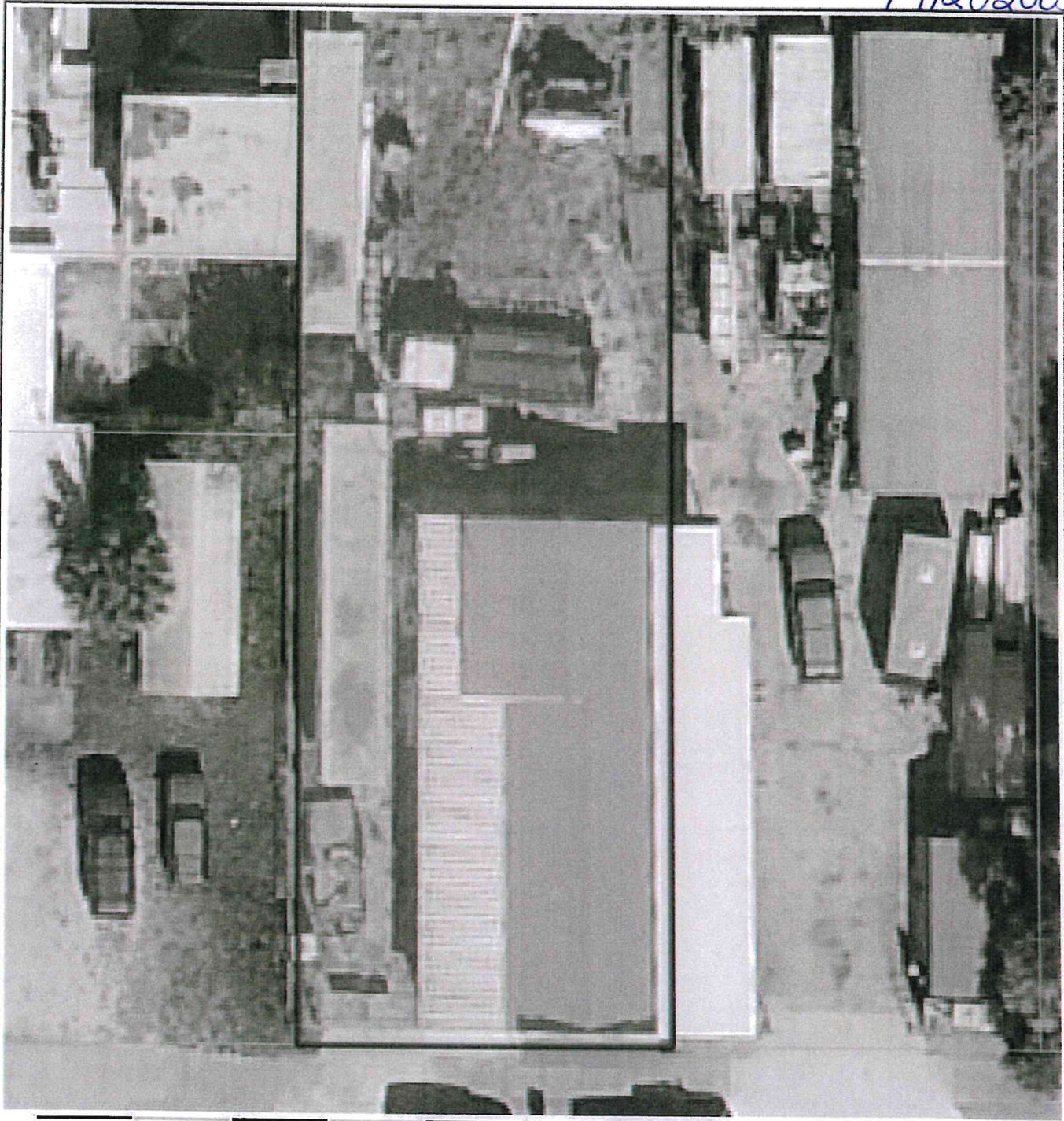
Exhibit A  
Continued Cases

**A. Case Number 191202005; Timothy and Tamara Higgins 406 Southwest 2<sup>nd</sup> Street, Okeechobee, Florida 34974 (Chapter 30 Section 30-44 and 30-43) City of Okeechobee Code Ordinances.**

On December 12, 2019 we sent the Higgins a Notice of Violation giving them 10 days to come into compliance for Chapter 30 Section 30-43 Public Nuisance and Section 30-44 General Cleaning and Beautification. At which time Code Officer Sterling went out to inspect the property and they had done nothing. On December 20, 2019 we sent the Higgins a Statement of Violation and Notice of Hearing, which was signed and returned on December 21, 2019. At the Special Magistrate Hearing on January 8, 2020, Officer Sterling testified that the property was about 30 percent complete and requested a continuation of the case, giving the Higgins time to come into compliance. On January 28, 2020 another Statement of Violation and Notice of Hearing was mailed Certified Returned Mail for the February 11, 2020 Hearing. We received the green card back on January 29, 2020. Again, this case was brought in front of the Special Magistrate and Code Officer Sterling asked for another continuation until the next regular scheduled Special Magistrate Hearing.



19/202005



0 13 26 39 52 65 78 91 104 117 130 ft

### Okeechobee County Property Appraiser

Mickey L. Bandi | Okeechobee, Florida | 863-763-4422

**PARCEL: 3-15-37-35-0010-01660-0090** | STORES/1 S (001100) | 0.162 AC  
CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 9 BLOCK 166

#### HIGGINS TIMOTHY A & TAMERA S

Owner: 1336 SW 19TH TER  
OKEECHOBEE, FL 349744844

Site: 406 SW 2ND ST, OKEECHOBEE

Sales 9/20/2017 \$75,000 I(U)  
Info 5/11/2011 \$100 I(U)  
1/16/2002 \$0 I(U)

#### 2019 Certified Values

Mkt Lnd	\$21,750	Appraised	\$75,160
Ag Lnd	\$0	Assessed	\$75,160
Bldg	\$44,048	Exempt	\$0
XFOB	\$9,362		
Just	\$75,160		
		Total	county:\$75,160
		Taxable	city:\$75,160
			other:\$75,160
			school:\$75,160

#### NOTES:



Okeechobee County, FL

This information, was derived from data which was compiled by the Okeechobee County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office.

GrizzlyLogic.com

Pictures Enclosed  
mailed NOV 12-02-19

2+3





Okeechobee Police Code Enforcement  
50 SE 2nd Ave Okeechobee Florida 34974



CODE ENFORCEMENT FOR  
THE CITY OF  
OKEECHOBEE, FLORIDA.

863-763-9795 Phone  
863-763-7804 FAX

Petitioner,

vs

Respondent,

Date 02/24/2020

CASE NO. 191202005

Timothy and Tamara Higgins

STATEMENT OF VIOLATION AND NOTICE OF HEARING

Pursuant to Florida Statutes 162.02 and 162.12, Florida Statutes, and the Code of Ordinances of City of Okeechobee, I (hereinafter the "City of Okeechobee"), the undersigned Code Enforcement Officer hereby gives notice of an uncorrected violation of the City of Okeechobee Code, as more particularly described herein, and hereby requests a Hearing before the Okeechobee City Code Enforcement Special Magistrate.

1. Violation of City Code Chapter/Section: **Chapter 30 Sections 30-43 & 30-44**
2. Address and Parcel# where violation exists: **406 SW 2nd Street**  
**3-15-37-35-0010-01660-0090**
3. Name and address of property owner or person in charge of location where violation exists:  
**Timothy and Tamara Higgins - 1336 SW 19th Terrace**
4. Description of Violation: **Mow and Clean-up Debris Pictures Attached**
5. Date violation must be corrected by: **Mar 3, 2020**
6. Date violation first observed on or about: **12/2/19**

Unless Respondent corrects the violation described herein by the date set forth above AND contacts the undersigned Code Inspector to verify compliance, with the Okeechobee City Code Section(s) cited herein, you are hereby called upon to take notice that a Hearing will be held in this cause before the City of Okeechobee Code Enforcement Magistrate on the 10th day MARCH at 6:30 P.M., located at 55 SE 3rd Ave Okeechobee City Hall, Okeechobee Florida 34974 in Council Chambers. The Magistrate will receive testimony and evidence at said Hearing and shall make findings of fact and conclusions of law as are supported by the evidence and testimony, and shall make an order thereupon. You are entitled to be represented by counsel, present evidence, and present testimony. Please be advised that any evidence presented to the Magistrate for his consideration will be retained by Code Compliance Department. If you fail to appear at the hearing the Magistrate may enter an Order of Violation, & impose a fine in your absence.

Fred Sterling Code Enforcement Officer

Any Person desiring to appeal any decision of the Code Enforcement Special Magistrate with respect to any matter considered at this hearing will need to ensure that a verbatim record of the proceedings is made and that the record includes the testimony and evidence upon which the appeal will be based. Code Enforcement Magistrate tapes are for the sole purpose of back up for the official records of the Code Enforcement Department.

In Accordance with Fla. Statute 162.11(2005), an aggrieved party may appeal a final administrative order to the circuit court. Such an appeal shall be filed within 30 days of the execution of the order to be appealed.

De acuerdo con la seccion 162.11 de los estatutos de la Florida, un partido que no esta en acuerdo puede apelar una orden administrativa final a la tribunal de circuito . Tal apelacion sera archivada en el plazo de 30 dias de la firma de la orden que se apelara.

7018 0680 0002 3164 0851

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<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent to Timothy + Tamara Higgins	
Street and Apt. No., or PO Box No. 1330 SW 19th Ter.	
City, State, ZIP+4® Okechi, FL 34974	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	



Okeechobee Police Code Enforcement  
50 SE 2nd Ave Okeechobee Florida 34974



CODE ENFORCEMENT FOR  
THE CITY OF  
OKEECHOBEE, FLORIDA.

863-763-9795 Phone  
863-763-7804 FAX

Petitioner,

vs

Respondent,

Date 01/28/2020

CASE NO. 191202005

Timothy & Tamara Higgins

STATEMENT OF VIOLATION AND NOTICE OF HEARING

Pursuant to Florida Statutes 162.02 and 162.12, Florida Statutes, and the Code of Ordinances of City of Okeechobee, I (hereinafter the "City of Okeechobee"), the undersigned Code Enforcement Officer hereby gives notice of an uncorrected violation of the City of Okeechobee Code, as more particularly described herein, and hereby requests a Hearing before the Okeechobee City Code Enforcement Special Magistrate.

1. Violation of City Code Chapter/Section: **Ch 30 Sec 30-43 & 30-44**
2. Address and Parcel# where violation exists: **406 SW 2nd Street  
3-15-37-35-0010-01660-0090**
3. Name and address of property owner or person in charge of location where violation exists:  
**Timothy & Tamara Higgins: 1336 SW 19th Terrace**
4. Description of Violation: **Mow & Clean up Debris on Property**
5. Date violation must be corrected by: **Feb 7, 2020**
6. Date violation first observed on or about: **12/2/19**

Unless Respondent corrects the violation described herein by the date set forth above AND contacts the undersigned Code Inspector to verify compliance, with the Okeechobee City Code Section(s) cited herein, you are hereby called upon to take notice that a Hearing will be held in this cause before the City of Okeechobee Code Enforcement Magistrate on the 11th day February at 6:30 P.M., located at 55 SE 3rd Ave Okeechobee City Hall, Okeechobee Florida 34974 in Council Chambers. The Magistrate will receive testimony and evidence at said Hearing and shall make findings of fact and conclusions of law as are supported by the evidence and testimony, and shall make an order thereupon. You are entitled to be represented by counsel, present evidence, and present testimony. Please be advised that any evidence presented to the Magistrate for his consideration will be retained by Code Compliance Department. If you fail to appear at the hearing the Magistrate may enter an Order of Violation, & impose a fine in your absence.

Fred Sterling Code Enforcement Officer

Any Person desiring to appeal any decision of the Code Enforcement Special Magistrate with respect to any matter considered at this hearing will need to ensure that a verbatim record of the proceedings is made and that the record includes the testimony and evidence upon which the appeal will be based. Code Enforcement Magistrate tapes are for the sole purpose of back up for the official records of the Code Enforcement Department.

In Accordance with Fla. Statute 162.11(2005), an aggrieved party may appeal a final administrative order to the circuit court. Such an appeal shall be filed within 30 days of the execution of the order to be appealed.

De acuerdo con la seccion 162.11 de los estatutos de la Florida, un partido que no esta en acuerdo puede apelar una orden administrativa final a la tribunal de circuito . Tal apelacion sera archivada en el plazo de 30 dias de la firma de la orden que se apelara.



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☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and Fees

\$

Sent to

Timothy & Tamara Higgins

Street and Apt. No., or PO Box No.

1336 SW 19th Ter.

City, State, ZIP+4®

Okeechobee, FL 34974

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

191202005

Postmark  
Here

1-29-2000

2600 497E 2000 0990 8102

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

B. Received by (Printed Name)

C. Date of Delivery

☐ Agent

☐ Addressee

If delivery address different from item 1? ☐ Yes ☐ No

Timothy & Tamara Higgins  
1336 SW 19th Terrace  
Okeechobee, FL 34974

9590 9402 5044 9092 4551 46

2. Article Number (Transfer from service label)

7018 0680 0002 3164 0097

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

3. Service type
- ☐ Adult Signature  
☐ Adult Signature Restricted Delivery  
☐ Certified Mail®  
☐ Certified Mail Restricted Delivery  
☐ Collect on Delivery  
☐ Collect on Delivery Restricted Delivery  
☐ all Restricted Delivery
- ☐ Priority Mail Express®  
☐ Registered Mail™  
☐ Registered Mail Restricted Delivery  
☐ Return Receipt for Merchandise  
☐ Signature Confirmation™  
☐ Signature Confirmation Restricted Delivery



Okeechobee City Code Enforcement  
50 SE 2nd Ave Okeechobee Florida 34974



CODE ENFORCEMENT FOR  
THE CITY OF  
OKEECHOBEE, FLORIDA.

863-763-9795/Fax  
863-763-7804

Petitioner,

vs

Respondent,

Date 12/20/2019

CASE NO. 191202005

Timothy & Tamara Higgins

STATEMENT OF VIOLATION AND NOTICE OF HEARING

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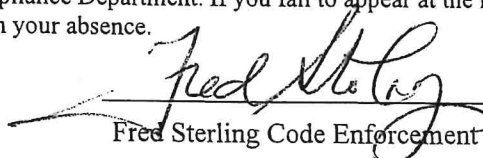
1. Violation of City Code Chapter/Section: **CH 30 Sec 30-43 & 30-44**
2. Address and Parcel# where violation exists: **406 SW 2nd Street  
3-15-37-35-0010-01660-0090**
3. Name and address of property owner or person in charge of location where violation exists:  
**Timothy & Tamara Higgins - 1336 SW 19th Terrace**
4. Description of Violation:  
**Mow and Cleanup Debris - Pictures Attached**

**If not Cleaned up by 12/30/2019, This Property will be on the January 14th SM Meeting**

5. Date violation must be corrected by: **Dec 30, 2019**

6. Date violation first observed on or about: **12/2/19**

Unless Respondent corrects the violation described herein by the date set forth above AND contacts the undersigned Code Inspector to verify compliance, with the Okeechobee City Code Section(s) cited herein, you are hereby called upon to take notice that a Hearing will be held in this cause before the City of Okeechobee Code Enforcement Magistrate on the 14 day January at 6:30 P.M., located at 55 SE 3rd Ave Okeechobee City Hall, Okeechobee Florida 34974 in Council Chambers. The Magistrate will receive testimony and evidence at said Hearing and shall make findings of fact and conclusions of law as are supported by the evidence and testimony, and shall make an order thereupon. You are entitled to be represented by counsel, present evidence, and present testimony. Please be advised that any evidence presented to the Magistrate for his consideration will be retained by Code Compliance Department. If you fail to appear at the hearing the Magistrate may enter an Order of Violation, & impose a fine in your absence.

  
Fred Sterling Code Enforcement Officer

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PS Form 3809, April 2015 PSN 7530-02-000-9057 See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature ☒ *Timothy Higgins*  
 B. Received by (Printed Name) ☐ Agent  
 C. Date of Delivery ☐ Addressee  
 12-21-19

Address different from item 1? ☐ Yes  
 or delivery address below: ☐ No

Timothy & Tamara Higgins  
 1336 SW 19th Terrace  
 Okeechobee, FL 34974

9590 9402 5044 9092 4552 52

2. Article Number (Transfer from service label)

7018 1130 0001 8957 0542

3. Service Type  
☐ Adult Signature  
☐ Adult Signature Restricted Delivery  
☐ Certified Mail®  
☐ Certified Mail Restricted Delivery  
☐ Collect on Delivery  
☐ Collect on Delivery Restricted Delivery  
☐ Mail Restricted Delivery  
☐ Priority Mail Express®  
☐ Registered Mail™  
☐ Registered Mail Restricted Delivery  
☐ Return Receipt for Merchandise  
☐ Signature Confirmation™  
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

2450 2569 1000 OCT1 810L





Okeechobee Police Code Enforcement  
50 SE 2nd Ave  
Okeechobee Florida 34974  
863-763-9795/Fax 863-763-7804



## NOTICE OF VIOLATION

Name <b>Timothy &amp; Tamera Higgins</b>			Case# <b>191202005</b>
Address <b>1336 SW 19th Terrace</b>	City <b>Okeechobee</b>	State <b>FL</b>	Zip <b>34974</b>
Address of Violation <b>406 SW 2nd Street</b>	City <b>Okeechobee</b>	State <b>FL</b>	Zip <b>34974</b>

Parcel#

**3-15-37-35-0010-01660-0090**

The undersigned Code Enforcement Officer based upon personal investigation determines that reasonable cause exists that on/ or about 11/22/2019 the above named person(s) violated provisions of Okeechobee City Ordinance 30-44 & 30-43.

Code		Description	Code		Description
30-41	<input type="checkbox"/>	Inoperable/Abandoned Vehicle.	70-302	<input type="checkbox"/>	Unauthorized use of Land and/or Building
30-44	<input checked="" type="checkbox"/>	Trash and debris.	70-251	<input type="checkbox"/>	Construction without Building Permit
90-568	<input type="checkbox"/>	Prohibited signs.	90-30	<input type="checkbox"/>	Setback violation or required yard encroachment.
30-33	<input type="checkbox"/>	Pool Violation	54-41	<input type="checkbox"/>	Obstruction of Right of Way
90-172	<input type="checkbox"/>	Unauthorized Occupancy of RV.	70-302	<input type="checkbox"/>	Unauthorized Number of Dwellings per lot or parcel
90-573	<input type="checkbox"/>	Unauthorized Flag or Banner.	66-10	<input type="checkbox"/>	Fire and Life Safety Violation
30-44	<input type="checkbox"/>	Overgrown Weeds, Grass Bushes or Shrubs.	30-43	<input checked="" type="checkbox"/>	Public Nuisance
	<input type="checkbox"/>	Other	30-32	<input type="checkbox"/>	Littering
50-32	<input type="checkbox"/>	Operating Business without Required License	54-51	<input type="checkbox"/>	Commercial vehicles stored in residential zoned area
90-633	<input type="checkbox"/>	Business in Residential Zoning District	66-10	<input type="checkbox"/>	Condition which constitutes a safety hazard.
70-273 Violations in Mobile Home Parks					

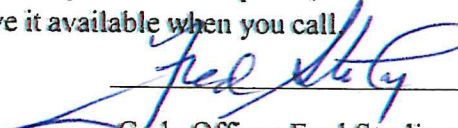
### Corrective Action Necessary:

Please Remove and Clean up all Debris on Property (See Pictures Enclosed)

**Should you have any questions, please contact Code Enforcement at (863) 763-9795**

Failure to correct the items described in the notice within 14 Days may result in a summons to appear before the Code Enforcement Special Magistrate and subject you to a fine up to \$250.00 per day, or may result in the issuance of a citation which will be heard in County Court. If Violation is Corrected you must notify Code Enforcement at the above listed phone number 863-763-9795.

Warning: This notice does not constitute a building permit or authorization to proceed with activities requiring a building permit or development order. If you are uncertain whether permits are required, contact code enforcement at the number below. Be sure to bring this notice with you or have it available when you call.

  
Code Officer Fred Sterling



52ED 4548 1000 DETT 8702

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**OFFICIAL USE**

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent to Timothy & Tamera Higgins 12-3-19

Street and Apt. No., or P.O. Box No. 1336 SW 19th Ter

City, State, ZIP+4® Okeechobee, FL 34974

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

■ Complete items 1, 2, and 3.  
 ■ Print your name and address on the reverse so that we can return the card to you.  
 ■ Attach this card to the back of the mailpiece, or on the front if space permits.

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature ☒ [Signature]

B. Received by (Printed Name) [Signature]

C. Date of Delivery 12-5-19

Address different from item 1? ☐ Yes ☐ No  
 If delivery address below: ☐ Yes ☐ No

2. Article Number (Transfer from service label) 7018 1130 0001 8957 0375

3. Service type

☐ Adult Signature  
☐ Adult Signature Restricted Delivery  
☐ Certified Mail®  
☐ Certified Mail Restricted Delivery  
☐ Collect on Delivery  
☐ Collect on Delivery Restricted Delivery  
☐ Mail  
☐ Mail Restricted Delivery

☐ Priority Mail Express®  
☐ Registered Mail™  
☐ Registered Mail Restricted Delivery  
☐ Return Receipt for Merchandise  
☐ Signature Confirmation™  
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt











**SENDER: COMPLETE THIS SECTION**

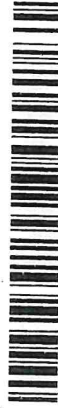
- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Timothy & Tamera Higgins  
1336 SW 19th Terrace  
Okeechobee, FL 34974

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature ☒ Agent ☐ Addressee  
B. Received by (Printed Name) Timothy Higgins  
C. Date of Delivery 12-5-19

Address different from item 1? ☐ Yes ☐ No  
If delivery address below: ☐ Yes ☐ No



9590 9402 5044 9092 4554 29

2. Article Number (Transfer from service label)

7018 1130 0001 8957 0375

3. Service type
- ☐ Adult Signature
  - ☐ Adult Signature Restricted Delivery
  - ☐ Certified Mail®
  - ☐ Certified Mail Restricted Delivery
  - ☐ Collect on Delivery
  - ☐ Collect on Delivery Restricted Delivery
  - ☐ Priority Mail Express®
  - ☐ Registered Mail™
  - ☐ Registered Mail Restricted Delivery
  - ☐ Return Receipt for Merchandise
  - ☐ Signature Confirmation™
  - ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

Case # 191202005

Rec. Back signed by Timothy Higgins on 12/6/19





C. Case Number 191029010; Patrick Shannon Lee, 1106 Northwest 3<sup>rd</sup> Street, Okeechobee, Florida 34972. Chapter 30 Sections 30-41, 30-44 and 30-43 of the City of Okeechobee Code of Ordinances. [Northwest Addition to Okeechobee Lot 21; Block 23, CITY OF OKEECHOBEE Platt Book 1 Page 25, Public Records of Okeechobee City] was found to be complying as of January 6, 2020.

D. Case Number 191217022; Mary & David Ekstien, 1105 Southeast 5<sup>th</sup> Street, Okeechobee, Florida 34974. Chapter 30 Section 30-41 of the City of Okeechobee Code of Ordinances. [Wright's First Addition to Okeechobee Lots 10 and 11 Block 2; CITY OF OKEECHOBEE Platt Book 1 Page 13, Public Records of Okeechobee] was found to be complying as of January 6, 2020.

E. Case Number 191202008; Steven Potter, 1114 Southwest 10<sup>th</sup> Avenue, Okeechobee, Florida 34974. Chapter 30 Section 30-43 of the City of Okeechobee Code of Ordinances. [Okeechobee Heights Lots 2,3 and 4; Lot 5 Less South 25 Feet and East half of Adjacent Alley Block 1; CITY OF OKEECHOBEE Platt Book 5 Page 8 Public Records of Okeechobee] was found to be complying as of January 6, 2020.

#### VI. REPEAT VIOLATIONS

There were no repeat violations heard.

#### VII. NEW CASES

A. Case Number 11-019; Aaron and Karla Parriott, 201 Southwest 5<sup>th</sup> Avenue, Okeechobee, Florida 34974. Chapter 30 Sections 30-43 and 90-454 City of Okeechobee Code Ordinances. [City of Okeechobee Lots 5 and 6 Block 176 Public Records of Okeechobee]

Code Officer Sterling testified that Case Number 11-019 dates to May 2011 and has been found in violation of City of Okeechobee Code Ordinances Chapter 30 Sec 30-43 Public Nuisance and Sec 90-454 Outdoor Storage. Currently the property owners have also kept the property clean and have had no more violations. He continued that the Code Enforcement Department has corresponded through email with the prior City Attorney John Cook, and he recommended that the case be closed out and a Satisfaction of Lien be recorded. Due to Code Officer Sterling and prior City Attorney Cook, Magistrate Azcona recommends that we close out this case and file a satisfaction of lien on the property.

B. Case Number 191202005; Timothy and Tamara Higgins, 406 Southwest 2<sup>nd</sup> Street, Okeechobee, Florida 34974. Chapter 30 Sections 30-44 and 30-43 City of Okeechobee Code Ordinances. [City of Okeechobee Lot 9 Block 166, CITY OF OKEECHOBEE Platt Book 1 Page 10 and Book 5 Page 5 Public Records of Okeechobee]

Code Officer Sterling testified that Mr. Higgin just bought this property. Mr. Sterling also stated that he has been in contact with Mr. Higgin, and that the place is a disaster. Mr. Higgin informed Officer Sterling that the property belonged to Mr. Creech and was used for his storage yard. Officer Sterling testified that the property is about 30 percent done. Mr. Sterling recommended that this case be tabled until the next scheduled Special Magistrate Hearing. He stated this will give Mr. Higgin a chance to come into compliance. Special Magistrate Azcona recommend that Case 191202005 Timothy and Tamara



Higgins be found in violation of Chapter 30 Section 30-44 General Cleaning and Beautification, and Section 30-43 Public Nuisance. Due to Officer Sterling's testimony Magistrate Azcona tabled case number 191202005 until the next scheduled Special Magistrate Hearing.

C. Case Number 190927012; Geraldine Kimbrow / Patricia Woodall, 1004 Northwest 4<sup>th</sup> Street, Okeechobee, Florida 34972. Chapter 30 Sections 30-44 and 30-43 City of Okeechobee Code Ordinances. [Northwest Addition to Okeechobee; Lot 16, 17 and 18 and South half of Alley Laying Adjacent to Said Lots Block 21, CITY OF OKEECHOBEE Platt Book 1 Page 25 Public Records of Okeechobee]

Code Officer Sterling testified that Mrs. Kimbrow is deceased, Patricia Woodall is the beneficiary of the property. Officer Sterling stated that they are junk collectors and have no money. He stated that what he thinks it will take to get this property in compliance, is a time frame and a fine. Special Magistrate Azcona found this property in violation of Chapter 30 Section 30-44 General Cleaning and Beautification and Section 30-43 Public Nuisance due to Code Officer Sterling's testimony. Magistrate Azcona imposed a fine of \$25.00 a day to start 30 days after proper notification. Magistrate Azcona also stated that if the property does not stay in compliance, that the \$25.00 a day fine will continue, and be considered a repeat violator. Magistrate Azcona also requested a Administrative fee of \$50.00 be added to the fine.

D. Case Number 190911015; Brandi Gomez, 208 Northeast 8<sup>th</sup> Avenue, Okeechobee, Florida 34972. Chapter 30 Sections 30-43 and 30-44 City of Okeechobee Code Ordinances. [River Run Resort Lots 22 and 23, CITY OF OKEECHOBEE Platt Book 6 Page 18 Public Records of Okeechobee]

Code Officer Sterling testified that this property is a mess. Special Magistrate Azcona asked Mr. Sterling to please describe the property. Code Officer Sterling stated that the grass needs to be cut, and weeds are starting to grow up the side of the house. Mr. Sterling also stated that this property has a bunch of debris under the carport. (Tires, Washer etc.) Special Magistrate Azcona found this property in violation of Chapter 30 Section 30-44 General Cleaning and Beautification and Section 30-43 Public Nuisance due to Code Officer Sterling's testimony. Magistrate Azcona imposed a fine of \$25.00 to start 30 days after proper notification. Mr. Azcona also requested an Administrative fee be added of \$50.00.

E. Case Number 191217007; Okeechobee-FLA Properties LLC, 2000 BLOCK South Parrott Avenue, Okeechobee, Florida 34974. Chapter 30 Sections 30-43 City of Okeechobee Code Ordinances. [Unplotted Lands of the City, The North half of the Following Described Tract: Beginning 400 Feet South of the Northeast Corner of Southeast one forth]

Code Officer Sterling testified that he spoke with the owner Joel Prince and he provided us with his lawn maintenance companies information. Officer Sterling meet with the lawn company and went over what the issue is with the property. Mr. Sterling stated that half of the tree that has fallen is on Walmart's property. Officer Sterling stated that he contacted the manager at Walmart, and they have agreed to help Mr. Prince get the tree trimmed and cleaned up. Officer Sterling recommended that we give them until the next

Exhibit B  
Continued Cases

**B. Case Number 191217007; Okeechobee-FLA Properties LLC 2000 Block South Parrott Avenue, Okeechobee, Florida 34974 (Chapter 30 Section 30-43 Public Nuisance) City of Okeechobee Ordinances.**

On December 17, 2019; Code Officer Sterling noticed a tree down on the 2000 Block of South Parrott Avenue. We sent the owner of the property a Statement of Violation and Notice of Hearing on December 16, 2019, which was returned and signed by Joel Prince. Mr. Prince contacted us and gave us the information for his lawn maintenance company. Officer Sterling contacted the lawn company and meet with them on the property to go over what needed to be done. As of the January 8, 2020 meeting, the lawn maintenance company had mowed the property, but they had not touched the tree. Officer Sterling also realized that a portion of the tree laid upon Walmart's parcel. Mr. Sterling contacted Walmart and they agreed to help remove the tree. Officer Sterling asked for them to have until the next scheduled Special Magistrate Hearing to come into compliance. At the February 11, 2020 Special Magistrate Hearing Code Officer Sterling Testified that nothing had been down about the tree removal, and recommended the case be tabled until the next scheduled Hearing.

\* Note Officer Sterling spoke w/owner Joel Prince  
2-24-2020 in regards to the tree removal.





### Okeechobee County Property Appraiser Mickey L. Bandi | Okeechobee, Florida | 863-763-4422

**PARCEL: 2-28-37-35-0A00-00017-0000** | VACANT COM (001000) | 0.828 AC  
 UNPLATTED LANDS OF THE CITY THE NORTH 1/2 OF THE FOLLOWING DESCRIBED TRACT: BEGINNING 400 FEET  
 SOUTH OF THE NORTH- EAST CORNER OF SOUTHEAST 1/4 OF TH

#### NOTES:

#### OKEECHOBEE-FLA PROPERTIES LLC

Owner: 12330 VISTA BROOK LN  
 KNOXVILLE, TN 37934  
 Site: S PARROTT AVE, OKEECHOBEE  
 Sales Info 12/16/2005 \$0 1 (U)

#### 2019 Certified Values

Mkt Lnd	\$147,565	Appraised	\$147,565
Ag Lnd	\$0	Assessed	\$147,565
Bldg	\$0	Exempt	\$0
XFOB	\$0		
Just	\$147,565	Total	county:\$147,565
		Taxable	city:\$147,565
			other:\$147,565
			school:\$147,565



Okeechobee County, FL

This information, was derived from data which was compiled by the Okeechobee County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office.

GrizzlyLogic.com

3-VEGETATION +  
 DOORVED TREES





Okeechobee Police Code Enforcement  
50 SE 2nd Ave Okeechobee Florida 34974



863-763-9795 Phone  
863-763-7804 FAX

CODE ENFORCEMENT FOR  
THE CITY OF  
OKEECHOBEE, FLORIDA.

Petitioner,

vs

Respondent,

Date 02/24/2020

CASE NO. 191217007

Okeechobee-FLA Properties LLC

STATEMENT OF VIOLATION AND NOTICE OF HEARING

Pursuant to Florida Statutes 162.02 and 162.12, Florida Statutes, and the Code of Ordinances of City of Okeechobee, I (hereinafter the "City of Okeechobee"), the undersigned Code Enforcement Officer hereby gives notice of an uncorrected violation of the City of Okeechobee Code, as more particularly described herein, and hereby requests a Hearing before the Okeechobee City Code Enforcement Special Magistrate.

1. Violation of City Code Chapter/Section: **Chapter 30 Section 30-43**
2. Address and Parcel# where violation exists: **2000 BLK S Parrott Ave  
2-28-37-35-0A-00-00017-0000**
3. Name and address of property owner or person in charge of location where violation exists:  
**Okeechobee-FLA Properties LLC - 12330 Vista Brook Lane, Knoxville, TN 37934**
4. Description of Violation: **Tree Down and Needs to be Removed**

**Public Nuisance**

5. Date violation must be corrected by: **Mar 3, 2020**

6. Date violation first observed on or about: **12/2/19**

Unless Respondent corrects the violation described herein by the date set forth above AND contacts the undersigned Code Inspector to verify compliance, with the Okeechobee City Code Section(s) cited herein, you are hereby called upon to take notice that a Hearing will be held in this cause before the City of Okeechobee Code Enforcement Magistrate on the 10th day MARCH at 6:30 P.M., located at 55 SE 3rd Ave Okeechobee City Hall, Okeechobee Florida 34974 in Council Chambers. The Magistrate will receive testimony and evidence at said Hearing and shall make findings of fact and conclusions of law as are supported by the evidence and testimony, and shall make an order thereupon. You are entitled to be represented by counsel, present evidence, and present testimony. Please be advised that any evidence presented to the Magistrate for his consideration will be retained by Code Compliance Department. If you fail to appear at the hearing the Magistrate may enter an Order of Violation, & impose a fine in your absence.

Fred Sterling Code Enforcement Officer

Any Person desiring to appeal any decision of the Code Enforcement Special Magistrate with respect to any matter considered at this hearing will need to ensure that a verbatim record of the proceedings is made and that the record includes the testimony and evidence upon which the appeal will be based. Code Enforcement Magistrate tapes are for the sole purpose of back up for the official records of the Code Enforcement Department.

In Accordance with Fla. Statute 162.11(2005), an aggrieved party may appeal a final administrative order to the circuit court. Such an appeal shall be filed within 30 days of the execution of the order to be appealed.

De acuerdo con la seccion 162.11 de los estatutos de la Florida, un partido que no esta en acuerdo puede apelar una orden administrativa final a la tribunal de circuito . Tal apelacion sera archivada en el plazo de 30 dias de la firma de la orden que se apelara.

7018 0680 0002 3164 0868

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Extra Services & Fees (check box, add fee as appropriate)

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☐ Return Receipt (electronic) \$ \_\_\_\_\_  
☐ Certified Mail Restricted Delivery \$ \_\_\_\_\_  
☐ Adult Signature Required \$ \_\_\_\_\_  
☐ Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage

\$

Total Postage and Fees

\$

Sent to  
O'Keefe - FIA Properties

Street and Apt. No., or PO Box No.

12330 Vista Brook Lane

City, State, ZIP+4®

Knoxville, TN 37934

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

SOV + NOH  
191217007

Postmark  
Here



Okeechobee Police Code Enforcement  
50 SE 2nd Ave Okeechobee Florida 34974



CODE ENFORCEMENT FOR  
THE CITY OF  
OKEECHOBEE, FLORIDA.

863-763-9795 Phone  
863-763-7804 FAX

Petitioner,

vs

Respondent,

Date 01/28/2020

Okeechobee-FLA Properties LLC


CASE NO. 191217007

STATEMENT OF VIOLATION AND NOTICE OF HEARING

Pursuant to Florida Statutes 162.02 and 162.12, Florida Statutes, and the Code of Ordinances of City of Okeechobee, I (hereinafter the "City of Okeechobee"), the undersigned Code Enforcement Officer hereby gives notice of an uncorrected violation of the City of Okeechobee Code, as more particularly described herein, and hereby requests a Hearing before the Okeechobee City Code Enforcement Special Magistrate.

1. Violation of City Code Chapter/Section: Ch 30 Sec 30-43
2. Address and Parcel# where violation exists: 2000 BLK S Parrott Ave  
2-28-37-35-0A00-00017-0000
3. Name and address of property owner or person in charge of location where violation exists:  
Okeechobee-FLA Properties LLC: 12330 Vista Brook Lane, Konxvilee, TN 37934
4. Description of Violation: Public Nuisance - Tree Down And Mow Property  
Mowing is in Compliance - Need Tree Removed.
5. Date violation must be corrected by: Feb 7, 2020
6. Date violation first observed on or about: 12/2/19

Unless Respondent corrects the violation described herein by the date set forth above AND contacts the undersigned Code Inspector to verify compliance, with the Okeechobee City Code Section(s) cited herein, you are hereby called upon to take notice that a Hearing will be held in this cause before the City of Okeechobee Code Enforcement Magistrate on the 11th day February at 6:30 P.M., located at 55 SE 3rd Ave Okeechobee City Hall, Okeechobee Florida 34974 in Council Chambers. The Magistrate will receive testimony and evidence at said Hearing and shall make findings of fact and conclusions of law as are supported by the evidence and testimony, and shall make an order thereupon. You are entitled to be represented by counsel, present evidence, and present testimony. Please be advised that any evidence presented to the Magistrate for his consideration will be retained by Code Compliance Department. If you fail to appear at the hearing the Magistrate may enter an Order of Violation, & impose a fine in your absence.

  
Fred Sterling Code Enforcement Officer

Any Person desiring to appeal any decision of the Code Enforcement Special Magistrate with respect to any matter considered at this hearing will need to ensure that a verbatim record of the proceedings is made and that the record includes the testimony and evidence upon which the appeal will be based. Code Enforcement Magistrate tapes are for the sole purpose of back up for the official records of the Code Enforcement Department.

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Okeechobee Police Code Enforcement  
50 SE 2nd Ave Okeechobee Florida 34974



CODE ENFORCEMENT FOR  
THE CITY OF  
OKEECHOBEE, FLORIDA.

863-763-9795 Phone  
863-763-7804 FAX

Petitioner,

vs

Respondent,

Date 12/16/2019

CASE NO. 191217007

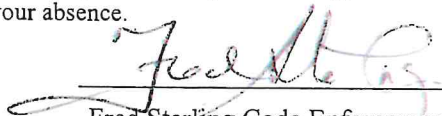
Okeechobee-FLA Properties LLC

**STATEMENT OF VIOLATION AND NOTICE OF HEARING**

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1. Violation of City Code Chapter/Section: Ch 30 Sec 30-43
2. Address and Parcel# where violation exists: 2000 BLK S Parrott Ave  
2-28-37-35-0A00-00017-0000
3. Name and address of property owner or person in charge of location where violation exists:  
Okeechobee-FLA Properties LLC 12330 Vista Brook Lane Knoxville, TN 37934
4. Description of Violation: Public Nuisance - Tree Down and Mow Property
5. Date violation must be corrected by: Dec 27, 2019
6. Date violation first observed on or about: 12/2/19

Unless Respondent corrects the violation described herein by the date set forth above AND contacts the undersigned Code Inspector to verify compliance, with the Okeechobee City Code Section(s) cited herein, you are hereby called upon to take notice that a Hearing will be held in this cause before the City of Okeechobee Code Enforcement Magistrate on the 14th day January at 6:30 P.M., located at 55 SE 3rd Ave Okeechobee City Hall, Okeechobee Florida 34974 in Council Chambers. The Magistrate will receive testimony and evidence at said Hearing and shall make findings of fact and conclusions of law as are supported by the evidence and testimony, and shall make an order thereupon. You are entitled to be represented by counsel, present evidence, and present testimony. Please be advised that any evidence presented to the Magistrate for his consideration will be retained by Code Compliance Department. If you fail to appear at the hearing the Magistrate may enter an Order of Violation, & impose a fine in your absence.

  
Fred Sterling Code Enforcement Officer

Any Person desiring to appeal any decision of the Code Enforcement Special Magistrate with respect to any matter considered at this hearing will need to ensure that a verbatim record of the proceedings is made and that the record includes the testimony and evidence upon which the appeal will be based. Code Enforcement Magistrate tapes are for the sole purpose of back up for the official records of the Code Enforcement Department.

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☐ Return Receipt (electronic) \$  
☐ Certified Mail Restricted Delivery \$  
☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$

Postmark  
Here

Postage

\$

Total Postage and Fees

\$

Sender's

Okeechobee Properties LLC  
 12330 Vista Brook Lane  
 Knoxville, TN 37934

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

9E40 2568 1000 CERT 8102

**SENDER: COMPLETE THIS SECTION**

- ☐ Complete items 1, 2, and 3.
- ☐ Print your name and address on the reverse so that we can return the card to you.
- ☐ Attach this card to the back of the mailpiece, or on the front if space permits.

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

☒ Agent

B. Received by (Printed Name)

C. Date of Delivery

☐ Addressee

Address different from item 1? ☐ Yes ☐ No

Okeechobee-FLA Properties LLC

12330 Vista Brook Lane

Knoxville, TN 37934

9590 9402 5044 9092 4553 68

2. Article Number (Transfer from service label)

7018 1130 0001 8957 0436

PS Form 3811, July 2015 PSN 7530-02-000-9053

3. Service Type  
☐ Adult Signature Restricted Delivery  
☐ Certified Mail®  
☐ Certified Mail Restricted Delivery  
☐ Collect on Delivery Restricted Delivery  
☐ Mail Restricted Delivery  
☐ Priority Mail Express®  
☐ Registered Mail™  
☐ Registered Mail Restricted Delivery  
☐ Return Receipt for Merchandise  
☐ Signature Confirmation™  
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

Joel Purnice 712-530-4800















Higgins be found in violation of Chapter 30 Section 30-44 General Cleaning and Beautification, and Section 30-43 Public Nuisance. Due to Officer Sterling's testimony Magistrate Azcona tabled case number 191202005 until the next scheduled Special Magistrate Hearing.

C. Case Number 190927012; Geraldine Kimbrow / Patricia Woodall, 1004 Northwest 4<sup>th</sup> Street, Okeechobee, Florida 34972. Chapter 30 Sections 30-44 and 30-43 City of Okeechobee Code Ordinances. [Northwest Addition to Okeechobee; Lot 16, 17 and 18 and South half of Alley Laying Adjacent to Said Lots Block 21, CITY OF OKEECHOBEE Platt Book 1 Page 25 Public Records of Okeechobee]

Code Officer Sterling testified that Mrs. Kimbrow is deceased, Patricia Woodall is the beneficiary of the property. Officer Sterling stated that they are junk collectors and have no money. He stated that what he thinks it will take to get this property in compliance, is a time frame and a fine. Special Magistrate Azcona found this property in violation of Chapter 30 Section 30-44 General Cleaning and Beautification and Section 30-43 Public Nuisance due to Code Officer Sterling's testimony. Magistrate Azcona imposed a fine of \$25.00 a day to start 30 days after proper notification. Magistrate Azcona also stated that if the property does not stay in compliance, that the \$25.00 a day fine will continue, and be considered a repeat violator. Magistrate Azcona also requested a Administrative fee of \$50.00 be added to the fine.

D. Case Number 190911015; Brandi Gomez, 208 Northeast 8<sup>th</sup> Avenue, Okeechobee, Florida 34972. Chapter 30 Sections 30-43 and 30-44 City of Okeechobee Code Ordinances. [River Run Resort Lots 22 and 23, CITY OF OKEECHOBEE Platt Book 6 Page 18 Public Records of Okeechobee]

Code Officer Sterling testified that this property is a mess. Special Magistrate Azcona asked Mr. Sterling to please describe the property. Code Officer Sterling stated that the grass needs to be cut, and weeds are starting to grow up the side of the house. Mr. Sterling also stated that this property has a bunch of debris under the carport. (Tires, Washer etc.) Special Magistrate Azcona found this property in violation of Chapter 30 Section 30-44 General Cleaning and Beautification and Section 30-43 Public Nuisance due to Code Officer Sterling's testimony. Magistrate Azcona imposed a fine of \$25.00 to start 30 days after proper notification. Mr. Azcona also requested an Administrative fee be added of \$50.00.

E. Case Number 191217007; Okeechobee-FLA Properties LLC, 2000 BLOCK South Parrott Avenue, Okeechobee, Florida 34974. Chapter 30 Sections 30-43 City of Okeechobee Code Ordinances. [Unplotted Lands of the City, The North half of the Following Described Tract: Beginning 400 Feet South of the Northeast Corner of Southeast one forth]

Code Officer Sterling testified that he spoke with the owner Joel Prince and he provided us with his lawn maintenance companies information. Officer Sterling meet with the lawn company and went over what the issue is with the property. Mr. Sterling stated that half of the tree that has fallen is on Walmart's property. Officer Sterling stated that he contacted the manager at Walmart, and they have agreed to help Mr. Prince get the tree trimmed and cleaned up. Officer Sterling recommended that we give them until the next



scheduled Special Magistrate Hearing to come into compliance. Special Magistrate Azcona found this property to be in violation of Chapter 30 Section 30-83 Public Nuisance. Due to Officer Sterling's testimony. Magistrate Azcona recommended giving this Case until the next scheduled Special Magistrate Hearing to come into compliance.

#### **VIII. OLD CASES AND FINE REDUCTION REQUESTS**

**A.** Case Number 17-005; Jackie Rediker, 201 Northeast 10<sup>th</sup> Street, Okeechobee, Florida 34972. Chapter 30 Sections 30-43, 30-44 and 30-41 City of Okeechobee Code Ordinances. [City of Okeechobee Lots 19 and 30, Block 31]

Mr. Rediker was sworn in and Special Magistrate Roger Azcona asked Code Officer Sterling to explain the issue with this property. Officer Sterling stated that the property sits on two parcels, one which has the home and the other which has a workshop. He went on to explain that Case Number 17-005 has been ongoing since February 2017. The property was found in violation of Chapter 30 Section 30-43 Public Nuisance and Section 30-44 General Cleaning and Beautification as well as 30-41 Disabled Vehicles. The fine on the property ran for 576 days at \$15.00 per day, bringing the fine amount to \$8,640.00. Mr. Rediker stated that he was gone during this time period. He stated that his wife was supposed to take care of the property but did nothing. Special Magistrate Azcona asked Mr. Rediker if the Case goes to the City Council for a request of Fine at 10 percent totaling \$864.00 could he pay it? Mr. Redikers stated that he is on disability and only gets \$522.00 a month, but he could pay \$50.00 a month. Magistrate Azcona stated that if the City Council approves the fine reduction to the 10 percent making the fine \$864.00, it would have to be paid on the first of every month. Mr. Rediker agreed to this term. Magistrate Azcona stated, If the fine is not paid every month then the case will be overturned, and the foreclosure process will begin. This property was deemed in compliance as of December 10, 2019.

**B.** Case Number 17-028; Lorene Mott (Feltenberger), 1006 Southwest 5<sup>th</sup> Avenue, Okeechobee, Florida 34974. Chapter 30 Sections 30-44 and 30-43 City of Okeechobee Code Ordinances. [ South Okeechobee Lots 2,3 and 4 Less That Part Lying West of a Line Described in or 257, Page 1677 Block 7]

Mrs. Feltenberger was sworn in and Special Magistrate Azcona asked Code Officer Sterling to explain the issue with the above property. Officer Sterling stated that the property has been in disarray and that the Feltenbergers just purchased the property. Mr. Sterling stated that the property was in violation of Chapter 30 Sections 30-44 General Cleaning and Beautification and Section 30-43 Public Nuisance. Officer Sterling stated that they have gone in and started the cleanup process. Mrs. Feltenberg was asked by Special Magistrate Azcona if the case was to go to the City Council for a recommendation of a fine reduction of 10 percent, would she be fine with that. Mrs. Feltenberger stated that she would like to get the fine down around \$500.00 to \$600.00. She stated, they have gone in and cleaned the property up and that the property has also been a thorn in the City Code Enforcements side. Mrs. Feltenberger also stated that they have had to pay an attorney to do the probate on the property, and that it has all been paid. Special Magistrate Azcona stated that the recommendation on the fine reduction is usually 10 percent of the fines due. Special Magistrate Azcona also stated that the fee of \$400.00 would have to be paid for the filing of the foreclosure that the city already paid. Mr. Azcona

**C. Case Number 190925012; Muhammad & Shahnaz Nooruddin 200 Block Northeast 12<sup>th</sup> Street, Okeechobee, Florida 34972 (Chapter 30 Section 30-43 Public Nuisance and Chapter 30 Section ~~30-44~~ General Cleaning and Beautification) City of Okeechobee Ordinances.**

On September 25, 2019; Officer Sterling noticed the property needed to be mowed and debris removed. We sent a courtesy card, giving the owner 10 days to come into compliance, but nothing had been done. On December 19, 2019 we sent through certified mail a Statement of Violation and Notice of Hearing which was returned Unclaimed. As of January 28, 2020, nothing had been done to the property. Officer Sterling hand delivered Statement of Violation and Notice of Hearing on February 4, 2020 as well as posting the property. Officer Sterling testified that he spoke with the owner of the property and that they would get the property mowed. Mr. Sterling asked for this case to be tabled until the next scheduled Special Magistrate Hearing. On February 25, 2020 another Statement of Hearing was sent out Certified Return Receipt mail and the property was also posted for the March 10, 2020 Hearing.





### Okeechobee County Property Appraiser

Mickey L. Bandi | Okeechobee, Florida | 863-763-4422

**PARCEL: 3-15-37-35-0010-00150-0230** | VACANT (000000) | 0.344 AC  
CITY OF OKEECHOBEE LOTS 23 & 24 BLOCK 15

**Owner:** NOORUDDIN MUHAMMAD & SHANAZ  
7993 STEEPLECHASE CT  
PORT ST LUCIE, FL 349863120

**Site:** NE 12TH ST, OKEECHOBEE

**Sales Info:**  
1/5/2016 \$60,000 V (Q)  
9/1/1986 \$100 V (U)  
12/1/1983 \$100 V (U)

#### 2019 Preliminary Certified Values

Mkt Lnd	\$9,000	Appraised	\$9,000
Ag Lnd	\$0	Assessed	\$9,000
Bldg	\$0	Exempt	\$0
XFOB	\$0		
Just	\$9,000	Total	county: \$7,425
		Taxable	city: \$7,425
			other: \$7,425
			school: \$9,000

#### NOTES:



Okeechobee County, FL

This information, was derived from data which was compiled by the Okeechobee County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office.

GrizzlyLogic.com

2+3





Okeechobee Police Code Enforcement  
50 SE 2nd Ave Okeechobee Florida 34974



CODE ENFORCEMENT FOR  
THE CITY OF  
OKEECHOBEE, FLORIDA.

863-763-9795 Phone  
863-763-7804 FAX

Petitioner,

vs

Respondent,

Date 02/24/2020

Muhammad & Shahnaz Nooruddin

CASE NO. 1909225012

STATEMENT OF VIOLATION AND NOTICE OF HEARING

Pursuant to Florida Statutes 162.02 and 162.12, Florida Statutes, and the Code of Ordinances of City of Okeechobee, I (hereinafter the "City of Okeechobee"), the undersigned Code Enforcement Officer hereby gives notice of an uncorrected violation of the City of Okeechobee Code, as more particularly described herein, and hereby requests a Hearing before the Okeechobee City Code Enforcement Special Magistrate.

1. Violation of City Code Chapter/Section: Chapter 30 Section 30-43 and Section 30-44
2. Address and Parcel# where violation exists: 200 BLK Northeast 12th Street  
3-15-37-35-0010-00150-0210
3. Name and address of property owner or person in charge of location where violation exists:  
Muhammad \$ Shahnaz Nooruddin: 793 Steeplechase Court, Port St. Lucie, Florida 34986
4. Description of Violation: Mow and Clean-Up Poperty  
Public Nuisance and General Cleaning and Beautification
5. Date violation must be corrected by: Mar 3, 2020
6. Date violation first observed on or about: 9/25/19

Unless Respondent corrects the violation described herein by the date set forth above AND contacts the undersigned Code Inspector to verify compliance, with the Okeechobee City Code Section(s) cited herein, you are hereby called upon to take notice that a Hearing will be held in this cause before the City of Okeechobee Code Enforcement Magistrate on the 10th day March at 6:30 P.M., located at 55 SE 3rd Ave Okeechobee City Hall, Okeechobee Florida 34974 in Council Chambers. The Magistrate will receive testimony and evidence at said Hearing and shall make findings of fact and conclusions of law as are supported by the evidence and testimony, and shall make an order thereupon. You are entitled to be represented by counsel, present evidence, and present testimony. Please be advised that any evidence presented to the Magistrate for his consideration will be retained by Code Compliance Department. If you fail to appear at the hearing the Magistrate may enter an Order of Violation, & impose a fine in your absence.

Fred Sterling Code Enforcement Officer

Any Person desiring to appeal any decision of the Code Enforcement Special Magistrate with respect to any matter considered at this hearing will need to ensure that a verbatim record of the proceedings is made and that the record includes the testimony and evidence upon which the appeal will be based. Code Enforcement Magistrate tapes are for the sole purpose of back up for the official records of the Code Enforcement Department.

In Accordance with Fla. Statute 162.11(2005), an aggrieved party may appeal a final administrative order to the circuit court. Such an appeal shall be filed within 30 days of the execution of the order to be appealed.

De acuerdo con la seccion 162.11 de los estatutos de la Florida, un partido que no esta en acuerdo puede apelar una orden administrativa final a la tribunal de circuito . Tal apelacion sera archivada en el plazo de 30 dias de la firma de la orden que se apelara.



# **OKEECHOBEE POLICE**

## **CODE ENFORCEMENT**

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**CASE#** 190925012

Muhammad & Shahnaz Nooruddin

---

200 BLK Northeast 12th Street

---

Okeechobee, FL 34972

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I hereby certify receipt of Notice of Violation/Notice of Hearing hand delivered by the City of Okeechobee Code Enforcement Officer.

A handwritten signature in cursive script, appearing to read "Chris Martin", written over a horizontal line.

Receipients Signature

A handwritten date "2/26/2020" written over a horizontal line.

Date

A handwritten name "Chris Martin" written over a horizontal line.

Printed Name

Drivers License

---

Date of Birth



Okeechobee Police Code Enforcement  
50 SE 2nd Ave Okeechobee Florida 34974



863-763-9795 Phone

863-763-7804 FAX

CODE ENFORCEMENT FOR  
THE CITY OF  
OKEECHOBEE, FLORIDA.

Petitioner,

vs

Respondent,

Date 01/24/2020

CASE NO. 190925012

Muhammad & Shahnaz Nooruddin

STATEMENT OF VIOLATION AND NOTICE OF HEARING

Pursuant to Florida Statutes 162.02 and 162.12, Florida Statutes, and the Code of Ordinances of City of Okeechobee, I (hereinafter the "City of Okeechobee"), the undersigned Code Enforcement Officer hereby gives notice of an uncorrected violation of the City of Okeechobee Code, as more particularly described herein, and hereby requests a Hearing before the Okeechobee City Code Enforcement Special Magistrate.

1. Violation of City Code Chapter/Section: **Chapter 30 Section 30-43 and Sec 30-44**
2. Address and Parcel# where violation exists: **200 Block Northeast 12th Street**  
**3-15-37-35-0010-00150-0210**
3. Name and address of property owner or person in charge of location where violation exists:  
**Muhammad & Shahnaz Nooruddin: 7993 Steeplechase Court, Port St Lucie, FL 34986**
4. Description of Violation: **Mow and Clean Up Property**  
**General Cleaning and Beautification and Public Nuisance**
5. Date violation must be corrected by **Feb 7, 2020**
6. Date violation first observed on or about: **9/25/19**

Unless Respondent corrects the violation described herein by the date set forth above AND contacts the undersigned Code Inspector to verify compliance, with the Okeechobee City Code Section(s) cited herein, you are hereby called upon to take notice that a Hearing will be held in this cause before the City of Okeechobee Code Enforcement Magistrate on the 11th day February at 6:30 P.M., located at 55 SE 3rd Ave Okeechobee City Hall, Okeechobee Florida 34974 in Council Chambers. The Magistrate will receive testimony and evidence at said Hearing and shall make findings of fact and conclusions of law as are supported by the evidence and testimony, and shall make an order thereupon. You are entitled to be represented by counsel, present evidence, and present testimony. Please be advised that any evidence presented to the Magistrate for his consideration will be retained by Code Compliance Department. If you fail to appear at the hearing the Magistrate may enter an Order of Violation, & impose a fine in your absence.

  
Fred Sterling Code Enforcement Officer

Any Person desiring to appeal any decision of the Code Enforcement Special Magistrate with respect to any matter considered at this hearing will need to ensure that a verbatim record of the proceedings is made and that the record includes the testimony and evidence upon which the appeal will be based. Code Enforcement Magistrate tapes are for the sole purpose of back up for the official records of the Code Enforcement Department.

In Accordance with Fla. Statute 162.11(2005), an aggrieved party may appeal a final administrative order to the circuit court. Such an appeal shall be filed within 30 days of the execution of the order to be appealed.

De acuerdo con la seccion 162.11 de los estatutos de la Florida, un partido que no esta en acuerdo puede apelar una orden administrativa final a la tribunal de circuito . Tal apelacion sera archivada en el plazo de 30 dias de la firma de la orden que se apelara.





# OKEECHOBEE POLICE

## CODE ENFORCEMENT

CASE# 190925012

Muhammad & Shahnaz Nooruddin

200 BLK Northeast 12th Street

Okeechobee, FL 34972

I hereby certify receipt of Notice of Violation/Notice of Hearing hand delivered by the City of Okeechobee Code Enforcement Officer.

Tanya Lowe  
Receipts Signature

2/5/2020  
Date

Tanya Lowe  
Printed Name

Code Officer

Fred Steery



# NOTICE TO APPEAR

Case # 140420012 + 140420011

Muhammad + Shahnaz Nooruddin

Respondent

Unless Respondent corrects the violation described herein,

Ch 30 Sec 30-43 Public Nuisance

Ch 30 Sec 30-44 General Cleaning + Beautification

By the date set forth AND contacts the undersigned Code Inspector to verify compliance. NOTICE IS HEREBY GIVEN that the alleged violation(s) will be presented in the City Council Chambers, City Hall, 55 SE 3rd Avenue, Okeechobee, FL on the 11<sup>th</sup> day of February 2020, at 6:30pm

Dated this 24<sup>th</sup> day of the month of January the year of 2020

Signed: Melissa Close Title: Code Enforcement

City of Okeechobee

56 SE 2nd Avenue - Okeechobee, FL 34974

863-~~467~~-1586

763-9795

Florida Statute 705





Okeechobee Police Code Enforcement  
50 SE 2nd Ave Okeechobee Florida 34974



863-763-9795 Phone

863-763-7804 FAX

CODE ENFORCEMENT FOR  
THE CITY OF  
OKEECHOBEE, FLORIDA.

Petitioner,

vs

Respondent,

Date 12/19/2019

CASE NO. 190925012

Muhammad & Shahnaz Nooruddin

**STATEMENT OF VIOLATION AND NOTICE OF HEARING**

Pursuant to Florida Statutes 162.02 and 162.12, Florida Statutes, and the Code of Ordinances of City of Okeechobee, I (hereinafter the "City of Okeechobee"), the undersigned Code Enforcement Officer hereby gives notice of an uncorrected violation of the City of Okeechobee Code, as more particularly described herein, and hereby requests a Hearing before the Okeechobee City Code Enforcement Special Magistrate.

1. Violation of City Code Chapter/Section: Ch 30 Sec 30-44 & 30-43
2. Address and Parcel# where violation exists: 200 BLK NE 12th Street  
3-15-37-35-0010-00150-0230
3. Name and address of property owner or person in charge of location where violation exists:  
Muhammad & Shahnaz Nooruddin - 7993 Steeplechase Ct, Port St. Lucie, FL 349863120
4. Description of Violation: Mow & Debris  
General Cleaning and Beautification & Public Nuisance
5. Date violation must be corrected by: Dec 27, 2019
6. Date violation first observed on or about: 9/25/19

Unless Respondent corrects the violation described herein by the date set forth above AND contacts the undersigned Code Inspector to verify compliance, with the Okeechobee City Code Section(s) cited herein, you are hereby called upon to take notice that a Hearing will be held in this cause before the City of Okeechobee Code Enforcement Magistrate on the 14th day January at 6:30 P.M., located at 55 SE 3rd Ave Okeechobee City Hall, Okeechobee Florida 34974 in Council Chambers. The Magistrate will receive testimony and evidence at said Hearing and shall make findings of fact and conclusions of law as are supported by the evidence and testimony, and shall make an order thereupon. You are entitled to be represented by counsel, present evidence, and present testimony. Please be advised that any evidence presented to the Magistrate for his consideration will be retained by Code Compliance Department. If you fail to appear at the hearing the Magistrate may enter an Order of Violation, & impose a fine in your absence.

  
Fred Sterling Code Enforcement Officer

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# Okeechobee Police Department

50 S.E. 2nd Avenue • Okeechobee, Florida 34974

CERTIFIED MAIL



7018 1130 0001 8957 0535



ZIP 34974  
041M1456829

NEOPOST

12/19/2019

US POSTAGE

\$006.80

FIRST-CLASS MAIL

Muhammad Nooruddin  
7993 Steaplechase Court  
Port St. Lucie, FL 349863120

NIXIE

231 DE 1

2020/12/12

RETURN TO SENDER  
UNABLE TO FORWARD

UNC

BC: 34972200730

1106-01180-18-44

34972200730

1106-01180-18-44

*Handwritten:* 2/10-2/15



FILE NUM 2016000087  
 OR BK 769 PG 509  
 SHARON ROBERTSON, CLERK OF CIRCUIT COURT  
 OKEECHOBEE COUNTY, FLORIDA  
 RECORDED 01/07/2016 01:19:33 PM  
 AMT \$60,000.00  
 RECORDING FEES \$10.00  
 DEED DOC \$420.00  
 RECORDED BY M Pinon  
 Pg 509f (1 pg)

THIS INSTRUMENT PREPARED BY AND RETURN TO:

John E. Burdeshaw  
 Lake Okeechobee Title Inc.  
 425 SW Park Street  
 Okeechobee, FL 34974

Property Appraisers Parcel Identification (Folio) Numbers: 3-15-37-35-0010-00150-0070, 0090 and 0230

SPACE ABOVE THIS LINE FOR RECORDING DATA

## WARRANTY DEED

**THIS WARRANTY DEED**, made the day of January, 2016 by The North American Islamic Trust, Inc., An Indiana Non-profit Corporation, herein called the grantor, to Muhammad Nooruddin and Shanaz Nooruddin, his wife whose post office address is 7993 Steeplechase, Port St. Lucie, FL 34986, hereinafter called the Grantees:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**WITNESSETH:** That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in OKEECHOBEE County, State of Florida, viz.:

Lots 7, 8, 9, 10, 23 and 24 Block 15 CITY OF OKEECHOBEE, according to the plat thereof in Plat Book 5, Page 5, public records of Okeechobee County, Florida.

Subject to easements, restrictions and reservations of record and to taxes for the year 2015 and thereafter.

**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. **TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND**, the grantor hereby covenants with said grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015.

**IN WITNESS WHEREOF**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Azam Nizamuddin  
 Witness #1 Signature

Azam Nizamuddin  
 Witness #1 Printed Name

Shuaib Khan  
 Witness #2 Signature

SHUAIB KHAN  
 Witness #2 Printed Name

The North American Islamic Trust, Inc., An Indiana Non-profit corporation

Salah Obeidallah, Executive Director

### STATE OF ILLINOIS COUNTY OF DUPAGE

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of January, 2016 by Salah Obeidallah, Executive Director of The North American Islamic Trust, Inc., an Indiana Non-profit Corporation on behalf of the corporation. He/She is personally known to me or has produced \_\_\_\_\_ as identification.

**SEAL**

My Commission Expires:

File No.: 15-1772

Mohammad Basheeruddin  
 Notary Signature

MOHAMMAD BASHEERUDDIN  
 Printed Notary Signature



**D. Case Number 190925011; Muhammad & Shahnaz Nooruddin 200 Block Northeast 12<sup>th</sup> Street, Okeechobee, Florida 34972 (Chapter 30 Section 30-43 Public Nuisance and Chapter 30 Section ~~30-44~~ General Cleaning and Beautification) City of Okeechobee Ordinances.**

On September 25, 2019; Officer Sterling noticed the property needed to be mowed and debris removed. We sent a courtesy card, giving the owner 10 days to come into compliance, but nothing had been done. On December 19, 2019 we sent through certified mail a Statement of Violation and Notice of Hearing which was returned Unclaimed. As of January 28, 2020, nothing had been done to the property. Officer Sterling hand delivered Statement of Violation and Notice of Hearing on February 4, 2020 as well as posting the property. Officer Sterling testified that he spoke with the owner of the property and that they would get the property mowed. Mr. Sterling asked for this case to be tabled until the next scheduled Special Magistrate Hearing. On February 25, 2020 another Statement of Hearing was sent out Certified Return Receipt mail and the property was also posted for the March 10, 2020 Hearing.





# Okeechobee County Property Appraiser

Mickey L. Bandi | Okeechobee, Florida | 863-763-4422

**PARCEL: 3-15-37-35-0010-00150-0210** | VACANT (000000) | 0.344 AC

CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 &amp; PLAT BOOK 5 PAGE 5) LOTS 21 &amp; 22 BLOCK 15

**NOORUDDIN MUHAMMAD & SHAHNAZ**

## 2019 Preliminary Certified Values

Owner: 7993 STEEPLECHASE CT  
PORT ST LUCIE, FL 349863120  
Site: NE 12TH ST, OKEECHOBEE  
Sales Info: 6/15/2016 \$100 V(U)  
12/30/2002 \$0 V(U)

Mkt Lnd	\$10,000	Appraised	\$10,000
Ag Lnd	\$0	Assessed	\$10,000
Bldg	\$0	Exempt	\$0
XFOB	\$0		
Just	\$10,000	Total	county:\$8,250
		Taxable	city:\$8,250
			other:\$8,250
			school:\$10,000

## NOTES:



Okeechobee County, FL

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[GrizzlyLogic.com](http://GrizzlyLogic.com)

2B



# OKEECHOBEE POLICE

## CODE ENFORCEMENT

CASE# 190925011

Muhammad & Shahnaz Nooruddin

200 BLK Northeast 12th Street

Okeechobee, FL 34972

I hereby certify receipt of Notice of Violation/Notice of Hearing hand delivered by the City of Okeechobee Code Enforcement Officer.

Chris Noor

Recipients Signature

2/26/2020

Date

Chris Martin

Printed Name

\_\_\_\_\_  
Drivers License

\_\_\_\_\_  
Date of Birth





Okeechobee Police Code Enforcement  
50 SE 2nd Ave Okeechobee Florida 34974



863-763-9795 Phone

863-763-7804 FAX

CODE ENFORCEMENT FOR  
THE CITY OF  
OKEECHOBEE, FLORIDA.

Petitioner,

vs

Respondent,

Date 02/24/2020

CASE NO. 1909225011

Muhammad & Shahnaz Nooruddin

STATEMENT OF VIOLATION AND NOTICE OF HEARING

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2. Address and Parcel# where violation exists: **200 BLK Northeast 12th Street**  
**3-15-37-35-0010-00150-0230**
3. Name and address of property owner or person in charge of location where violation exists:  
**Muhammad & Shahnaz Nooruddin: 793 Steeplechase Court, Port St. Lucie, Florida 34986**
4. Description of Violation: **Mow and Clean-Up Property**  
**Public Nuisance and General Cleaning and Beautification**
5. Date violation must be corrected by: **Mar 3, 2020**
6. Date violation first observed on or about: **9/25/19**

Unless Respondent corrects the violation described herein by the date set forth above AND contacts the undersigned Code Inspector to verify compliance, with the Okeechobee City Code Section(s) cited herein, you are hereby called upon to take notice that a Hearing will be held in this cause before the City of Okeechobee Code Enforcement Magistrate on the 10th day MARCH at 6:30 P.M., located at 55 SE 3rd Ave Okeechobee City Hall, Okeechobee Florida 34974 in Council Chambers. The Magistrate will receive testimony and evidence at said Hearing and shall make findings of fact and conclusions of law as are supported by the evidence and testimony, and shall make an order thereupon. You are entitled to be represented by counsel, present evidence, and present testimony. Please be advised that any evidence presented to the Magistrate for his consideration will be retained by Code Compliance Department. If you fail to appear at the hearing the Magistrate may enter an Order of Violation, & impose a fine in your absence.

  
Fred Sterling Code Enforcement Officer

Any Person desiring to appeal any decision of the Code Enforcement Special Magistrate with respect to any matter considered at this hearing will need to ensure that a verbatim record of the proceedings is made and that the record includes the testimony and evidence upon which the appeal will be based. Code Enforcement Magistrate tapes are for the sole purpose of back up for the official records of the Code Enforcement Department.

In Accordance with Fla. Statute 162.11(2005), an aggrieved party may appeal a final administrative order to the circuit court. Such an appeal shall be filed within 30 days of the execution of the order to be appealed.

De acuerdo con la seccion 162.11 de los estatutos de la Florida, un partido que no esta en acuerdo puede apelar una orden administrativa final a la tribunal de circuito . Tal apelacion sera archivada en el plazo de 30 dias de la firma de la orden que se apelara.



Okeechobee Police Code Enforcement  
50 SE 2nd Ave Okeechobee Florida 34974  
863-763-9795 Phone  
863-763-7804 FAX



CODE ENFORCEMENT FOR  
THE CITY OF  
OKEECHOBEE, FLORIDA.

Petitioner,

vs

Respondent,

Date 01/24/2020

CASE NO. 190925011

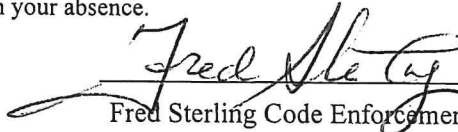
Muhammad & Shahnaz Nooruddin

STATEMENT OF VIOLATION AND NOTICE OF HEARING

Pursuant to Florida Statutes 162.02 and 162.12, Florida Statutes, and the Code of Ordinances of City of Okeechobee, I (hereinafter the "City of Okeechobee"), the undersigned Code Enforcement Officer hereby gives notice of an uncorrected violation of the City of Okeechobee Code, as more particularly described herein, and hereby requests a Hearing before the Okeechobee City Code Enforcement Special Magistrate.

1. Violation of City Code Chapter/Section: **Chapter 30 Section 30-43 and Sec 30-44**
2. Address and Parcel# where violation exists: **200 Block Northeast 12th Street**  
**3-15-37-35-0010-00150-0230**
3. Name and address of property owner or person in charge of location where violation exists:  
**Muhammad & Shahnaz Nooruddin: 7993 Steeplechase Court, Port St Lucie, FL 34986**
4. Description of Violation: **Mow and Clean Up Property**  
**General Cleaning and Beautification and Public Nuisance**
5. Date violation must be corrected by: **Feb 1, 2020**
6. Date violation first observed on or about: **9/25/19**

Unless Respondent corrects the violation described herein by the date set forth above AND contacts the undersigned Code Inspector to verify compliance, with the Okeechobee City Code Section(s) cited herein, you are hereby called upon to take notice that a Hearing will be held in this cause before the City of Okeechobee Code Enforcement Magistrate on the 11th day February at 6:30 P.M., located at 55 SE 3rd Ave Okeechobee City Hall, Okeechobee Florida 34974 in Council Chambers. The Magistrate will receive testimony and evidence at said Hearing and shall make findings of fact and conclusions of law as are supported by the evidence and testimony, and shall make an order thereupon. You are entitled to be represented by counsel, present evidence, and present testimony. Please be advised that any evidence presented to the Magistrate for his consideration will be retained by Code Compliance Department. If you fail to appear at the hearing the Magistrate may enter an Order of Violation, & impose a fine in your absence.

  
Fred Sterling Code Enforcement Officer

Any Person desiring to appeal any decision of the Code Enforcement Special Magistrate with respect to any matter considered at this hearing will need to ensure that a verbatim record of the proceedings is made and that the record includes the testimony and evidence upon which the appeal will be based. Code Enforcement Magistrate tapes are for the sole purpose of back up for the official records of the Code Enforcement Department.

In Accordance with Fla. Statute 162.11(2005), an aggrieved party may appeal a final administrative order to the circuit court. Such an appeal shall be filed within 30 days of the execution of the order to be appealed.

De acuerdo con la seccion 162.11 de los estatutos de la Florida, un partido que no esta en acuerdo puede apelar una orden administrativa final a la tribunal de circuito . Tal apelacion sera archivada en el plazo de 30 dias de la firma de la orden que se apelara.





# OKEECHOBEE POLICE

## CODE ENFORCEMENT

CASE# 190925011

Muhammad & Shahnaz Nooruddin

200 BLK Northeast 12th Street

Okeechobee, FL 34972

I hereby certify receipt of Notice of Violation/Notice of Hearing hand delivered by the City of Okeechobee Code Enforcement Officer.

Tanya Lowe  
Receipts Signature

2/5/2020  
Date

Tanya Lowe  
Printed Name

Code Officer

Fred Starkey



# NOTICE TO APPEAR

Case # 140925012 + 140925011

Muhammad + Shahnaz Nooruddin

Respondent

Unless Respondent corrects the violation described herein,

Ch 30 Sec 30-43 Public Nuisance

Ch 30 Sec 30-44 General Cleaning + Beautification

By the date set forth AND contacts the undersigned Code Inspector to verify compliance. NOTICE IS HEREBY GIVEN that the alleged violation(s) will be presented in the City Council Chambers, City Hall, 55 SE 3rd Avenue, Okeechobee, FL on the 11<sup>th</sup> day of February 2020, at 6:30pm

Dated this 24<sup>th</sup> day of the month of January the year of 2020

Signed: Melissa Close Title: Code Enforcement

City of Okeechobee

56 SE 2nd Avenue - Okeechobee, FL 34974

863-467-1586

763-8795

Florida Statute 705





Okeechobee Police Code Enforcement  
50 SE 2nd Ave Okeechobee Florida 34974



CODE ENFORCEMENT FOR  
THE CITY OF  
OKEECHOBEE, FLORIDA.

863-763-9795 Phone  
863-763-7804 FAX

Petitioner,

vs

Respondent,

Date 12/19/2019

CASE NO. 190925011

Muhammad & Shahnaz Nooruddin

**STATEMENT OF VIOLATION AND NOTICE OF HEARING**

Pursuant to Florida Statutes 162.02 and 162.12, Florida Statutes, and the Code of Ordinances of City of Okeechobee, I (hereinafter the "City of Okeechobee"), the undersigned Code Enforcement Officer hereby gives notice of an uncorrected violation of the City of Okeechobee Code, as more particularly described herein, and hereby requests a Hearing before the Okeechobee City Code Enforcement Special Magistrate.

1. Violation of City Code Chapter/Section: Ch 30 Sec 30-44 & 30-43
2. Address and Parcel# where violation exists: 200 BLK NE 12th Street  
3-15-37-35-0010-00150-0210
3. Name and address of property owner or person in charge of location where violation exists:  
Muhammad & Shahnaz Nooruddin - 7993 Steeplechase Ct, Port St. Lucie, FL 349863120
4. Description of Violation: Mow & Debris  
General Cleaning and Beautification & Public Nuisance
5. Date violation must be corrected by: Dec 27, 2019
6. Date violation first observed on or about: 9/25/19

Unless Respondent corrects the violation described herein by the date set forth above AND contacts the undersigned Code Inspector to verify compliance, with the Okeechobee City Code Section(s) cited herein, you are hereby called upon to take notice that a Hearing will be held in this cause before the City of Okeechobee Code Enforcement Magistrate on the 14th day January at 6:30 P.M., located at 55 SE 3rd Ave Okeechobee City Hall, Okeechobee Florida 34974 in Council Chambers. The Magistrate will receive testimony and evidence at said Hearing and shall make findings of fact and conclusions of law as are supported by the evidence and testimony, and shall make an order thereupon. You are entitled to be represented by counsel, present evidence, and present testimony. Please be advised that any evidence presented to the Magistrate for his consideration will be retained by Code Compliance Department. If you fail to appear at the hearing the Magistrate may enter an Order of Violation, & impose a fine in your absence.

  
Fred Sterling Code Enforcement Officer

Any Person desiring to appeal any decision of the Code Enforcement Special Magistrate with respect to any matter considered at this hearing will need to ensure that a verbatim record of the proceedings is made and that the record includes the testimony and evidence upon which the appeal will be based. Code Enforcement Magistrate tapes are for the sole purpose of back up for the official records of the Code Enforcement Department.

In Accordance with Fla. Statute 162.11(2005), an aggrieved party may appeal a final administrative order to the circuit court. Such an appeal shall be filed within 30 days of the execution of the order to be appealed.

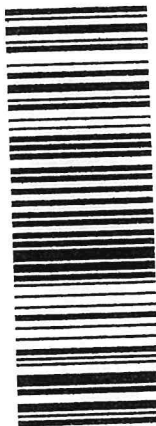
De acuerdo con la seccion 162.11 de los estatutos de la Florida, un partido que no esta en acuerdo puede apelar una orden administrativa final a la tribunal de circuito . Tal apelacion sera archivada en el plazo de 30 dias de la firma de la orden que se apelara.



# Okeechobee Police Department

50 S.E. 2nd Avenue • Okeechobee, Florida 34974

CELLULAR MAIL



7018 1130 0001 8957 0535

NEOPOST  
12/19/2019  
US POSTAGE \$006.80



ZIP 34974  
041M1455829

Muhammad Nooruddin  
7993 Steaplechase Court  
Port St. Lucie, FL 349863120

PIXIE

311 DE 1

9901/11/20

RETURN TO SENDER  
UNABLE TO FORWARD

UNC  
34972290750

41106-01180-12-44

210-214



Prepared by and return to:  
 Abdelrahman Zeini  
 Attorney at Law  
 The Zeini Law Firm  
 422 S. Alafaya Trl, Suite 17  
 Orlando, FL 32828  
 407-381-2505

FILE NUM 2016005669  
 OR BK 776 PG 1009  
 SHARON ROBERTSON, CLERK OF CIRCUIT COURT  
 OKEECHOBEE COUNTY, FLORIDA  
 RECORDED 06/20/2016 02:04:57 PM  
 ANT \$10.00  
 RECORDING FEES \$10.00  
 DEED DOC \$0.70  
 RECORDED BY L Shain  
 Pg 1009f (1 pg)

NO SEARCH PERFORMED  
 NO OPINION RENDERED

[Space Above This Line For Recording Data]

## Quit Claim Deed

This Quit Claim Deed made this 15th day of June, 2016 between Muzaffar Husain, as Trustee of the Muzaffar Husain Revocable Trust dated May 8, 1996, whose post office address is 12138 Diedra Court, Orlando, FL 32825, grantor(s), and Muhammad Nooruddin and Shahnaz Nooruddin, husband and wife whose post office address 7993 Steeplechase Ct., Port St. Lucie, FL 34986, grantee(s):

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Okeechobee County, Florida to-wit:

Lots 21 and 22, Block 15, CITY OF OKEECHOBEE, according to the plat thereof as recorded in Plat Book 5, Page 5, of the Public Records of Okeechobee County, Florida.

Parcel ID: 3-15-37-35-0010-00150-0210

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

At the request of the Grantor/Grantee, this Quitclaim Deed was prepared without the benefit of a title search and the preparer of this Quitclaim Deed makes no warranties or representations with respect to any clouds or encumbrances on the subject title.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written. Signed, sealed and delivered in our presence:

S. Husain  
 Witness Name: SURAIYA HUSAIN

Muzaffar Husain (Seal)  
 Muzaffar Husain, Trustee

Abdelrahman Zeini  
 Witness Name: ABDELAHMAN ZEINI

State of Florida  
 County of Orange

The foregoing instrument was acknowledged before me this 15th day of June, 2016 by Muzaffar Husain, as Trustee of the Muzaffar Husain Revocable Trust date May 8, 1996 who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name: ABDELAHMAN ZEINI

My Commission Expires: 8/21/2019

DoubleTime®

Exhibit A  
New Case

**A. Case Number 200110013; Gregory and Sharon Williams 501 Northwest 16<sup>th</sup> Street, Okeechobee, Florida 34972 (Chapter 30 Section 30-41 Inoperable/Abandoned Vehicles and Section 30-44 General Cleaning and Beautification) City of Okeechobee Ordinances.**

On January 10, 2020 Officer Sterling observed multiple cars and boats on the property that were inoperable/abandoned and had no tags or registrations. Mr. Sterling also observed debris in the yard. I sent out a Notice of Violation along with the City Ordinances, Certified Mail Return Receipt. We received the Green Card signed and returned on the 22 of January 2020. Mr. Williams contacted Officer Sterling and Mr. Sterling explained that he needed updated tags on the vehicles and current registration and stickers for the boats, also that he needed to pick up the debris in the yard. Officer Sterling went out and checked the property and nothing had been done. A Statement of Violation and Notice of Hearing was sent out on February 25, 2020 for the March 10, 2020 Special Magistrate Hearing.





### Okeechobee County Property Appraiser

Mickey L. Bandi | Okeechobee, Florida | 863-763-4422

**PARCEL: 3-09-37-35-0020-00520-0260 HX H3** | SINGLE FAM (000100) | 0.244 AC  
 CONNERS HIGHLANDS (PLAT BOOK 1 PAGE 21) LOT 26 & E 1/2 OF LOT 25 BLOCK 52

**WILLIAMS GREGORY S & SHARON L**

Owner: 501 NW 16TH ST  
 OKEECHOBEE, FL 349720000

Site: 501 NW 16TH ST, OKEECHOBEE

Sales 3/13/1996 \$59,500 I (Q)  
 11/30/1995 \$36,000 I (U)  
 Info 8/1/1985 \$9,000 V (Q)

#### 2019 Certified Values

Mkt Lnd	\$7,500	Appraised	\$81,357
Ag Lnd	\$0	Assessed	\$49,679
Bldg	\$73,857	Exempt	\$25,000
XFOB	\$0		
Just	\$81,357		
		Total	county: \$24,679
		Taxable	city: \$24,679
			other: \$24,679
			school: \$24,679

#### NOTES:



Okeechobee County, FL

This information, was derived from data which was compiled by the Okeechobee County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office.

[GrizzlyLogic.com](http://GrizzlyLogic.com)

4 / Boats  
 Veh. NO Tags  
 Debris

7018 0680 0002 3164 0134

U.S. Postal Service <sup>TM</sup>	
CERTIFIED MAIL <sup>®</sup> RECEIPT	
Domestic Mail Only	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> <sup>®</sup> .	
OFFICIAL USE	
Certified Mail Fee	\$ 200 110013
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To	
Gregory + Sharon Williams	
Street and Apt. No., or PO Box No.	
501 NW 10th St	
City, State, ZIP+4 <sup>®</sup>	
Orlando FL 32807	
PS Form 3800, April 2015 PSN 7530-02-000-9047	
See Reverse for Instructions	





Okeechobee City Code Enforcement  
50 SE 2nd Ave Okeechobee Florida 34974  
863-763-9795/Fax  
863-763-7804



CODE ENFORCEMENT FOR  
THE CITY OF  
OKEECHOBEE, FLORIDA.

Petitioner,

vs

Respondent,

Date 02/18/2020

CASE NO. 200110013

Gregory & Sharon Williams

**STATEMENT OF VIOLATION AND NOTICE OF HEARING**

Pursuant to Florida Statutes 162.02 and 162.12, Florida Statutes, and the Code of Ordinances of City of Okeechobee, I (hereinafter the "City of Okeechobee), the undersigned Code Enforcement Officer hereby gives notice of an uncorrected violation of the City of Okeechobee Code, as more particularly described herein, and hereby requests a Hearing before the Okeechobee City Code Enforcement Special Magistrate.

1. Violation of City Code Chapter/Section: **Ch 30 Sec 30-41 and 30-44**
2. Address and Parcel# where violation exists: **501 NW 16th Street  
3-09-37-35-0020-00520-0260**
3. Name and address of property owner or person in charge of location where violation exists:  
**Gregory and Sharon Williams; 501 NW 16th Street Okeechobee, Florida 34972**
4. Description of Violation: **Abandoned Vehicles and Boats also Debris in Yard**
5. Date violation must be corrected by: **Mar 3, 2020**
6. Date violation first observed on or about: **1/10/20**

Unless Respondent corrects the violation described herein by the date set forth above AND contacts the undersigned Code Inspector to verify compliance, with the Okeechobee City Code Section(s) cited herein, you are hereby called upon to take notice that a Hearing will be held in this cause before the City of Okeechobee Code Enforcement Magistrate on the 10th day March at 6:30 P.M., located at 55 SE 3rd Ave Okeechobee City Hall, Okeechobee Florida 34974 in Council Chambers. The Magistrate will receive testimony and evidence at said Hearing and shall make findings of fact and conclusions of law as are supported by the evidence and testimony, and shall make an order thereupon. You are entitled to be represented by counsel, present evidence, and present testimony. Please be advised that any evidence presented to the Magistrate for his consideration will be retained by Code Compliance Department. If you fail to appear at the hearing the Magistrate may enter an Order of Violation, & impose a fine in your absence.

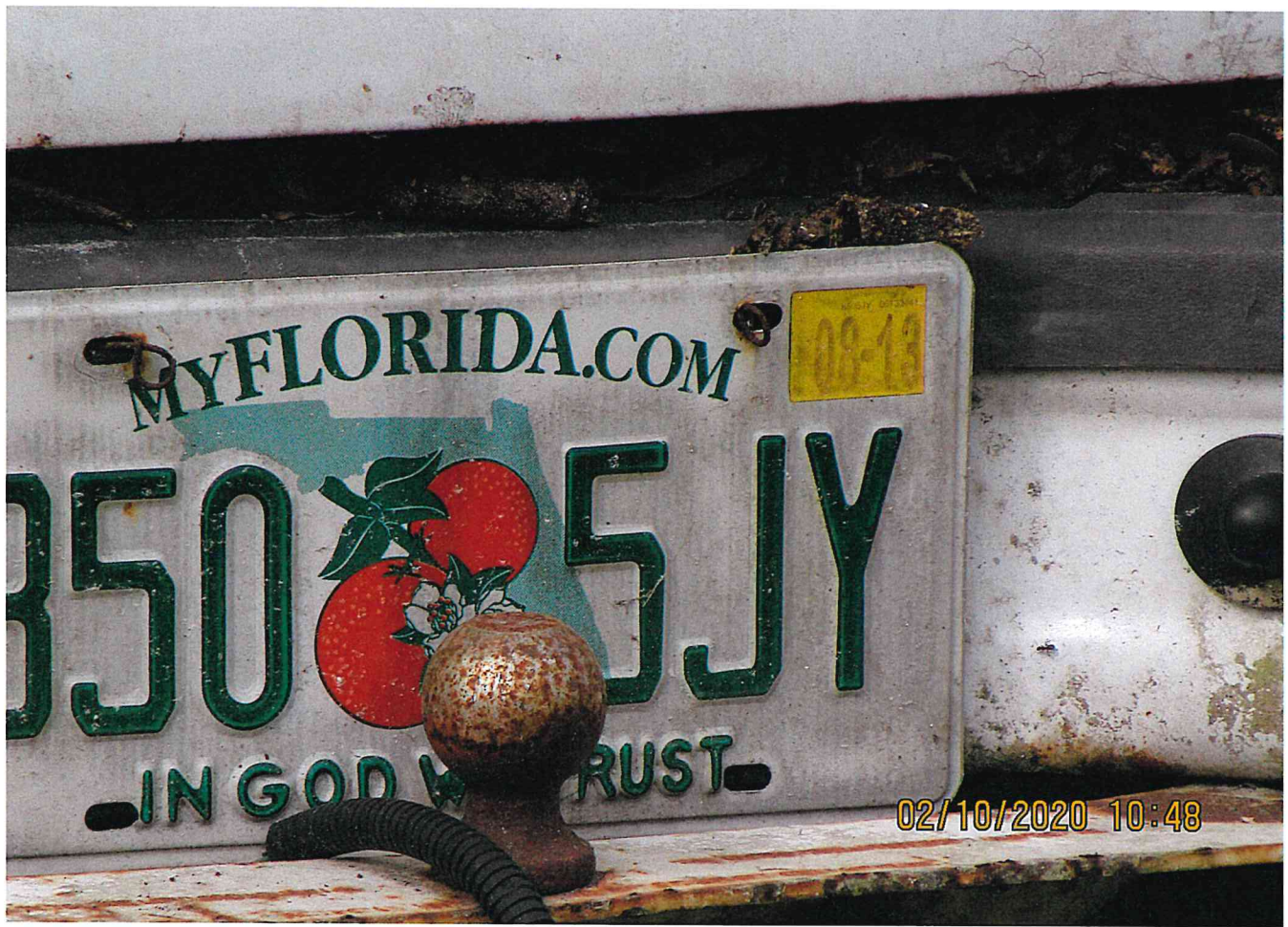
  
Fred Sterling Code Enforcement Officer

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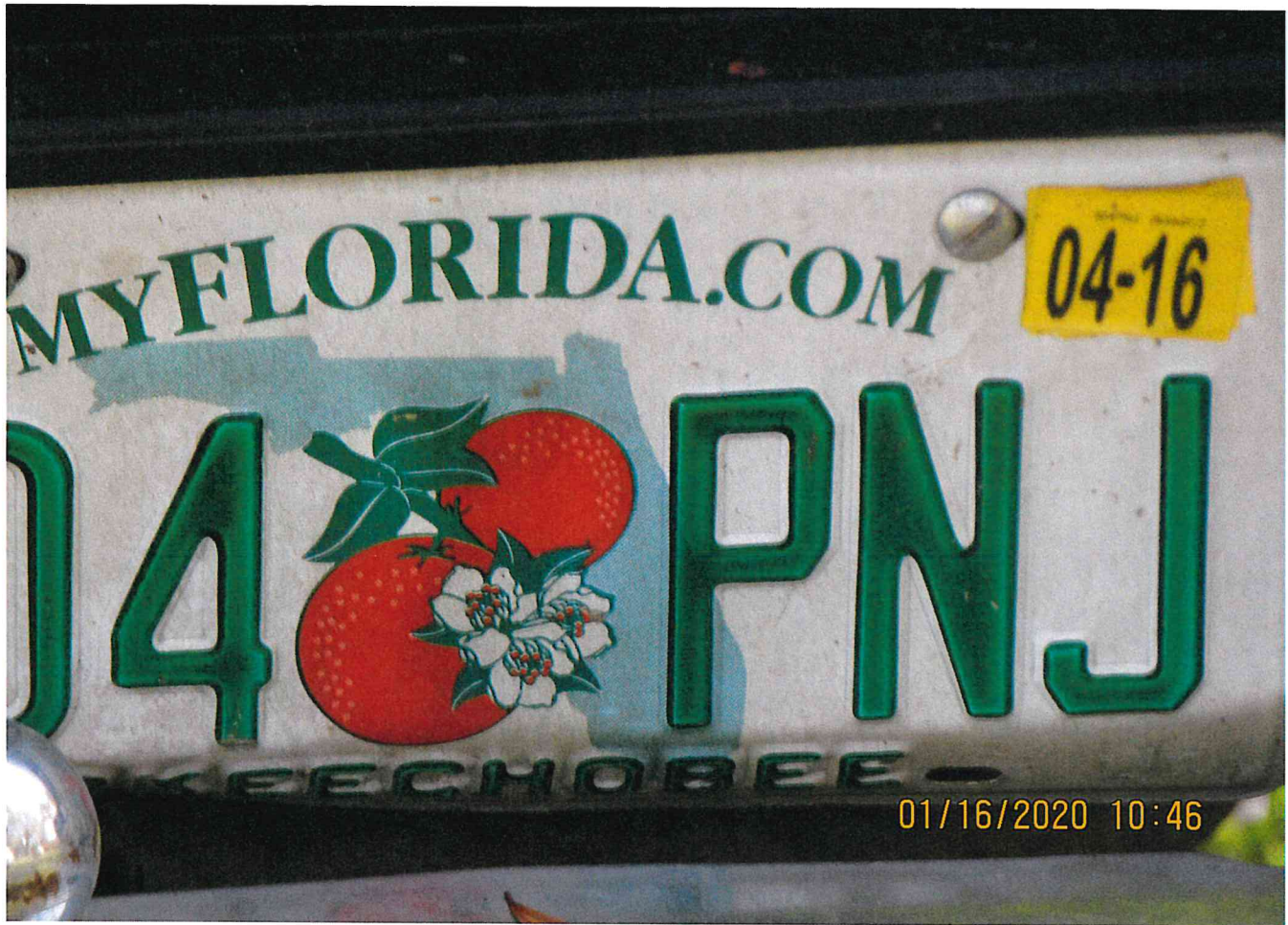
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**Okeechobee Police Code Enforcement**  
**50 SE 2nd Ave**  
**Okeechobee Florida 34974**  
**863-763-9795/Fax 863-763-7804**



## NOTICE OF VIOLATION

Name <b>Gregory Williams</b>			Case# <b>200110013</b>
Address <b>501 NW 16th Street</b>	City <b>Okeechobee</b>	State <b>FL</b>	Zip <b>34972</b>
Address of Violation <b>501 NW 16th Street</b>	City <b>Okeechobee</b>	State <b>FL</b>	Zip <b>34972</b>
Parcel#			

The undersigned Code Enforcement Officer based upon personal investigation determines that reasonable cause exists that on/ or about 01/09/2020 the above named person(s) violated provisions of Okeechobee City Ordinance 30-41 & 30-43.

Code		Description	Code		Description
30-41	<input checked="" type="checkbox"/>	Inoperable/Abandoned Vehicle.	70-302	<input type="checkbox"/>	Unauthorized use of Land and/or Building
30-44	<input checked="" type="checkbox"/>	Trash and debris.	70-251	<input type="checkbox"/>	Construction without Building Permit
90-568	<input type="checkbox"/>	Prohibited signs.	90-30	<input type="checkbox"/>	Setback violation or required yard encroachment.
30-33	<input type="checkbox"/>	Pool Violation	54-41	<input type="checkbox"/>	Obstruction of Right of Way
90-172	<input type="checkbox"/>	Unauthorized Occupancy of RV.	70-302	<input type="checkbox"/>	Unauthorized Number of Dwellings per lot or parcel
90-573	<input type="checkbox"/>	Unauthorized Flag or Banner.	66-10	<input type="checkbox"/>	Fire and Life Safety Violation
30-44	<input type="checkbox"/>	Overgrown Weeds, Grass Bushes or Shrubs.	30-43	<input checked="" type="checkbox"/>	Public Nuisance
	<input type="checkbox"/>	Other	30-32	<input type="checkbox"/>	Littering
50-32	<input type="checkbox"/>	Operating Business without Required License	54-51	<input type="checkbox"/>	Commercial vehicles stored in residential zoned area
90-633	<input type="checkbox"/>	Business in Residential Zoning District	66-10	<input type="checkbox"/>	Condition which constitutes a safety hazard.
70-273 Violations in Mobile Home Parks					

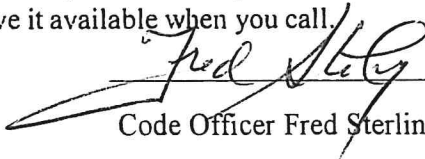
### Corrective Action Necessary:

Boats Need Current Stickers as well a Cleaned, Please Clean Yard up (Tires) See Pictures

**Should you have any questions, please contact Code Enforcement at (863) 763-9795**

Failure to correct the items described in the notice within 14 Days may result in a summons to appear before the Code Enforcement Special Magistrate and subject you to a fine up to \$250.00 per day, or may result in the issuance of a citation which will be heard in County Court. If Violation is Corrected you must notify Code Enforcement at the above listed phone number 863-763-9795.

Warning: This notice does not constitute a building permit or authorization to proceed with activities requiring a building permit or development order. If you are uncertain whether permits are required, contact code enforcement at the number below. Be sure to bring this notice with you or have it available when you call.

  
 Code Officer Fred Sterling

(d) If the property is sold at public sale pursuant to subsection (c)(2) of this section, the city shall deduct from the proceeds the costs of transportation, storage, and publication of notice, and any balance of proceeds shall be deposited into an interest-bearing account not later than 30 days after the date of the sale and held there for one year. The city shall provide a bill of sale clearly stating that the sale is subject to any and all liens. The rightful owner of the property may claim the balance of the proceeds within one year from the date of the above stated deposit by making application to the city. If no rightful owner comes forward with a claim to the property within the designated year, the balance of the proceeds shall be deposited into the state school fund.

(e) The owner of any abandoned or lost property who, after notice as provided in this section, does not remove such property within the specified period shall be liable to the city for all costs of removal, storage, and destruction of such property, less any salvage value obtained by disposal of the property. Upon final disposition of the property, the code enforcement officer shall notify the owner, if known, of the amount owed. In the case of an abandoned boat or motor vehicle, any person who neglects or refuses to pay such amount is not entitled to be issued a certificate of registration for such boat or motor vehicle, or any other boat or motor vehicle, until such costs have been paid. The code enforcement officer shall supply the state department of highway safety and motor vehicles with a list of persons whose boat registration privileges or whose motor vehicle privileges have been revoked under this subsection. Neither the department nor any other person acting as agent thereof shall issue a certificate of registration to a person whose boat or motor vehicle registration privileges have been revoked, as provided by this subsection, until such costs have been paid.

(f) Whoever opposes, obstructs, or resists any code enforcement officer or any person authorized by the law enforcement officer in the discharge of their duties as provided in this section, upon conviction, is punishable as provided in section 1-15 of this Code.

(g) Any code enforcement officer or any person authorized by the code enforcement officer is immune from prosecution, civil or criminal, for reasonable, good faith trespass upon real property while in the discharge of duties imposed by this section.

(h) The rightful owner shall be liable for the city's costs for transportation and storage of lost or abandoned property and the city's cost for publication of notice of disposition of lost property. If the rightful owner does not pay such costs within 30 days of making claim to the property, title to the property shall vest in the city. (Code 1982, § 8-9)

State law reference—Similar provisions, F.S. § 705.103.

### Sec. 30-43. Public nuisances.

(a) "Public nuisance" as defined in this section, means the existence of excessive accumulation of litter or untended vegetation, garbage, weeds, or other dead or living plant life; or places holding stagnant water, and all other objectionable, unsightly or unsanitary matter upon any lot, track of land within the city, whether uncovered or under shelter, to the extent and in the manner that such lot or parcel of land is, or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, including such condition causing or tending to cause disease, or by reason of such a condition, tends to impair the economic welfare of adjacent property; including abandoned or junk property as defined by this article; unsightly, derelict or unsafe building or structure which may constitute a hazard to safety, health, welfare or sense of public aesthetics by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment.

(b) All nuisances are declared to be a public nuisance and illegal within the municipal boundaries of the city, and shall be removed, corrected or otherwise satisfied at the direction of the city as provided in this article.

(c) Any nuisance, except such nuisance as would be determined to be an emergency, existing within the city shall be brought before the code enforcement board of the city as provided in F.S. ch. 162.



0850 2568 T000 DETT 8102

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Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

Certified Mail Fee  
\$  
Extra Services & Fees (check box, add fee as appropriate)  
☐ Return Receipt (hardcopy) \$  
☐ Return Receipt (electronic) \$  
☐ Certified Mail Restricted Delivery \$  
☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$  
Postage  
\$  
Total Postage and Fees  
\$

200110013

Postmark  
Here

Sent to  
Gregory Williams  
Street and Apt. No. or PO Box No.  
501 NW 16th St  
City, State, ZIP+4®  
Okeechobee, FL 34972  
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

COMPLETE THIS SECTION ON DELIVERY

A. Signature  
X *Greg Williams*  
B. Received by (Printed Name)  
Greg Williams  
C. Date of Delivery  
1-22-2020

Address different from item 1? ☐ Yes ☐ No  
delivery address below:

Gregory Williams  
501 NW 16th Street  
Okeechobee, FL 34972



9590 9402 5044 9092 4552 21

2. Article Number (Transfer from service label)

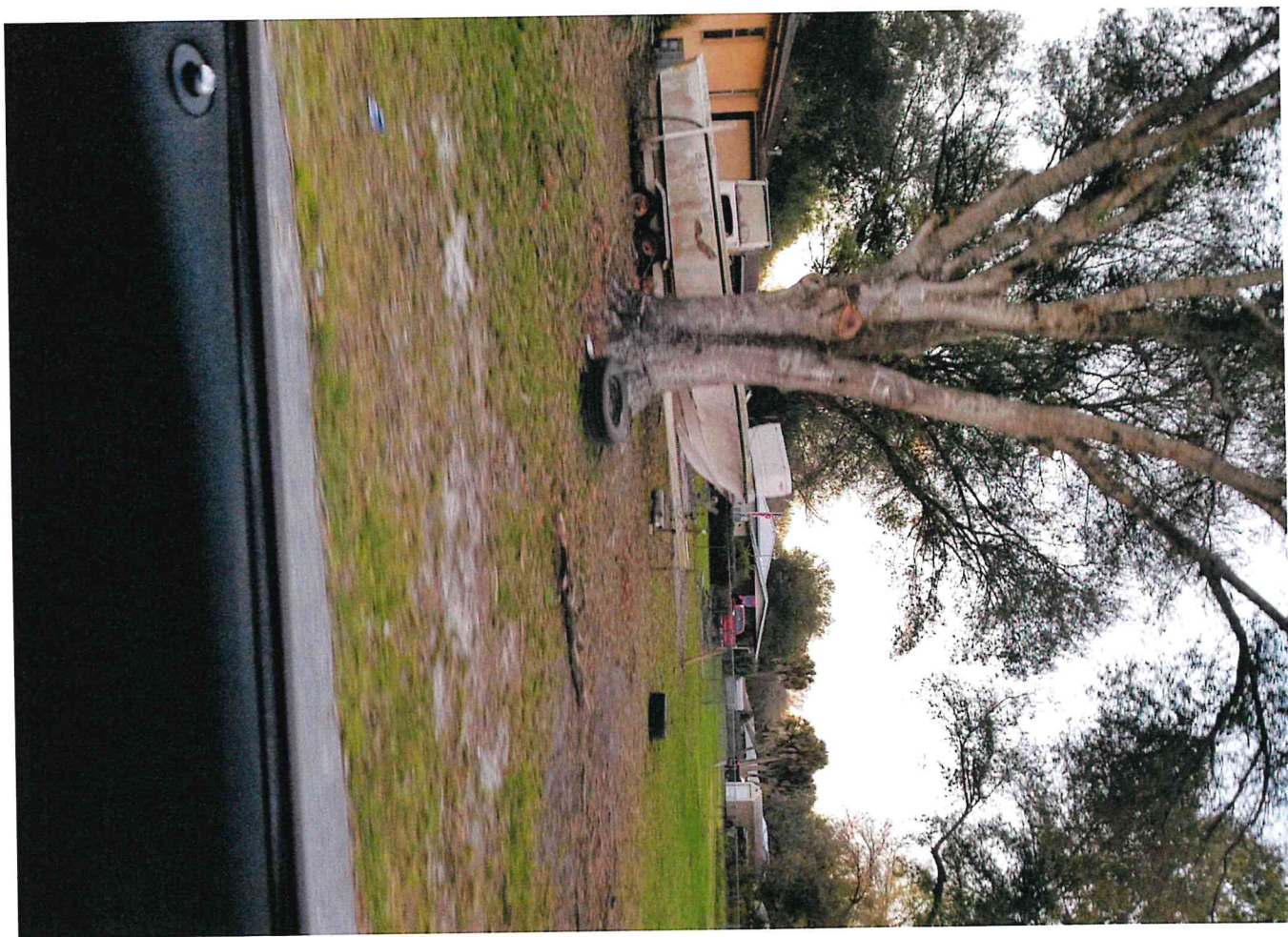
7018 1130 0001 8957 0580

3. Service Type  
☐ Adult Signature  
☐ Adult Signature Restricted Delivery  
☐ Certified Mail®  
☐ Certified Mail Restricted Delivery  
☐ Collect on Delivery  
☐ Collect on Delivery Restricted Delivery  
☐ Registered Mail  
☐ Registered Mail Restricted Delivery  
☐ Signature Confirmation™  
☐ Signature Confirmation Restricted Delivery  
☐ Priority Mail Express®  
☐ Registered Mail™  
☐ Registered Mail Restricted Delivery  
☐ Return Receipt for Merchandise  
☐ Signature Confirmation Restricted Delivery

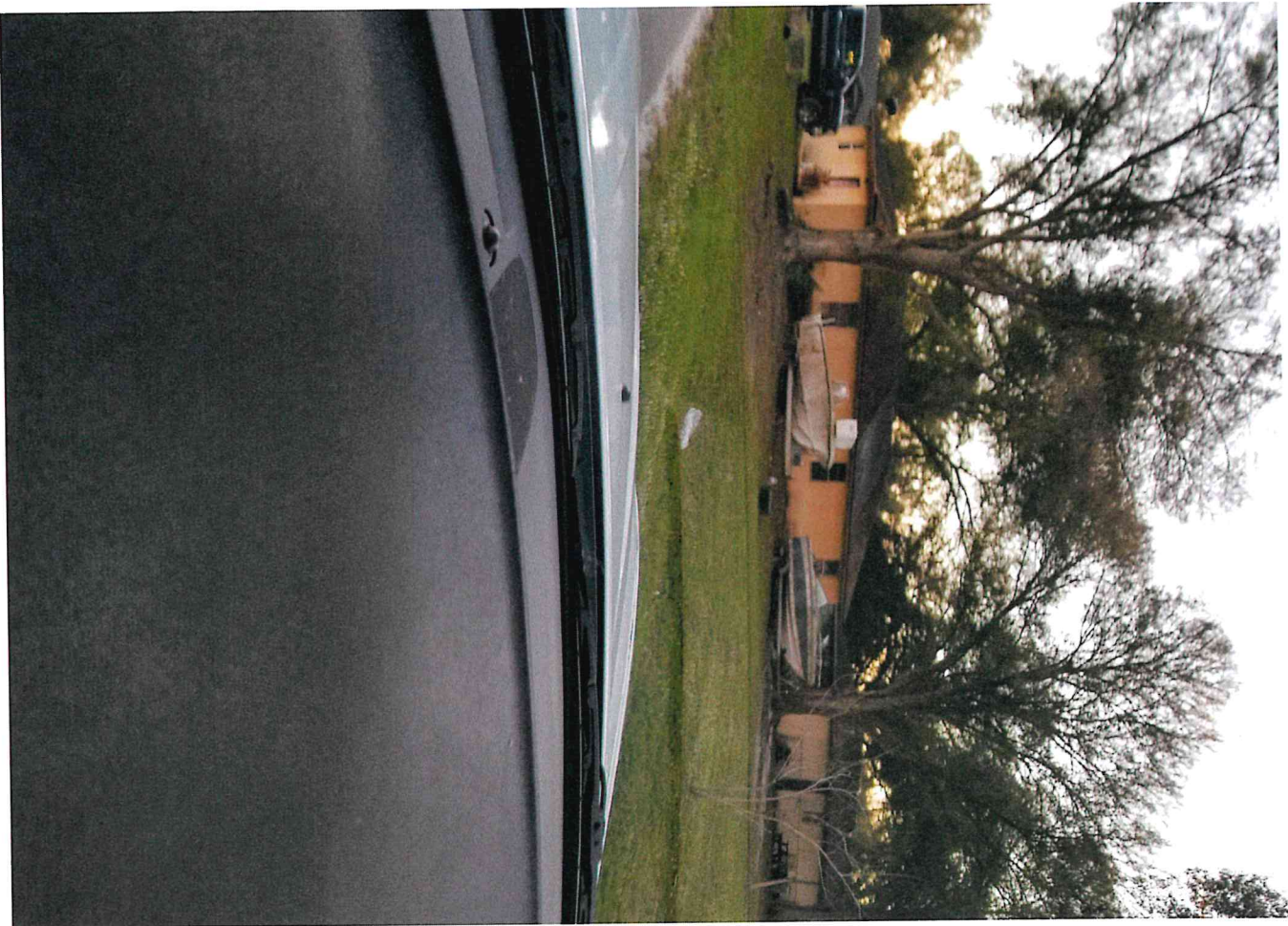
PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt









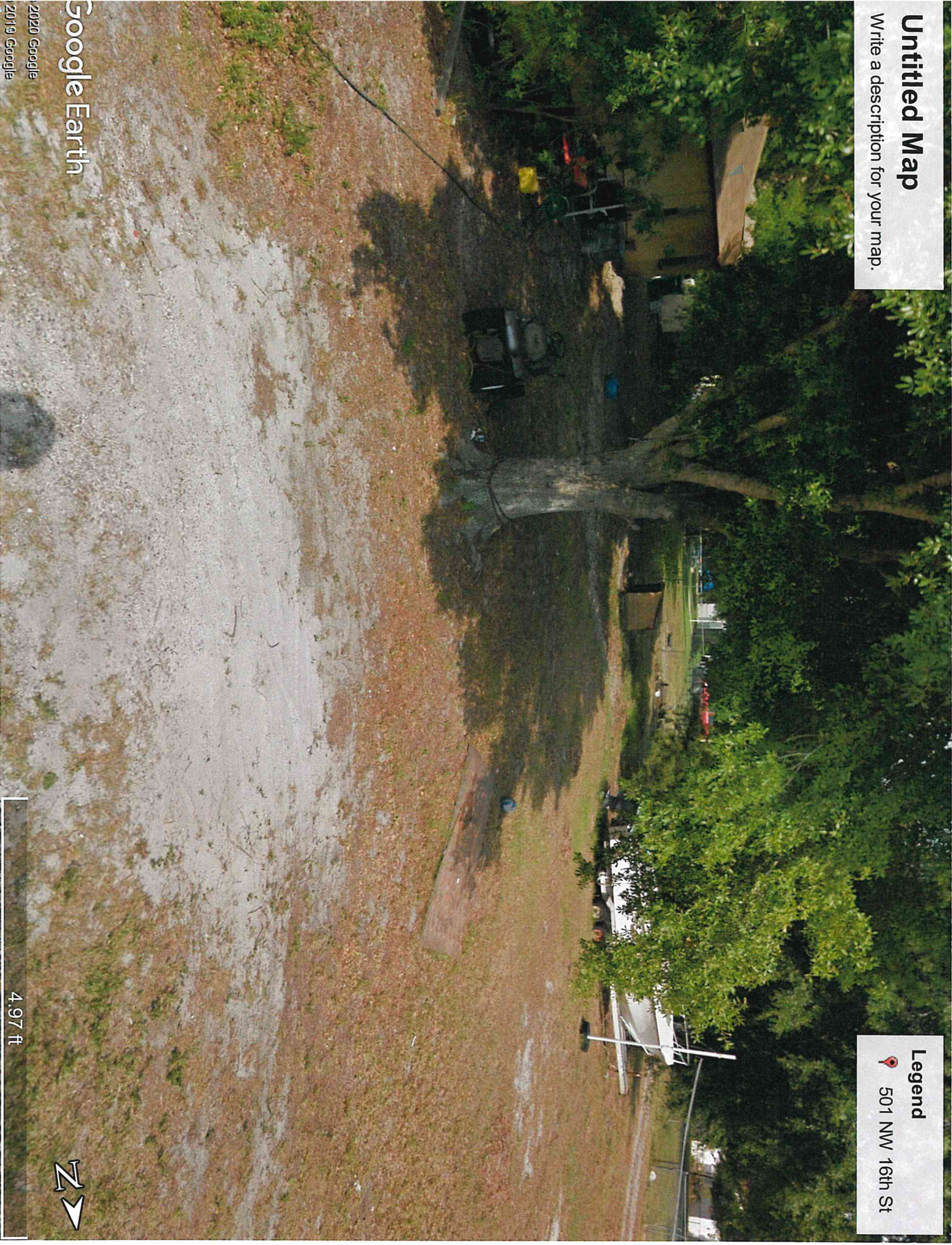


# Untitled Map

Write a description for your map.

## Legend

 501 NW 16th St



Google Earth

2020 Google  
2019 Google

4.97 ft









Williams









R 6.00  
D. 419.30

Documentary Stamp paid in the amount of  
\$ 419.30  
*Euse. Drupchuk DC* 3/19/96  
Clerk of Circuit Court date

OR  
BCK 375 PAGE 1800

Parcel ID Number: 3-09-37-35-0020-00520-0260  
Grantee #1 TIN:  
Grantee #2 TIN:

## Warranty Deed

This Indenture, Made this 13th day of March, 1996 A.D., Between  
RJ INVESTMENTS, a Florida general partnership

of the County of OKEECHOBEE, State of Florida, grantor, and  
GREGORY S. WILLIAMS and SHARON L. WILLIAMS, his wife,

whose address is: 501 NW 16th Street, OKEECHOBEE, Florida 34972

of the County of OKEECHOBEE, State of Florida, grantees.

Witnesseth that the GRANTOR, for and in consideration of the sum of  
TEN & NO/100 (\$10.00) DOLLARS,  
and other good and valuable consideration to GRANTOR in hand paid by GRANTEEES, the receipt whereof is hereby acknowledged, has  
granted, bargained and sold to the said GRANTEEES and GRANTEEES' heirs and assigns forever, the following described land, situate,  
lying and being in the County of OKEECHOBEE, State of Florida to wit:

Lot 26 and the East one-half of Lot 25, Block 52, CONNERS  
HIGHLANDS, according to the plat thereof recorded in Plat Book  
1, Page 21, Public Records of Okeechobee, Florida.

Subject to restrictions, reservations and easements of record,  
if any, and taxes subsequent to 1996.

The property herein DOES NOT constitute the HOMESTEAD of the  
grantor (s).

280886

COPY

FILED FOR RECORD  
OKEECHOBEE CO. FL.

96 MAR 19 AM 11:03

SHARON ROBERTSON  
CLERK OF CIRCUIT COURT

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.  
In Witness Whereof, the grantor has hereunto set their hand and seal the day and year first above written.  
Signed, sealed and delivered in our presence:

*Johanna K. Jarrell*  
JOHANNA K. JARRELL  
Witness as to Both

*Dora A. Seabolt*  
DORA A. SEABOLT  
Witness as to Both

By: *Ronnie Lawrence* (Seal)  
RONNIE LAWRENCE  
General Partner  
P.O. Address 2020 South Parrott Ave., OKEECHOBEE, FL 34974  
By: *John Diefenbach* (Seal)  
JOHN DIEFENBACH  
General Partner  
P.O. Address 2020 South Parrott Ave., OKEECHOBEE, FL 34974

STATE OF Florida  
COUNTY OF OKEECHOBEE

The foregoing instrument was acknowledged before me this 13th day of March, 1996 by  
RONNIE LAWRENCE, General Partner and JOHN DIEFENBACH, General Partner on behalf of R  
J INVESTMENTS, a Florida General Partnership.

Who are personally known to me.

This Document Prepared By:  
OKEECHOBEE ABSTRACT & TITLE  
INSURANCE, INC.  
302 NW 3rd Street  
OKEECHOBEE, FL 34972

RETURN



*Johanna K. Jarrell*  
JOHANNA K. JARRELL  
"OFFICIAL SEAL" PUBLIC  
Johanna K. Jarrell  
My Commission Expires 12/01/96  
Commission #CC 250225

27598



Exhibit B  
New Case

**B. Case Number 191016009; Iglesia De Cristo En Okeechobee 506 Northeast 6<sup>th</sup> Street, Okeechobee, Florida 34972 (Chapter 30 Section 30-41 Inoperable/Abandoned Vehicle) City of Okeechobee Ordinances.**

On December 5, 2019 Officer Sterling observed an Abandoned vehicle with no tags. A Statement of Violation and Notice of Hearing was sent out Certified Mail Return Receipt. On January 13, 2020 the certified mail was returned Unclaimed. On January 16, 2020 Officer Sterling went to the property and the car was still there. Mr. Sterling left a door hanger giving the property owner 5 days to comply. I also found a phone number for the owner and called and left a message the same day. At around 2pm on the 16<sup>th</sup> of January we received a call and Officer Sterling explained the issue. The owner stated that they would get the car removed. As of February 21, the car had not been removed. I called the owner on February 24<sup>th</sup> at 1:08pm and left a message, letting them know that were the car sits we have the right to have it towed.





# Okeechobee County Property Appraiser Mickey L. Bandi | Okeechobee, Florida | 863-763-4422

**PARCEL: 3-15-37-35-0010-00860-0010 OTHER** | CHURCHES (007100) | 0.321 AC  
CITY OF OKEECHOBEE LOTS 1 & 2 BLOCK 86

## IGLESIA DE CRISTO EN OKEECHOBEE

Owner: 506 NE 6TH AVENUE  
OKEECHOBEE, FL 34972

Site: 506 NE 6TH ST, OKEECHOBEE

Sales 2/12/2008 \$0 I(U)  
Info 3/1/1995 \$100,000 I(Q)  
4/1/1976 \$5,400 I(Q)

## 2019 Certified Values

Mkt Lnd	\$11,500	Appraised	\$112,432
Ag Lnd	\$0	Assessed	\$112,432
Bldg	\$100,800	Exempt	\$112,220
XFOB	\$132	county:\$0	
Just	\$112,432	city:\$0	
		other:\$0	
		school:\$0	

## NOTES:



Okeechobee County, FL

This information, was derived from data which was compiled by the Okeechobee County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office.

GrizzlyLogic.com

mailed out NOS+NOH

12-5-19 w/pictures

a4h.okeechobeeopa.com/ais/aisPrint/

1- EXP OUT OF STATE TAG





Okeechobee Police Code Enforcement  
50 SE 2nd Ave Okeechobee Florida 34974



863-763-9795 Phone

863-763-7804 FAX

CODE ENFORCEMENT FOR  
THE CITY OF  
OKEECHOBEE, FLORIDA.

Petitioner,

vs

Respondent,

Date 02/24/2020

CASE NO. 191016009

Iglesia De Cristo En Okeechobee

STATEMENT OF VIOLATION AND NOTICE OF HEARING

Pursuant to Florida Statutes 162.02 and 162.12, Florida Statutes, and the Code of Ordinances of City of Okeechobee, I (hereinafter the "City of Okeechobee"), the undersigned Code Enforcement Officer hereby gives notice of an uncorrected violation of the City of Okeechobee Code, as more particularly described herein, and hereby requests a Hearing before the Okeechobee City Code Enforcement Special Magistrate.

1. Violation of City Code Chapter/Section: **Chapter 30 Section 30-41**
2. Address and Parcel# where violation exists: **506 NE 6th Street**  
**3-15-37-35-0010-00860-0010**
3. Name and address of property owner or person in charge of location where violation exists:  
**Iglesia De Cristo En Okeechobee - 506 NE 6th Ave**
4. Description of Violation: **Abandoned Vehicle with Expired Tags Need to be Removed**
5. Date violation must be corrected by: **Mar 3, 2020**
6. Date violation first observed on or about: **10/16/19**

Unless Respondent corrects the violation described herein by the date set forth above AND contacts the undersigned Code Inspector to verify compliance, with the Okeechobee City Code Section(s) cited herein, you are hereby called upon to take notice that a Hearing will be held in this cause before the City of Okeechobee Code Enforcement Magistrate on the 10th day MARCH at 6:30 P.M., located at 55 SE 3rd Ave Okeechobee City Hall, Okeechobee Florida 34974 in Council Chambers. The Magistrate will receive testimony and evidence at said Hearing and shall make findings of fact and conclusions of law as are supported by the evidence and testimony, and shall make an order thereupon. You are entitled to be represented by counsel, present evidence, and present testimony. Please be advised that any evidence presented to the Magistrate for his consideration will be retained by Code Compliance Department. If you fail to appear at the hearing the Magistrate may enter an Order of Violation, & impose a fine in your absence.

  
Fred Sterling Code Enforcement Officer

Any Person desiring to appeal any decision of the Code Enforcement Special Magistrate with respect to any matter considered at this hearing will need to ensure that a verbatim record of the proceedings is made and that the record includes the testimony and evidence upon which the appeal will be based. Code Enforcement Magistrate tapes are for the sole purpose of back up for the official records of the Code Enforcement Department.

In Accordance with Fla. Statute 162.11(2005), an aggrieved party may appeal a final administrative order to the circuit court. Such an appeal shall be filed within 30 days of the execution of the order to be appealed.

De acuerdo con la seccion 162.11 de los estatutos de la Florida, un partido que no esta en acuerdo puede apelar una orden administrativa final a la tribunal de circuito . Tal apelacion sera archivada en el plazo de 30 dias de la firma de la orden que se apelara.





# NOTICE TO APPEAR

Iglesia De Cristo En Okeechobee 500 NE 10th St Case # 191016009  
Respondent

Unless Respondent corrects the violation described herein,  
Chapter 30 Section 30-41 Inoperable / Abandoned Vehicle  
(Expired Tag)

By the date set forth AND contacts the undersigned Code Inspector to  
verify compliance. NOTICE IS HEREBY GIVEN that the alleged  
violation(s) will be presented in the City Council Chambers, City Hall,  
55 SE 3rd Avenue, Okeechobee, FL on the 10th day  
of March 2020, at 6:30pm

Dated this 25th day of the month of February the year of 2020

Signed: Melissa Close Title: Code Enforcement

City of Okeechobee  
55 SE 3rd Avenue - Okeechobee, FL 34974  
863-~~863-8638~~

02/25/2020 11:20



# NOTICE TO APPEAR

Case #

Iglesia De Cristo En Okeechobee 504 NE 17th St 191016009

Respondent

Unless Respondent corrects the violation described herein,  
Chapter 30 Section 30-41 Inoperable / Abandoned Vehicle  
(expired Tag)

By the date set forth AND contacts the undersigned Code Inspector to  
verify compliance. NOTICE IS HEREBY GIVEN that the alleged  
violation(s) will be presented in the City Council Chambers, City Hall,  
55 SE 3rd Avenue, Okeechobee, FL on the 10th day  
of March 2020, at 6:30pm

Dated this 25th day of the month of February the year of 2020

Signed: Melvin Cloe Title: Code Enforcement

City of Okeechobee

50 SE 2nd Avenue - Okeechobee, FL 34974

863-~~467~~-1586



IGLESIA  
DE CRISTO  
506 NEL ST

left  
message  
on 9/10 #  
1-16-20 @ 1:24pm

Called back @ 5pm spoke w/  
Fred



Moving  
Car

**OKEECHOBEE POLICE  
DEPARTMENT  
CODE ENFORCEMENT**

50 Southeast 2nd Avenue  
Okeechobee, FL 34974

Reason For Notice:

Date: 1/16/2020

- ☒ Inoperable, abandoned, or unlicensed vehicle
- ☐ Trash and/or debris
- ☐ Unpermitted construction and/or work
- ☐ Unauthorized signage, flag, and/or banner
- ☐ Pool safety violation
- ☐ Unauthorized structure(s)
- ☐ Overgrown vegetation
- ☐ Occupancy of RV not in approved RV park
- ☐ Use of RV or mobile home for storage
- ☐ Operation of business without proper license
- ☐ Business in residential zone
- ☐ Land and/or building use violation
- ☐ Animal ordinance violation
- ☐ General safety hazard
- ☐ Fire and/or life safety violation
- ☐ Other

Please correct the violation within 5 days  
to avoid further enforcement action.

For questions please contact the  
Okeechobee Police Department, Code  
Enforcement Division, at **863-763-2626**

FRED STRUBING







Okeechobee Police Code Enforcement  
50 SE 2nd Ave Okeechobee Florida 34974



863-763-9795 Phone

863-763-7804 FAX

CODE ENFORCEMENT FOR  
THE CITY OF  
OKEECHOBEE, FLORIDA.

Petitioner,

vs

Respondent,

Iglesia De Cristo En Okeechobee

Date December 05, 2019

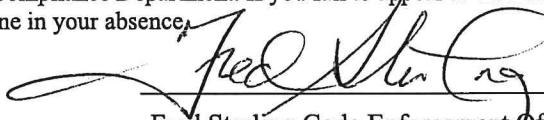
CASE NO. 191016009

STATEMENT OF VIOLATION AND NOTICE OF HEARING

Pursuant to Florida Statutes 162.02 and 162.12, Florida Statutes, and the Code of Ordinances of City of Okeechobee, I (hereinafter the "City of Okeechobee"), the undersigned Code Enforcement Officer hereby gives notice of an uncorrected violation of the City of Okeechobee Code, as more particularly described herein, and hereby requests a Hearing before the Okeechobee City Code Enforcement Special Magistrate.

1. Violation of City Code Chapter/Section: Ch 30 Sec 30-41
2. Address and Parcel# where violation exists: 505 NE 6th Street  
3-15-37-35-0010-00860-0010
3. Name and address of property owner or person in charge of location where violation exists:  
Iglesia De Cristo En Okeechobee: 506 NE 6th Street
4. Description of Violation: Abandoned Vehicle with out of State Tag
5. Date violation must be corrected by: December 27, 2019
6. Date violation first observed on or about: October 16, 2019

Unless Respondent corrects the violation described herein by the date set forth above AND contacts the undersigned Code Inspector to verify compliance, with the Okeechobee City Code Section(s) cited herein, you are hereby called upon to take notice that a Hearing will be held in this cause before the City of Okeechobee Code Enforcement Magistrate on the 14th day January at 6:30 P.M., located at 55 SE 3rd Ave Okeechobee City Hall, Okeechobee Florida 34974 in Council Chambers. The Magistrate will receive testimony and evidence at said Hearing and shall make findings of fact and conclusions of law as are supported by the evidence and testimony, and shall make an order thereupon. You are entitled to be represented by counsel, present evidence, and present testimony. Please be advised that any evidence presented to the Magistrate for his consideration will be retained by Code Compliance Department. If you fail to appear at the hearing the Magistrate may enter an Order of Violation, & impose a fine in your absence.

  
Fred Sterling Code Enforcement Officer

Any Person desiring to appeal any decision of the Code Enforcement Special Magistrate with respect to any matter considered at this hearing will need to ensure that a verbatim record of the proceedings is made and that the record includes the testimony and evidence upon which the appeal will be based. Code Enforcement Magistrate tapes are for the sole purpose of back up for the official records of the Code Enforcement Department.

In Accordance with Fla. Statute 162.11(2005), an aggrieved party may appeal a final administrative order to the circuit court. Such an appeal shall be filed within 30 days of the execution of the order to be appealed.

De acuerdo con la seccion 162.11 de los estatutos de la Florida, un partido que no esta en acuerdo puede apelar una orden administrativa final a la tribunal de circuito . Tal apelacion sera archivada en el plazo de 30 dias de la firma de la orden que se apelara.

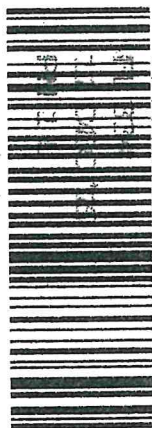




# Okeechobee Police Department

50 S.E. 2nd Avenue • Okeechobee, Florida 34974

**CERTIFIED MAIL**



7018 1130 0001 8957 0405

NEOPOST

12/11/2019

US POSTAGE

**\$006.80**

FIRST-CLASS MAIL



ZIP 34974  
041M11455829

Iglesia De Cristo En Okeechobee

506 NE 6th Street

Okeechobee, FL 34972

NIXIE

331 DE 1

0001/13/20

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

BC: 34972290750

\*0175-03095-11-41



34972-2404052907

UNC

12-19

## Car church 10-16-19 Iglesias De

code enforcement <codeenforcement7208@gmail.com>

Wed 10/16/2019 11:13 AM

To: Fred Sterling <fsterling@cityofokeechobee.com>







FILE NUM 2008001935  
 OR BK 00648 PG 1023  
 SHARON ROBERTSON, CLERK OF CIRCUIT COURT  
 OKEECHOBEE COUNTY, FL  
 RECORDED 02/12/2008 02:00:32 PM  
 RECORDING FEES 10.00  
 DEED DOC 0.70  
 RECORDED BY R Parrish  
 Pg 1023f (1pg)

Prepared by and return to:  
 Elizabeth Alexander Maxwell, Esq.  
 Maxwell & Maxwell, P.A.  
 405 NW Third Street  
 Okeechobee, FL 34972  
 863-763-1119  
 Parcel Identification No. 3-15-37-35-0010-00860-0010

[Space Above This Line For Recording Data]

## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

**This Indenture** made this 12th day of February, 2008 between **Central Church of Christ of Okeechobee, Inc.**, a Florida not for profit corporation whose post office address is 506 NE 6th Avenue, Okeechobee, FL 34972 of the County of Okeechobee, State of Florida, grantor\*, and **Iglesia De Cristo En Okeechobee, Inc.**, a Florida not for profit corporation whose post office address is 7405 East 70, Okeechobee, FL 34972 of the County of Okeechobee, State of Florida, grantee\*,

**Witnesseth** that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Okeechobee County, Florida, to-wit:

**Lots 1 and 2 of Block 86, Okeechobee, According to the Plat Thereof Recorded in Plat Book 2, Page 17, Public Records of St. Lucie County, Florida and Re-recorded in Plat Book 5, Page 5, Public Records of Okeechobee County, Florida.**

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Elizabeth A. Maxwell  
 Witness Name: **Elizabeth Maxwell**  
Devia Maxwell  
 Witness Name: **Devia Maxwell**

Central Church of Christ of Okeechobee, Inc., a Florida not for profit corporation

By: Ronald Purcell  
 Ronald Purcell, President

(Corporate Seal)

State of Florida  
 County of Okeechobee

The foregoing instrument was acknowledged before me this 12th day of February, 2008 by Ronald Purcell, President of Central Church of Christ of Okeechobee, Inc., a Florida not for profit corporation, on behalf of the corporation. He/she ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]

Elizabeth A. Maxwell  
 Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



DoubleTimee





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

## Detail by Entity Name

Florida Not For Profit Corporation

IGLESIA DE CRISTO EN OKEECHOBEE, INC.

### Filing Information

<b>Document Number</b>	N01000003958
<b>FEI/EIN Number</b>	N/A
<b>Date Filed</b>	06/06/2001
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	03/31/2008

### Principal Address

506 N.E. 6TH AVENUE  
OKEECHOBEE, FL 34972

Changed: 03/31/2008

### Mailing Address

506 N.E. 6TH AVENUE  
OKEECHOBEE, FL 34972

Changed: 07/11/2012

### Registered Agent Name & Address

ZEPEDA, OCTAVIO  
6695 NE 10TH LANE  
OKEECHOBEE, FL 34974

Name Changed: 03/31/2008

Address Changed: 03/31/2008

### Officer/Director Detail

#### **Name & Address**

Title P

ZEPEDA, OCTAVIO  
6695 NE 10TH LANE  
OKEECHOBEE, FL 34974

## Title VP

MORAN, MARSELINO  
6695 NE 10TH LANE  
OKEECHOBEE, FL 34974

## Title TD

GARCIA, JOSE L  
3408 SE 25TH ST.  
OKEECHOBEE, FL 34974

**Annual Reports**

Report Year	Filed Date
2017	02/12/2017
2018	02/12/2018
2019	03/04/2019

**Document Images**

<a href="#">03/04/2019 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/12/2018 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/12/2017 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/21/2016 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/12/2015 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/15/2014 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/31/2013 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/11/2012 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/17/2011 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/02/2010 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/09/2009 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/31/2008 – REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/06/2001 – Domestic Non-Profit</a>	<a href="#">View image in PDF format</a>



Exhibit C  
New Case

**C. Case Number 200224004; Salary RR Assessed by DOR C/O CSX Corp  
800 BLK Hwy 441 North, Okeechobee, Florida 34972 (Chapter 30 Section 30-  
43 Public Nuisance and Section 30-44 General Cleaning and Beautification)  
City of Okeechobee Ordinances.**

On February 18, 2020 a local woman came into the office to complain about the Okeechobee train station. On the same day we received an email from the City of Okeechobee Administrator advising us to the debris and landscaping issues. Officer Sterling went out and checked the property and found it to be in disarray. See pictures attached. On February 25, 2020 we sent out a Statement of Violation and Notice of Hearing for the March 10, 2020 Hearing. Officer sterling also posted the property on February 25, 2020.



Okeechobee Police Code Enforcement  
50 SE 2nd Ave Okeechobee Florida 34974  
863-763-9795 Phone  
863-763-7804 FAX



CODE ENFORCEMENT FOR  
THE CITY OF  
OKEECHOBEE, FLORIDA.

Petitioner,

vs

Respondent,

Date 02/24/2020

CASE NO. 200224004

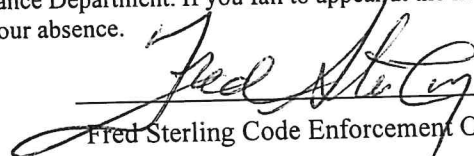
Salry RR C/O CSX Corp

STATEMENT OF VIOLATION AND NOTICE OF HEARING

Pursuant to Florida Statutes 162.02 and 162.12, Florida Statutes, and the Code of Ordinances of City of Okeechobee, I (hereinafter the "City of Okeechobee"), the undersigned Code Enforcement Officer hereby gives notice of an uncorrected violation of the City of Okeechobee Code, as more particularly described herein, and hereby requests a Hearing before the Okeechobee City Code Enforcement Special Magistrate.

1. Violation of City Code Chapter/Section: Chapter 30 Section 30-43 and 30-44
2. Address and Parcel# where violation exists: 800 BLK Hwy 441 North  
2-16-37-35-0A00-00005-0000
3. Name and address of property owner or person in charge of location where violation exists:  
Salry RR C/O CSX Corp - 500 Water Street J910 Jacksonville, FI 332020000
4. Description of Violation: Debris Everywhere , Electric Box Outside Missing Plastic Cover  
Building and Sidewalks Need Cleaned -Please See Pictures Enclosed - Needs Attention
5. Date violation must be corrected by: Mar 3, 2020
6. Date violation first observed on or about: 2/18/20

Unless Respondent corrects the violation described herein by the date set forth above AND contacts the undersigned Code Inspector to verify compliance, with the Okeechobee City Code Section(s) cited herein, you are hereby called upon to take notice that a Hearing will be held in this cause before the City of Okeechobee Code Enforcement Magistrate on the 10th day March at 6:30 P.M., located at 55 SE 3rd Ave Okeechobee City Hall, Okeechobee Florida 34974 in Council Chambers. The Magistrate will receive testimony and evidence at said Hearing and shall make findings of fact and conclusions of law as are supported by the evidence and testimony, and shall make an order thereupon. You are entitled to be represented by counsel, present evidence, and present testimony. Please be advised that any evidence presented to the Magistrate for his consideration will be retained by Code Compliance Department. If you fail to appear at the hearing the Magistrate may enter an Order of Violation, & impose a fine in your absence.

  
Fred Sterling Code Enforcement Officer

Any Person desiring to appeal any decision of the Code Enforcement Special Magistrate with respect to any matter considered at this hearing will need to ensure that a verbatim record of the proceedings is made and that the record includes the testimony and evidence upon which the appeal will be based. Code Enforcement Magistrate tapes are for the sole purpose of back up for the official records of the Code Enforcement Department.

In Accordance with Fla. Statute 162.11(2005), an aggrieved party may appeal a final administrative order to the circuit court. Such an appeal shall be filed within 30 days of the execution of the order to be appealed.

De acuerdo con la seccion 162.11 de los estatutos de la Florida, un partido que no esta en acuerdo puede apelar una orden administrativa final a la tribunal de circuito . Tal apelacion sera archivada en el plazo de 30 dias de la firma de la orden que se apelara.



7018 0680 0002 3164 0158

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.	
OFFICIAL USE	
Certified Mail Fee \$	SOV + NOH 200224004 Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent to Salvy RR Street and Apt. No., or PO Box No. 500 Water St J910 City, State, ZIP+4® Jacksonville, FL 322020000	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	





# NOTICE TO APPEAR

Salry RR % CSX Corp 800 BIK Hwy 441 N. Case # 200224004  
Respondent

Unless Respondent corrects the violation described herein,

Ch 30 Sec 30-43 Public Nuisance

Ch 30 Sec 30-44 General Cleaning and Beautification

By the date set forth AND contacts the undersigned Code Inspector to verify compliance. NOTICE IS HEREBY GIVEN that the alleged violation(s) will be presented in the City Council Chambers, City Hall, 55 SE 3rd Avenue, Okeechobee, FL on the 10th day of March 2020, at 6:30pm

Dated this 25th day of the month of February the year of 2020

Signed: Melissa Clope Title: Code Enforcement

City of Okeechobee  
50 SE 2nd Avenue - Okeechobee, FL 34974  
863-~~467-1333~~ 763-9795

02/25/2020 11:28



# NOTICE TO APPEAR

Salry RR <sup>c/o</sup> CSX Corp 800 Blk Hwy 441 N. <sup>Case #</sup> 200224004  
Respondent

Unless Respondent corrects the violation described herein,

~~Ch 30 Sec 30-43~~ Public Nuisance

Ch 30 Sec 30-44 General Cleaning and Beautification

By the date set forth AND contacts the undersigned Code Inspector to verify compliance. NOTICE IS HEREBY GIVEN that the alleged violation(s) will be presented in the City Council Chambers, City Hall, 55 SE 3rd Avenue, Okeechobee, FL on the 10th day of March 2020, at 6:30pm

Dated this 25th day of the month of February the year of 20 20

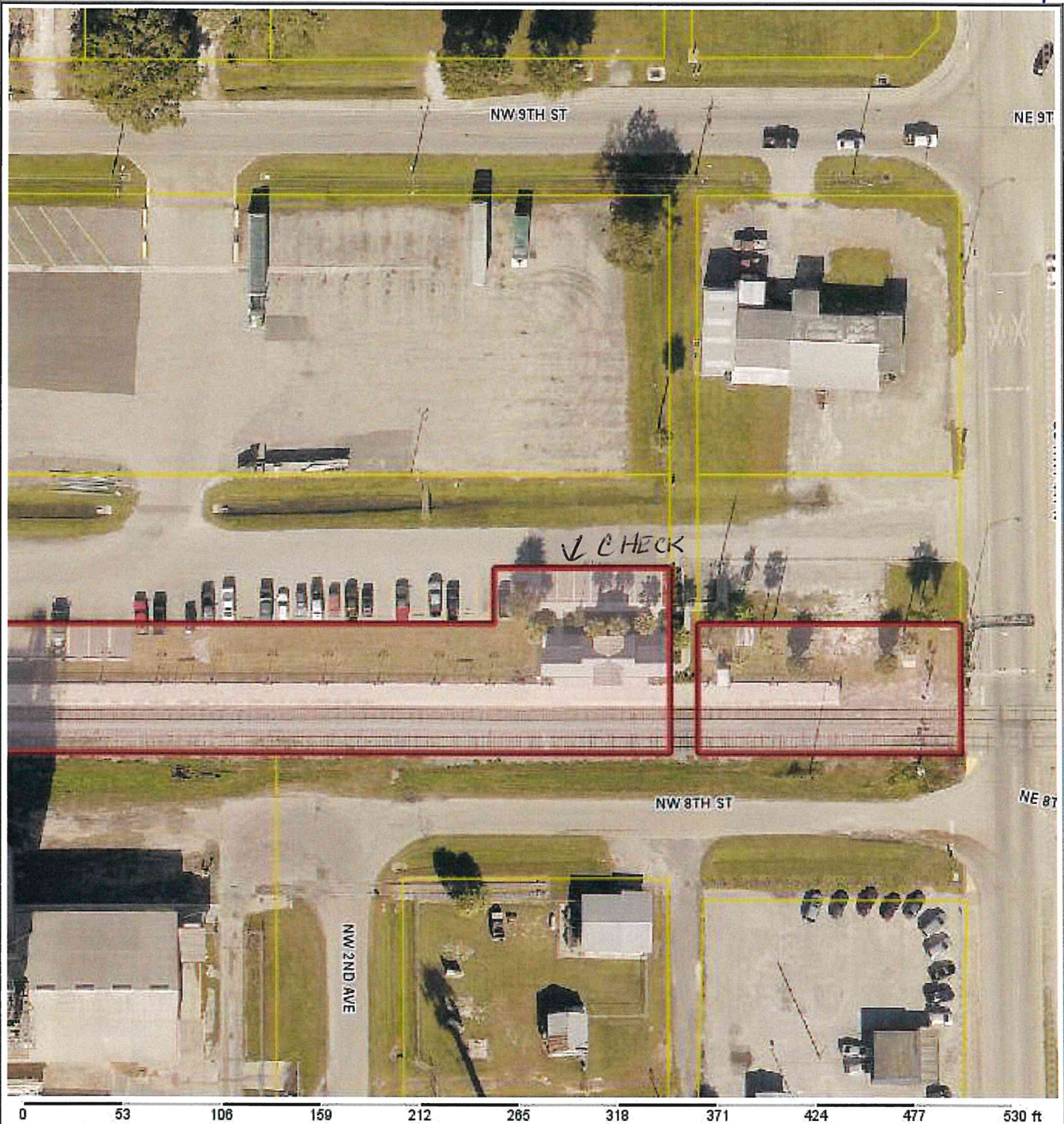
Signed: Melissa Choe Title: Code Enforcement

City of Okeechobee

50 SE 2nd Avenue - Okeechobee, FL 34974

863-467-1586 763-9795





### Okeechobee County Property Appraiser

Mickey L. Bandi | Okeechobee, Florida | 863-763-4422

**PARCEL: 2-16-37-35-0A00-00005-0000** | CENTRALLY (009800) | 29.53 AC  
ALL OF THE RAILROAD AS NOW LYING AND LOCATED WITHIN THE CITY OF OKEECHOBEE

#### SALRY RR

#### 2019 Certified Values

Owner:	ASSESSED BY DOR	Mkt Lnd	\$767,471	Appraised	\$767,471
	C/O CSX CORP	Ag Lnd	\$0	Assessed	\$767,471
	500 WATER STREET J910	Bldg	\$0	Exempt	\$0
	JACKSONVILLE, FL 332020000	XFOB	\$0		
Site:	HWY 441 N , OKEECHOBEE	Just	\$767,471	Total	county:\$767,471
Sales				Taxable	city:\$767,471
Info	NONE				other:\$767,471
					school:\$767,471

#### NOTES:



Okeechobee County, FL

This information, was derived from data which was compiled by the Okeechobee County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office.

GrizzlyLogic.com

Joyce Bussell - 801-3387



## Okeechobee Train Station

Marcos Montes De Oca <mmontesdeoca@cityofokeechobee.com>

Tue 2/18/2020 11:34 AM

To: stennit@amtrak.com <stennit@amtrak.com>

Cc: 'dowlingwatford@okeechobeeoford.com' <dowlingwatford@okeechobeeoford.com>; Robin Brock <rbrock@cityofokeechobee.com>; Fred Sterling <fsterling@cityofokeechobee.com>; Robert Peterson <rpeterson@cityofokeechobee.com>

Good morning,

I wanted to reach out to you on behalf of our City's citizens request on some cleaning and attention to the train station.

It appears as though the outside of the building need some cleaning and landscaping areas would also need some attention.

Thank you for your prompt attention to the station to have it more presentable to those riders and for our citizens here in Okeechobee. The music festival is upcoming and would also be beneficial for the potential increase in ridership to our area.

Please call or email me with any questions or concerns.

Marcos

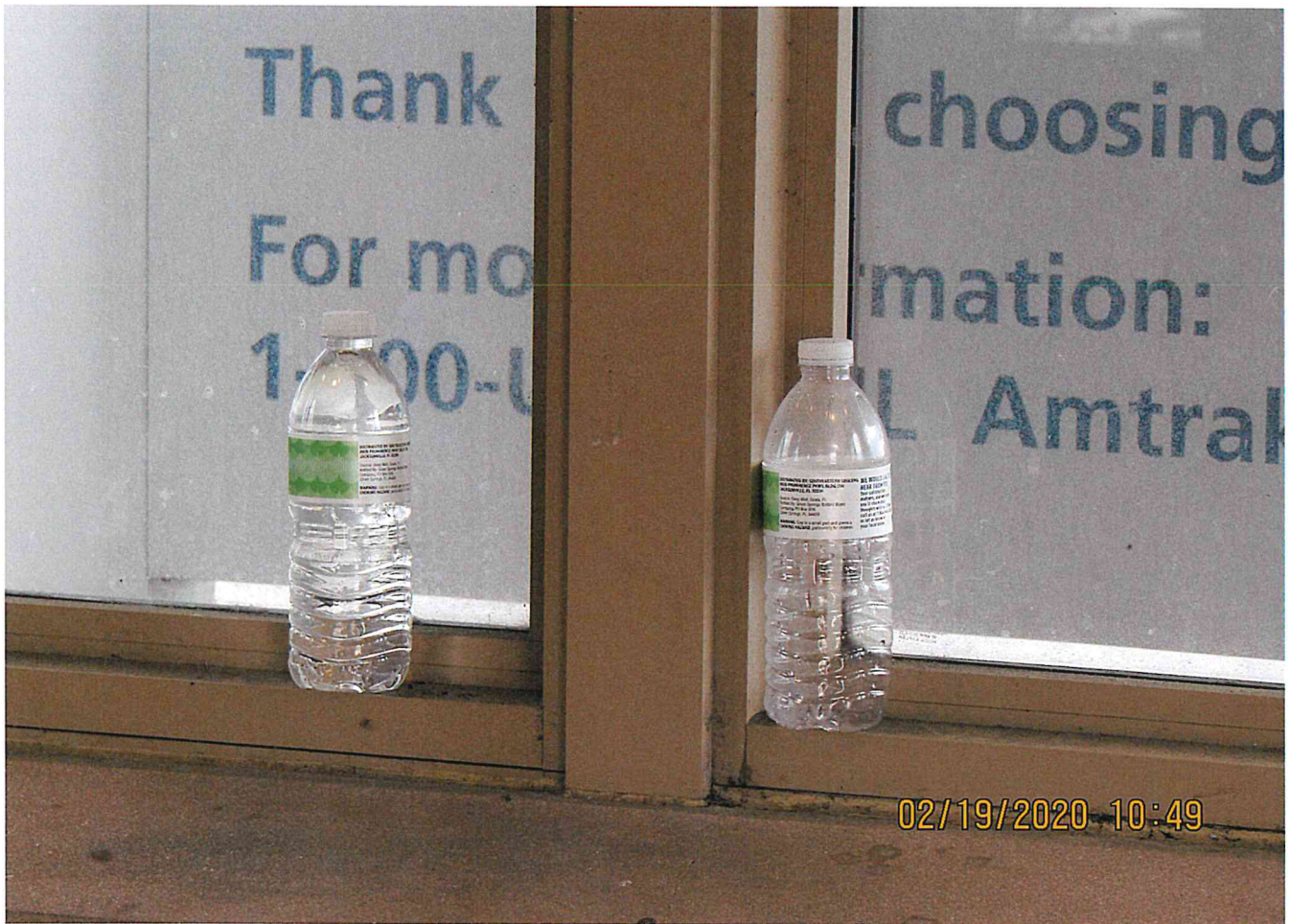
---

*Marcos Montes De Oca, P.E.*  
City Administrator

 City of Okeechobee Logo

55 SE 3<sup>rd</sup> Avenue  
Okeechobee, FL 34974  
Phone: (863) 763-3372 x 9812  
Cell: (863) 801-0177  
FAX: (863) 763-1686  
Email: [marcos@cityofokeechobee.com](mailto:marcos@cityofokeechobee.com)  
Website: [www.cityofokeechobee.com](http://www.cityofokeechobee.com)

NOTICE: Florida has a very broad public records law. As a result, any written communication created or received by the City of Okeechobee officials and employees will be available to the public and media, upon request, unless otherwise exempt. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this office. Instead, contact our office by phone or in writing.

















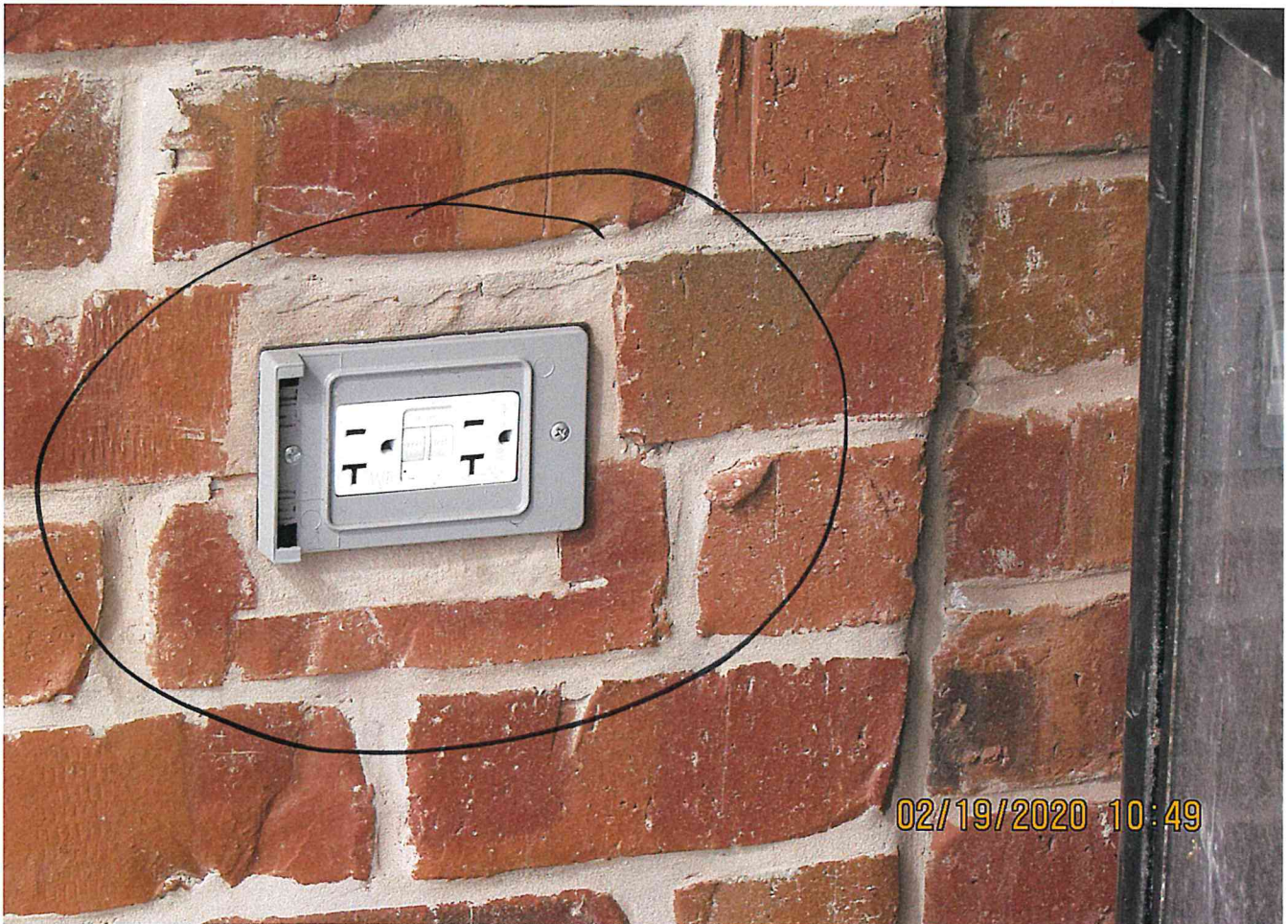




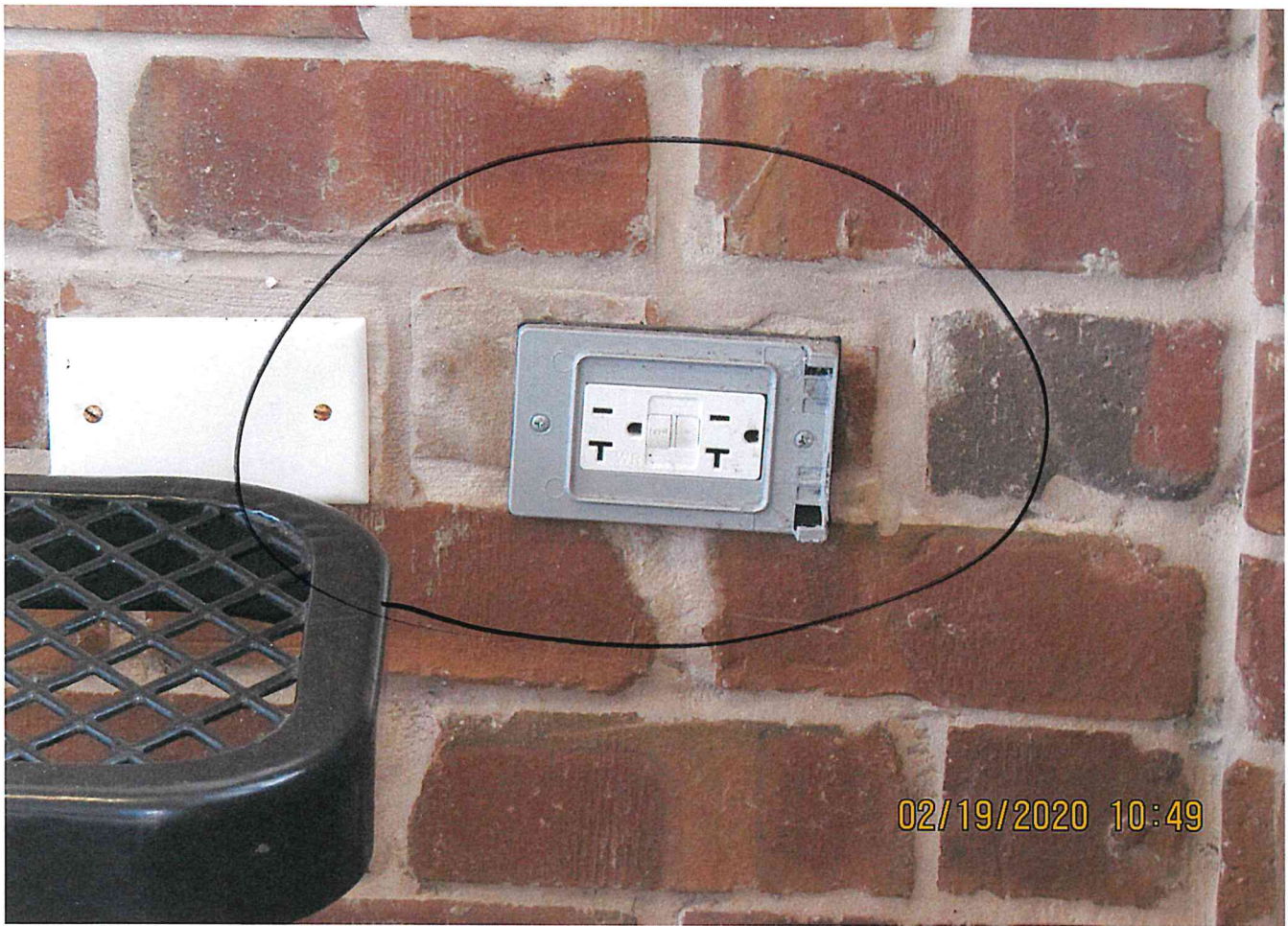


02/19/2020 10:50











**D. Case Number 191030022; William Grigsby JR HWY 441 East, Okeechobee, Florida 34972 (Chapter 30 Section 30-43 Public Nuisance and Section 30-44 General Cleaning and Beautification) City of Okeechobee Ordinances.**

On July 15, 2019 a Notice of Violation was sent out Certified Mail Return Receipt. It was returned on August 27, 2019 signed by William Grigsby. On November 1, 2019 another notice was sent out Certified Mail Return Receipt and was sent back – Forward time had expired. On November 13, 2019, I sent out another Notice of Violation Certified Mail Return Receipt and still had not received anything back. Officer Sterling has been by the property on many occasions and nothing had been done, as of February 2020. On February 25, 2020 I sent out a Statement of Violation and Notice of Hearing Certified Mail Return Receipt, and we also posted the property.



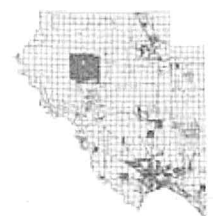


**Okeechobee County Property Appraiser** Mickey L. Bandi | Okeechobee, Florida | 863-763-4422

**PARCEL: 3-15-37-35-0210-00010-0010** | VACANT (000000) | 2.028 AC  
 PRICE ADDITION LOTS 1 THROUGH 12, INCLUSIVE, LYING NORTH OF NORTH PARK STREET (A/K/A S.R. 70 F/K/A FORT PIERCE ROAD) AS NOW CONSTRUCTED, IN BLOCK 4, P

		2019 Certified Values			
Owner:	10282 PAYNE RD	Mkt Lnd	\$251,461	Appraised	\$251,461
	SEBRING, FL 338759457	Ag Lnd	\$0	Assessed	\$251,461
Site:	HWY 70 E, OKEECHOBEE	Bldg	\$0	Exempt	\$0
		XFOB	\$0		
Sales Info	6/21/2011	\$125,000	V (U)		
	10/23/2007	\$1,001,800	V (U)		
	6/20/2006	\$0	V (U)		
		Just	\$251,461	Total Taxable	<b>county:\$251,461</b> <b>city:\$251,461</b> <b>other:\$251,461</b> <b>school:\$251,461</b>

**NOTES:**



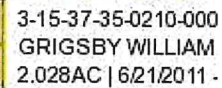
Okeechobee County, FL

This information, was derived from data which was compiled by the Okeechobee County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office.

**GrizzlyLogic.com**

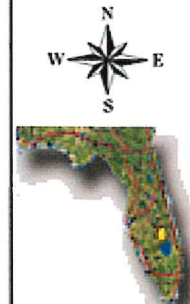


191050022



Mickey L. Bandi, CFA - Okeechobee, Florida - 863-763-4422

PRICE ADDITION LOTS 1 THROUGH 12, INCLUSIVE, LYING NORTH OF NORTH PARK STREET (A/K/A S.R. 70 F/K/A FORT PIERCE ROAD) AS NOW CONSTRUCTED, IN BLOCK 4, PRICE ADDITION TO OKEECHOBEE CITY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 17, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA. AND THE ALLEY IN BLOCK 4, PRICE ADDITION TO OKEECHOBEE CITY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 17, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA. AND THE STREET KNOWN AS NORTHEAST 2ND STREET (F/K/A CENTER STREET) AS IT RUNS EAST FROM NORTHEAST 12TH AVENUE TO NORTHEAST 13TH AVENUE, PARTICULARLY LOCATED NORTH OF BLOCK 4, PRICE ADDITION TO OKEECHOBEE CITY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 17, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.



mailed  
2nd Notice  
11-1-19

www.okeechobeepa.com/GISv1/Print\_Map.asp?pjbojdcfejaipldonlchggpkoempnjcdjiaghopipemibflpddfbgdlnbdbjblpjocieejicgemcocplcfaiojoeffebidphj... 1/2





Okeechobee Police Code Enforcement  
50 SE 2nd Ave Okeechobee Florida 34974



CODE ENFORCEMENT FOR  
THE CITY OF  
OKEECHOBEE, FLORIDA.

863-763-9795 Phone  
863-763-7804 FAX

Petitioner,

vs

Respondent,

Date 02/24/2020

CASE NO. 191030022

William Grigsby JR

STATEMENT OF VIOLATION AND NOTICE OF HEARING

Pursuant to Florida Statutes 162.02 and 162.12, Florida Statutes, and the Code of Ordinances of City of Okeechobee, I (hereinafter the "City of Okeechobee"), the undersigned Code Enforcement Officer hereby gives notice of an uncorrected violation of the City of Okeechobee Code, as more particularly described herein, and hereby requests a Hearing before the Okeechobee City Code Enforcement Special Magistrate.

1. Violation of City Code Chapter/Section: **Chapter 30 Section 30-43 Section 30-44**
2. Address and Parcel# where violation exists: **HWY 70 East  
3-15-37-35-0210-00010-0010**
3. Name and address of property owner or person in charge of location where violation exists:  
**William Grigsby Jr - 518 Bear Road - Lake Placid, FL 33852**
4. Description of Violation: **Vacant Property Need to be Mowed**
5. Date violation must be corrected by: **Mar 3, 2020**
6. Date violation first observed on or about: **10/30/19**

Unless Respondent corrects the violation described herein by the date set forth above AND contacts the undersigned Code Inspector to verify compliance, with the Okeechobee City Code Section(s) cited herein, you are hereby called upon to take notice that a Hearing will be held in this cause before the City of Okeechobee Code Enforcement Magistrate on the 10th day MARCH at 6:30 P.M., located at 55 SE 3rd Ave Okeechobee City Hall, Okeechobee Florida 34974 in Council Chambers. The Magistrate will receive testimony and evidence at said Hearing and shall make findings of fact and conclusions of law as are supported by the evidence and testimony, and shall make an order thereupon. You are entitled to be represented by counsel, present evidence, and present testimony. Please be advised that any evidence presented to the Magistrate for his consideration will be retained by Code Compliance Department. If you fail to appear at the hearing the Magistrate may enter an Order of Violation, & impose a fine in your absence.

  
Fred Sterling Code Enforcement Officer

Any Person desiring to appeal any decision of the Code Enforcement Special Magistrate with respect to any matter considered at this hearing will need to ensure that a verbatim record of the proceedings is made and that the record includes the testimony and evidence upon which the appeal will be based. Code Enforcement Magistrate tapes are for the sole purpose of back up for the official records of the Code Enforcement Department.

In Accordance with Fla. Statute 162.11(2005), an aggrieved party may appeal a final administrative order to the circuit court. Such an appeal shall be filed within 30 days of the execution of the order to be appealed.

De acuerdo con la seccion 162.11 de los estatutos de la Florida, un partido que no esta en acuerdo puede apelar una orden administrativa final a la tribunal de circuito . Tal apelacion sera archivada en el plazo de 30 dias de la firma de la orden que se apelara.

7018 0680 0002 3164 0875

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.	
OFFICIAL USE	
Certified Mail Fee \$	SOV + NOTT 191030022 Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	2-25-20
Sent To William Geigsby	
Street and Apt. No., or PO Box No. 518 Blue Lane	
City, State, ZIP+4® Lake Placid, FL 33852	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	





# NOTICE TO APPEAR

William Greigsby - Hwy 70 East - Case 191030022  
Respondent

Unless Respondent corrects the violation described herein,  
Ch 30 Sec 30-43 Public Nuisance

Ch 30 Sec 30-44 General Cleaning + Beautification

By the date set forth AND contacts the undersigned Code Inspector to verify compliance. NOTICE IS HEREBY GIVEN that the alleged violation(s) will be presented in the City Council Chambers, City Hall, 55 SE 3rd Avenue, Okeechobee, FL on the 10<sup>th</sup> day of March 20 20, at 6:30pm

Dated this 25<sup>th</sup> day of the month of February the year of 20 20

Signed: Melissa Close Title: Code Enforcement

City of Okeechobee  
50 SE 2nd Avenue - Okeechobee, FL 34974  
863-763-1500 763-9795

Florida Statute 705

02/25/2020 13:54



# NOTICE TO APPEAR

William Greigsky - Hwy 70 East - Case 191030022  
Respondent

Unless Respondent corrects the violation described herein,

Ch 30 Sec 30-43 Public Nuisance

Ch 30 Sec 30-44 General Cleaning + Beautification

By the date set forth AND contacts the undersigned Code Inspector to verify compliance. NOTICE IS HEREBY GIVEN that the alleged violation(s) will be presented in the City Council Chambers, City Hall, 55 SE 3rd Avenue, Okeechobee, FL on the 10<sup>th</sup> day of March 2020, at 6:30pm

Dated this 25<sup>th</sup> day of the month of February the year of 20 20

Signed: Melinda Clood Title: Code Enforcement

City of Okeechobee

50 SE 3rd Avenue - Okeechobee, FL 34974

863-467-1586

763-9795



The assessed values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.

Okeechobee City Code Enforcement  
50 SE 2nd Ave  
Okeechobee Florida 34974  
863-763-9795/Fax 863-763-7804



## NOTICE OF VIOLATION

Name <b>William R Grigsby</b>			Case# <b>191030022</b>
Address <b>518 Bear Road</b>	City <b>Lake Placid</b>	State <b>FL</b>	Zip <b>33852</b>
Address of Violation <b>Hwy 70 East</b>	City <b>Okeechobee</b>	State <b>FL</b>	Zip <b>34972</b>

Parcel#

**3-15-37-35-0210-00010-0010**

The undersigned Code Enforcement Officer based upon personal investigation determines that reasonable cause exists that on/ or about **August 15, 2019** the above named person(s) violated provisions of Okeechobee City Ordinance 30-43 & 30-44.

Code		Description	Code		Description
30-41	<input type="checkbox"/>	Inoperable/Abandoned Vehicle.	70-302	<input type="checkbox"/>	Unauthorized use of Land and/or Building
30-44	<input type="checkbox"/>	Trash and debris.	70-251	<input type="checkbox"/>	Construction without Building Permit
90-568	<input type="checkbox"/>	Prohibited signs.	90-30	<input type="checkbox"/>	Setback violation or required yard encroachment.
30-33	<input type="checkbox"/>	Pool Violation	54-41	<input type="checkbox"/>	Obstruction of Right of Way
90-172	<input type="checkbox"/>	Unauthorized Occupancy of RV.	70-302	<input type="checkbox"/>	Unauthorized Number of Dwellings per lot or parcel
90-573	<input type="checkbox"/>	Unauthorized Flag or Banner.	66-10	<input type="checkbox"/>	Fire and Life Safety Violation
30-44	<input checked="" type="checkbox"/>	Overgrown Weeds, Grass Bushes or Shrubs.	30-43	<input checked="" type="checkbox"/>	Public Nuisance
	<input type="checkbox"/>	Other	30-32	<input type="checkbox"/>	Littering
50-32	<input type="checkbox"/>	Operating Business without Required License	54-51	<input type="checkbox"/>	Commercial vehicles stored in residential zoned area
90-633	<input type="checkbox"/>	Business in Residential Zoning District	66-10	<input type="checkbox"/>	Condition which constitutes a safety hazard.
70-273 Violations in Mobile Home Parks					

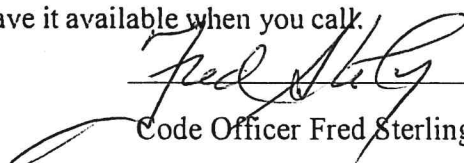
### Corrective Action Necessary:

Please Mow and Clean up Property (2nd Notice)

**Should you have any questions, please contact Code Enforcement at (863) 763-9795**

Failure to correct the items described in the notice within 14 Days may result in a summons to appear before the Code Enforcement Special Magistrate and subject you to a fine up to \$250.00 per day, or may result in the issuance of a citation which will be heard in County Court. If Violation is Corrected you must notify Code Enforcement at the above listed phone number 863-763-9795.

Warning: This notice does not constitute a building permit or authorization to proceed with activities requiring a building permit or development order. If you are uncertain whether permits are required, contact code enforcement at the number below. Be sure to bring this notice with you or have it available when you call.

  
Code Officer Fred Sterling



ESTD 1568 T000 DETT 8102

CERTIFIED MAIL® RECEIPT	
Domestic Mail Only	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent to	11-1-19
Street and Apt. No., or P.O. Box No.	William Grigsby
City, State, ZIP+4®	518 Bear Rd Lake Placid, FL 33852
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

Postmark  
Here



**Okeechobee Police Department**

50 S.E. 2nd Avenue • Okeechobee, Florida 34974

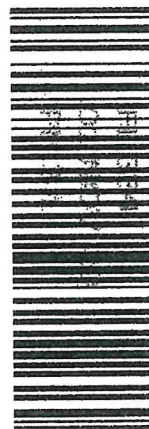
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Fwa

*Handwritten signature*

William R Grigsby  
518 Bear Road  
Lake Placid, FL

33652-8402WB  
34972>2907

FORWARD TIME EXP RTN TO  
330 NEE 1 8180  
518 BEAR RD  
LAKE PLACID FL 33875-9457  
RETURN TO SENDER



7018 1130 0001 8957 0153



NEOPOST  
11/01/201  
US POST

CERTIFIED MAIL®



Okeechobee City Code Enforcement  
50 SE 2nd Ave  
Okeechobee Florida 34974  
863-763-9795/Fax 863-763-7804



## NOTICE OF VIOLATION

Name <b>William Grigsby</b>			Case#
Address <b>518 Bear Road</b>	City <b>Lake Placid</b>	State <b>FL</b>	Zip <b>33852</b>
Address of Violation <b>Hwy 70 East</b>	City <b>Okeechobee</b>	State <b>34972</b>	Zip <b>34974</b>
Parcel# <b>3-15-37-35-0210-00010-0010</b>			

The undersigned Code Enforcement Officer based upon personal investigation determines that reasonable cause exists that on/ or about 08/13/2019 the above named person(s) violated provisions of Okeechobee City Ordinance 30-44.

Code		Description	Code		Description
30-41	<input type="checkbox"/>	Inoperable/Abandoned Vehicle.	70-302	<input type="checkbox"/>	Unauthorized use of Land and/or Building
30-44	<input type="checkbox"/>	Trash and debris.	70-251	<input type="checkbox"/>	Construction without Building Permit
90-568	<input type="checkbox"/>	Prohibited signs.	90-30	<input type="checkbox"/>	Setback violation or required yard encroachment.
30-33	<input type="checkbox"/>	Pool Violation	54-41	<input type="checkbox"/>	Obstruction of Right of Way
90-172	<input type="checkbox"/>	Unauthorized Occupancy of RV.	70-302	<input type="checkbox"/>	Unauthorized Number of Dwellings per lot or parcel
90-573	<input type="checkbox"/>	Unauthorized Flag or Banner.	66-10	<input type="checkbox"/>	Fire and Life Safety Violation
30-44	<input checked="" type="checkbox"/>	Overgrown Weeds, Grass Bushes or Shrubs.	30-43	<input type="checkbox"/>	Public Nuisance
	<input type="checkbox"/>	Other	30-32	<input type="checkbox"/>	Littering
50-32	<input type="checkbox"/>	Operating Business without Required License	54-51	<input type="checkbox"/>	Commercial vehicles stored in residential zoned area
90-633	<input type="checkbox"/>	Business in Residential Zoning District	66-10	<input type="checkbox"/>	Condition which constitutes a safety hazard.
70-273 Violations in Mobile Home Parks					

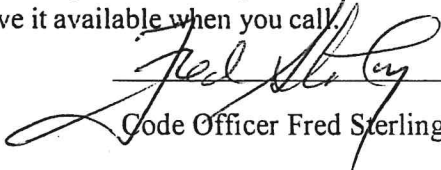
### Corrective Action Necessary:

Please Clean Property up

**Should you have any questions, please contact Code Enforcement at (863) 763-9795**

Failure to correct the items described in the notice within 14 Days may result in a summons to appear before the Code Enforcement Special Magistrate and subject you to a fine up to \$250.00 per day, or may result in the issuance of a citation which will be heard in County Court. If Violation is Corrected you must notify Code Enforcement at the above listed phone number 863-763-9795.

Warning: This notice does not constitute a building permit or authorization to proceed with activities requiring a building permit or development order. If you are uncertain whether permits are required, contact code enforcement at the number below. Be sure to bring this notice with you or have it available when you call.

  
Code Officer Fred Sterling



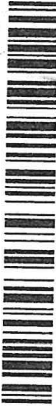
**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

William Grigsby JR  
518 Peace Road  
Lake Placid, FL 33852

9590 9402 4769 8344 6887 26



2 Article Number (Transfer from service label)

7018 1130 0001 8956 9348

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

☐ Agent

B. Received by (Printed Name)

William Grigsby

C. Date of Delivery

8/27/19

D. Is delivery address different from item 1? ☒ Yes  
If YES, enter delivery address below: ☐ No

10282 Payne Rd  
Sebring FL 33875

3. Service Type

- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                         | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery     | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                         | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery      | <input type="checkbox"/> Return Receipt for Merchandise             |
| <input type="checkbox"/> Collect on Delivery                     | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail                            |   |
| <input type="checkbox"/> Insured Mail Restricted Delivery        |   |

Domestic Return Receipt

18.50R  
7012.60DS



FILE NUM 2007014479  
OR BK 00641 PG 1798  
SHARON ROBERTSON, CLERK OF CIRCUIT COURT  
OKEECHOBEE COUNTY, FL  
RECORDED 10/26/2007 03:11:34 PM  
RECORDING FEES 18.50  
DEED DOC 7,012.60  
RECORDED BY G Mewbourn  
Pgs 1798 - 1799; (2pgs)

Prepared by and return to:  
Kimberly L. Sapp, Esq.  
Attorney at Law  
Swaine, Harris & Sheehan, P. A.  
401 Dal Hall Boulevard  
Lake Placid, FL 33852

File Number: P5180-006  
Will Call No.:

[Space Above This Line For Recording Data]

## Warranty Deed

This Warranty Deed made this 23<sup>rd</sup> day of October, 2007 between WILLIAM R. GRIGSBY, JR. whose post office address is 518 Bear Road, Lake Placid, FL 33852, grantor, and RIVERSIDE NATIONAL BANK OF FLORIDA, a national bank chartered under the laws of the United States, whose post office address is 1506 South Parrott Avenue, Okeechobee, FL 34974, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Okeechobee County, Florida to-wit:

All of Lots 1 through 12, inclusive, lying North of North Park Street (a/k/a S. R. 70 f/k/a Fort Pierce Road) as now constructed, in Block 4, Price Addition to Okeechobee City, according to the plat thereof recorded in Plat Book 2, Page 17, Public Records of Okeechobee County, Florida.

AND

The Alley in Block 4, Price Addition to Okeechobee City, according to the plat thereof recorded in Plat Book 2, Page 17, Public Records of Okeechobee County, Florida.

AND

The street known as Northeast 2nd Street (f/k/a Center Street) as it runs east from Northeast 12th Avenue to Northeast 13th Avenue, particularly located north of Block 4, Price Addition to Okeechobee City, according to the Plat thereof as recorded in Plat Book 2, Page 17, Public Records of Okeechobee County, Florida.

Parcel Identification Number: 3-15-37-35-0210-00010-0080 et al

### SUBJECT TO:

1. Comprehensive land use plans, zoning, restrictions, prohibitions and other requirements imposed by governmental authority.
2. Restrictions and matters appearing on the plat or otherwise common to the subdivision.
3. Public utility easements of record.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

DoubleTime

Book641/Page1798 CFN#2007014479

Page 1 of 2



**E. Case Number 191202007; Smalls Electrical Services 405 Southwest Park Street, Okeechobee, Florida 34974 (Chapter 30 Section 30-43 Public Nuisance and Section 30-44 General Cleaning and Beautification) City of Okeechobee Ordinances.**

On December 3, 2019 a Notice of Violation was sent Certified Mail Return Receipt. We did not receive the green card back signed. On January 9, 2020 Mr. Raulerson whom rents the bay from Smalls Electrical Services came into the office to speak with me. Mr. Raulerson stated that they had received the Notice of Violation and had removed his van while he was on vacation. We had also received complaints about a family of skunks living underneath the storage container. On February 25, 2020 a Statement of Violation and Notice of Hearing was sent out Certified Return Receipt Mail for the March 10, 2020 Hearing. Officer Sterling also posted the property on February 25, 2020.



0 13 26 39 52 65 78 91 104 117 130 ft

**Okeechobee County Property Appraiser** Mickey L. Bandi | Okeechobee, Florida | 863-763-4422

**PARCEL: 3-15-37-35-0010-01660-0020** | STORES/1 S (001100) | 0.162 AC  
CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 AND RE-RECORDED IN PLAT BOOK 5 PAGE 5) LOT 2 BLOCK 166

**Owner: SMALLS ELECTRICAL SERVICES COR**

13480 AUDREY LN  
LARGO, FL 337714912

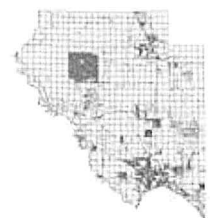
**Site:** 405 SW PARK ST, OKEECHOBEE

**Sales** 2/15/2019 \$95,000 1 (Q)  
3/8/2000 \$0 1 (U)  
**Info** 10/30/1998 \$0 1 (U)

**2019 Certified Values**

Mkt Lnd	\$40,237	Appraised	\$63,952
Ag Lnd	\$0	Assessed	\$63,952
Bldg	\$23,690	Exempt	\$0
XFOB	\$25		
Just	\$63,952		
		Total	county: \$63,952
		Taxable	city: \$63,952
			other: \$63,952
			school: \$63,952

**NOTES:**



Okeechobee County, FL

This information, was derived from data which was compiled by the Okeechobee County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office.

GrizzlyLogic.com





**NOTICE TO APPEAR**

Case #  
Smalls Electrical Services 405 SW Park St 191202007  
Respondent

Unless Respondent corrects the violation described herein,  
Chapter 30 Section 30-43 Public Nuisance Sec 30-44  
General Cleaning + Beautification  
By the date set forth AND contacts the undersigned Code Inspector to  
verify compliance. NOTICE IS HEREBY GIVEN that the alleged  
violation(s) will be presented in the City Council Chambers, City Hall,  
55 SE 3rd Avenue, Okeechobee, FL on the 10th day  
of March 2020, at 6:30pm  
Dated this 25th day of the month of February the year of 2020  
Signed: Melissa Close Title: Code Enforcement  
City of Okeechobee  
50 SE 2nd Avenue - Okeechobee, FL 34974  
863-467-1586 763-9795 Florida Statute 705

02/25/2020 11:42









Okeechobee Police Code Enforcement  
50 SE 2nd Ave Okeechobee Florida 34974  
863-763-9795 Phone  
863-763-7804 FAX



CODE ENFORCEMENT FOR  
THE CITY OF  
OKEECHOBEE, FLORIDA.

Petitioner,

vs

Respondent,

Date 02/24/2020

CASE NO. 191202007

Smalls Electrical Services

STATEMENT OF VIOLATION AND NOTICE OF HEARING

Pursuant to Florida Statutes 162.02 and 162.12, Florida Statutes, and the Code of Ordinances of City of Okeechobee, I (hereinafter the "City of Okeechobee"), the undersigned Code Enforcement Officer hereby gives notice of an uncorrected violation of the City of Okeechobee Code, as more particularly described herein, and hereby requests a Hearing before the Okeechobee City Code Enforcement Special Magistrate.

1. Violation of City Code Chapter/Section: Chapter 30 Section 30-43 Section 30-44 and Other
2. Address and Parcel# where violation exists: 405 SW Park Street  
3-15-37-35-0010-01660-0020
3. Name and address of property owner or person in charge of location where violation exists:  
Smalls Electrical Services - 13480 Audrey Lane - Largo, FL
4. Description of Violation: Property Need to be Mowed and the Containers Need to be  
Tied Down and needs to be Painted - See Enclosed Pictures
5. Date violation must be corrected by: Mar 3, 2020
6. Date violation first observed on or about: 12/2/19

Unless Respondent corrects the violation described herein by the date set forth above AND contacts the undersigned Code Inspector to verify compliance, with the Okeechobee City Code Section(s) cited herein, you are hereby called upon to take notice that a Hearing will be held in this cause before the City of Okeechobee Code Enforcement Magistrate on the 10th day March at 6:30 P.M., located at 55 SE 3rd Ave Okeechobee City Hall, Okeechobee Florida 34974 in Council Chambers. The Magistrate will receive testimony and evidence at said Hearing and shall make findings of fact and conclusions of law as are supported by the evidence and testimony, and shall make an order thereupon. You are entitled to be represented by counsel, present evidence, and present testimony. Please be advised that any evidence presented to the Magistrate for his consideration will be retained by Code Compliance Department. If you fail to appear at the hearing the Magistrate may enter an Order of Violation, & impose a fine in your absence.

  
Fred Sterling Code Enforcement Officer

Any Person desiring to appeal any decision of the Code Enforcement Special Magistrate with respect to any matter considered at this hearing will need to ensure that a verbatim record of the proceedings is made and that the record includes the testimony and evidence upon which the appeal will be based. Code Enforcement Magistrate tapes are for the sole purpose of back up for the official records of the Code Enforcement Department.

In Accordance with Fla. Statute 162.11(2005), an aggrieved party may appeal a final administrative order to the circuit court. Such an appeal shall be filed within 30 days of the execution of the order to be appealed.

De acuerdo con la seccion 162.11 de los estatutos de la Florida, un partido que no esta en acuerdo puede apelar una orden administrativa final a la tribunal de circuito . Tal apelacion sera archivada en el plazo de 30 dias de la firma de la orden que se apelara.

7018 0680 0002 3164 0172

U.S. Postal Service™ <b>CERTIFIED MAIL® RECEIPT</b> Domestic Mail Only	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.	
<b>OFFICIAL USE</b>	
Certified Mail Fee \$	SOV + NOH 191202007  Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent to <u>Small's Elec.</u>	
Street and Apt. No., or P.O. Box No. <u>13480 Audrey Lane</u>	
City, State, ZIP+4® <u>Tampa, FL 337149012</u>	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	



# NOTICE TO APPEAR

Case #

Respondent

Small's Electrical Services 405 SW Park St 191202007

Unless Respondent corrects the violation described herein,  
Chapter 30 Section 30-43 Public Nuisance Sec 30-44  
General Cleaning + Beautification

By the date set forth AND contacts the undersigned Code Inspector to  
verify compliance. NOTICE IS HEREBY GIVEN that the alleged  
violation(s) will be presented in the City Council Chambers, City Hall,  
55 SE 3rd Avenue, Okeechobee, FL on the 10<sup>th</sup> day  
of March 2020, at 6:30pm

Dated this 25<sup>th</sup> day of the month of February the year of 20 20

Signed: Melissa Choe Title: Code Enforcement

City of Okeechobee

50 SE 2nd Avenue - Okeechobee, FL 34974

863-467-1586

763-9795

Craig Paulson 1-9-20  
1034-8703

Rents from Smalls  
They did away with  
The Van - didn't give  
him notice. He is  
wondering about the  
container



**Okeechobee Police Code Enforcement**  
**50 SE 2nd Ave**  
**Okeechobee Florida 34974**  
**863-763-9795/Fax 863-763-7804**



## NOTICE OF VIOLATION

Name <b>Smalls Electrical Services Cop</b>			Case# <b>191202007</b>
Address <b>13480 Audrey Lane</b>	City <b>Largo</b>	State <b>FL</b>	Zip <b>3377149012</b>
Address of Violation <b>405 SW Park Street</b>	City <b>Okeechobee</b>	State <b>FL</b>	Zip <b>34974</b>

Parcel#

**3-15-37-35-0010-01660-0020**

The undersigned Code Enforcement Officer based upon personal investigation determines that reasonable cause exists that on/ or about 11/22/2019 the above named person(s) violated provisions of Okeechobee City Ordinance 30-41 & 30-43.

Code		Description	Code		Description
30-41	<input checked="" type="checkbox"/>	Inoperable/Abandoned Vehicle.	70-302	<input type="checkbox"/>	Unauthorized use of Land and/or Building
30-44	<input type="checkbox"/>	Trash and debris.	70-251	<input type="checkbox"/>	Construction without Building Permit
90-568	<input type="checkbox"/>	Prohibited signs.	90-30	<input type="checkbox"/>	Setback violation or required yard encroachment.
30-33	<input type="checkbox"/>	Pool Violation	54-41	<input type="checkbox"/>	Obstruction of Right of Way
90-172	<input type="checkbox"/>	Unauthorized Occupancy of RV.	70-302	<input type="checkbox"/>	Unauthorized Number of Dwellings per lot or parcel
90-573	<input type="checkbox"/>	Unauthorized Flag or Banner.	66-10	<input type="checkbox"/>	Fire and Life Safety Violation
30-44	<input type="checkbox"/>	Overgrown Weeds, Grass Bushes or Shrubs.	30-43	<input checked="" type="checkbox"/>	Public Nuisance
	<input checked="" type="checkbox"/>	Other	30-32	<input type="checkbox"/>	Littering
50-32	<input type="checkbox"/>	Operating Business without Required License	54-51	<input type="checkbox"/>	Commercial vehicles stored in residential zoned area
90-633	<input type="checkbox"/>	Business in Residential Zoning District	66-10	<input type="checkbox"/>	Condition which constitutes a safety hazard.
70-273 Violations in Mobile Home Parks					

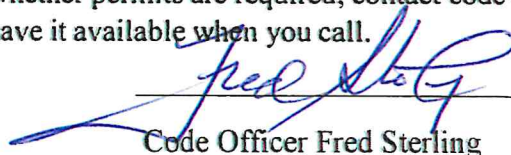
### Corrective Action Necessary:

Abandoned Van with Wildlife (Skunks) Living Under it also Storage Container not Tied Down

**Should you have any questions, please contact Code Enforcement at (863) 763-9795**

Failure to correct the items described in the notice within 14 Days may result in a summons to appear before the Code Enforcement Special Magistrate and subject you to a fine up to \$250.00 per day, or may result in the issuance of a citation which will be heard in County Court. If Violation is Corrected you must notify Code Enforcement at the above listed phone number 863-763-9795.

Warning: This notice does not constitute a building permit or authorization to proceed with activities requiring a building permit or development order. If you are uncertain whether permits are required, contact code enforcement at the number below. Be sure to bring this notice with you or have it available when you call.

  
 Code Officer Fred Sterling

7018 1130 0001 8557 0382  
2860 2568 1000 0611 9102

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Extra Services & Fees (check box, add fee as appropriate)

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☐ Return Receipt (electronic) \$  
☐ Certified Mail Restricted Delivery \$  
☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and Fees

\$

Sent to:

Smalls Elect. Seer.

Street and Apt. No., or PO Box No.

13480 Audrey Lane

City, State, ZIP+4®

Karan, HI. 337714912

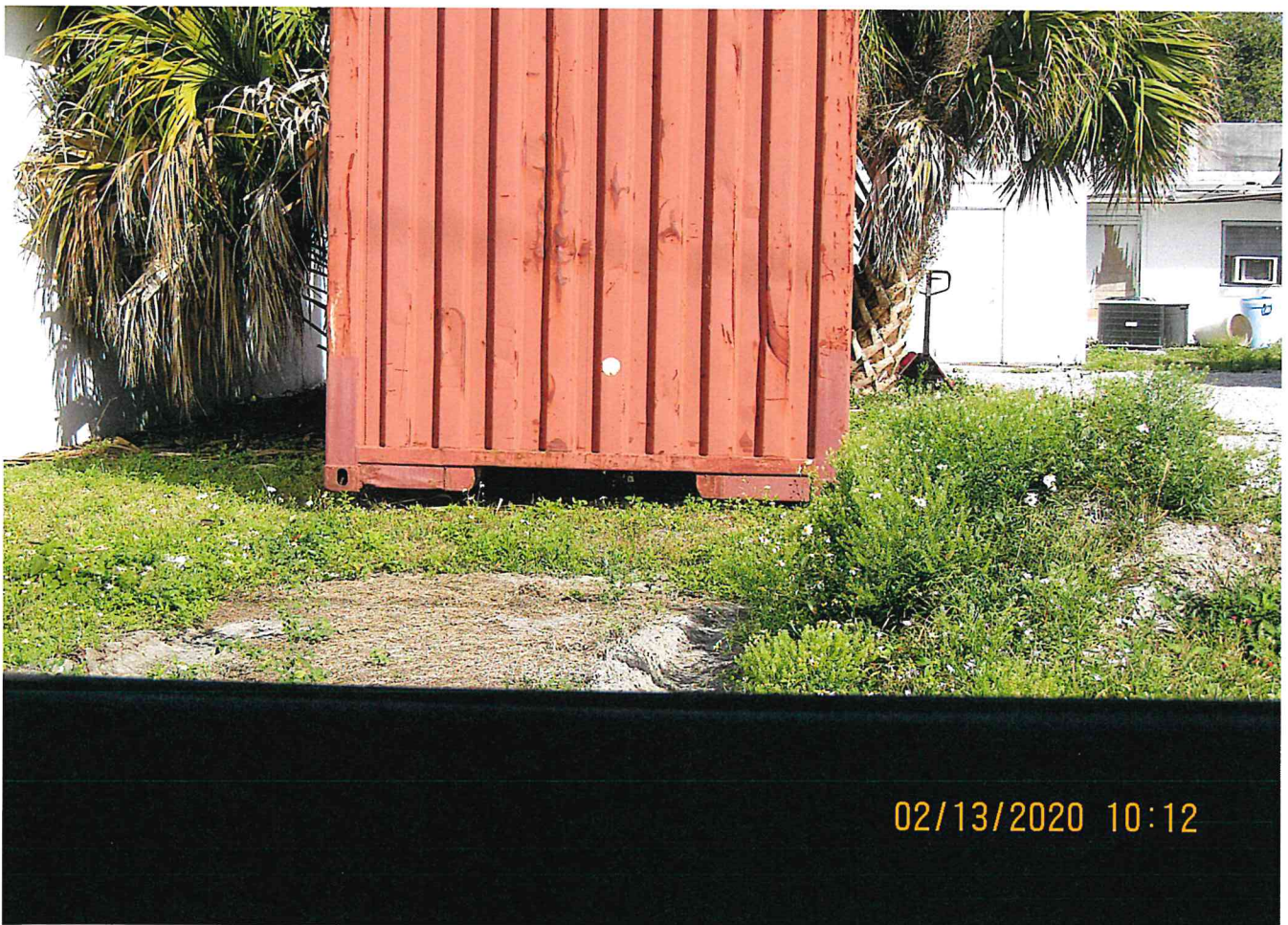
Postmark  
Here

12-3-19

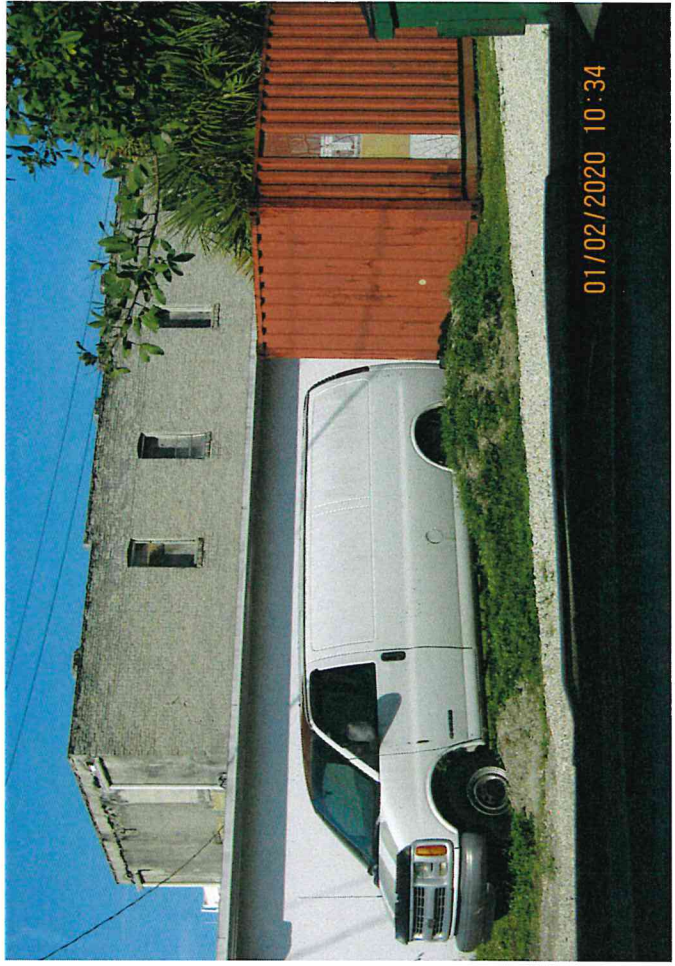
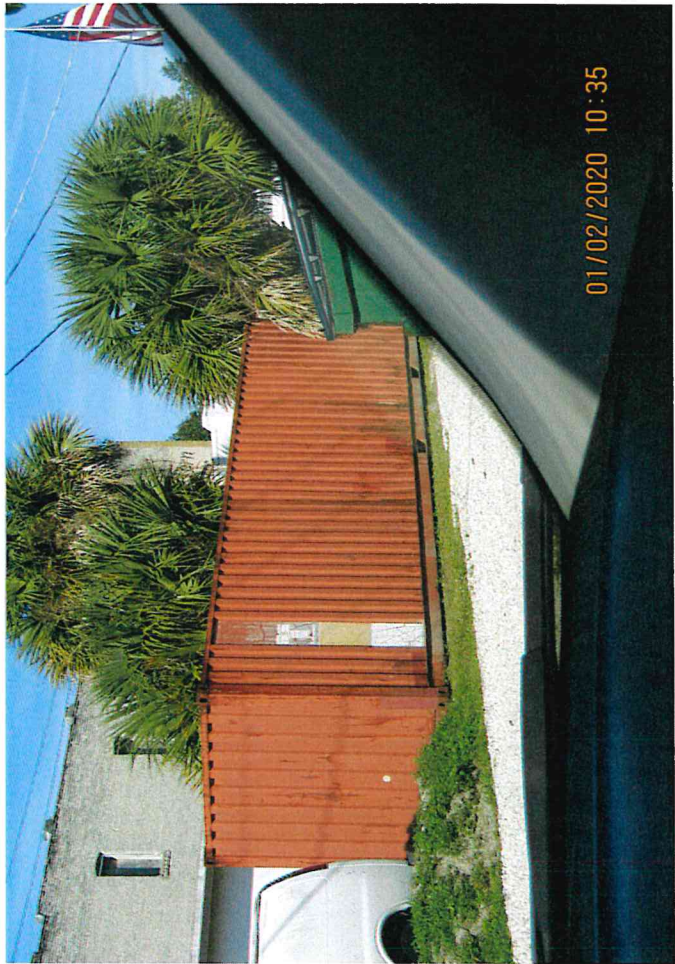
PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

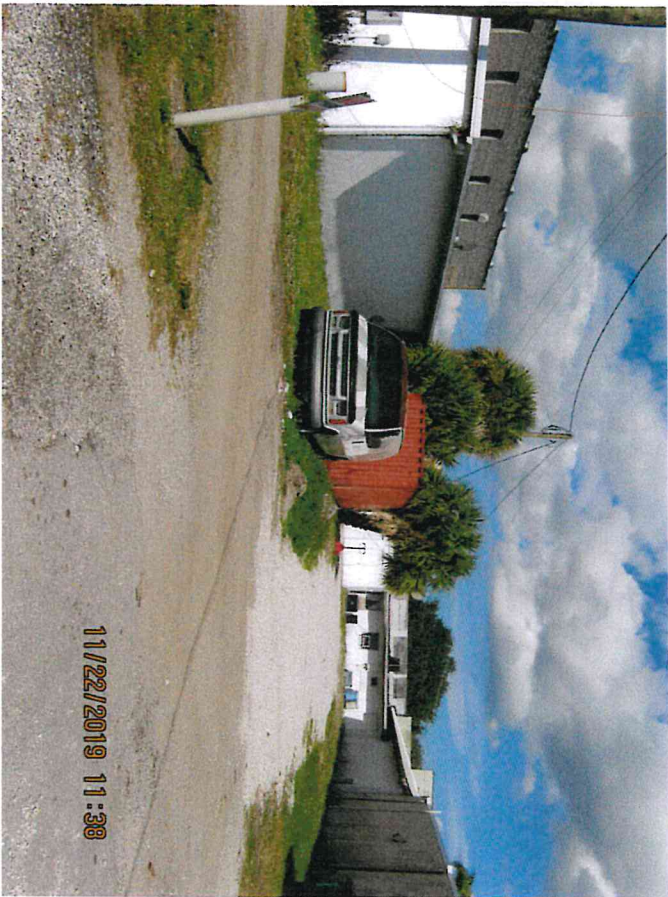


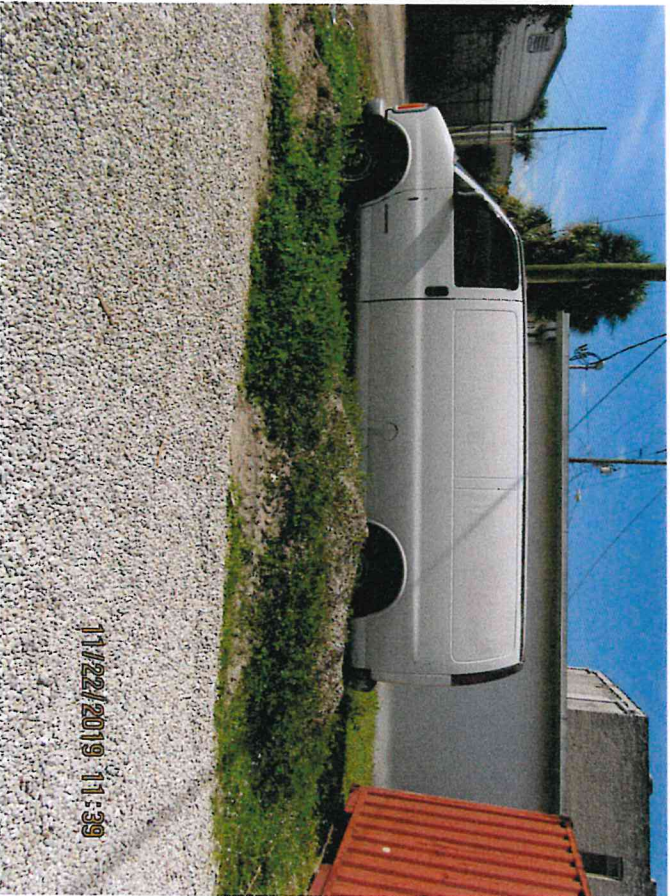












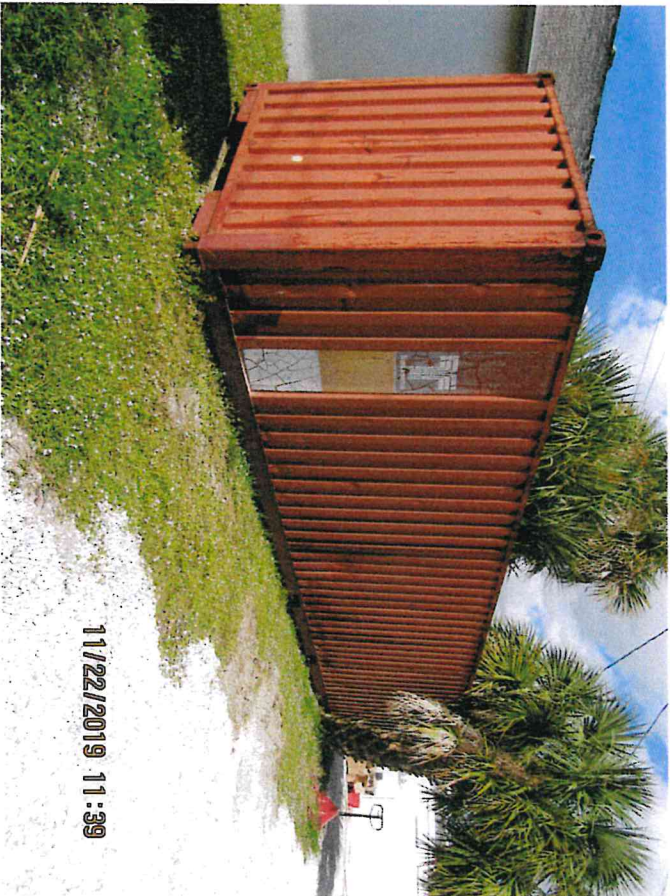
11/22/2019 11:39












Parcel ID Number: 3-15-37-35-0010-01660-0020

Prepared by and return to:  
SUSIE BURK  
Okee-Tantie Title Company, Inc.  
105 NW 6th Street  
Okeechobee, Florida 34972  
FILE NO. 36699

  
FILE NUM 2019001569  
OR BK 819 PG 1908  
SHARON ROBERTSON, CLERK & COMPTROLLER  
OKEECHOBEE COUNTY, FLORIDA  
RECORDED 02/15/2019 01:48:52 PM  
AMT \$95,000.00  
RECORDING FEES \$27.00  
DEED DOC \$665.00  
RECORDED BY F Conner  
Pgs 1908 - 1910 (3 pgs)

## Warranty Deed

This Indenture, Executed this February 15, 2019 A.D. Between

**THE LIGHTHOUSE, INC., A DISSOLVED FLORIDA CORPORATION,**

whose address is 6485 GAP CREEK RD, Bulls Gap, Tennessee 37711, hereinafter called the grantor, to

**SMALLS ELECTRICAL SERVICES, CORP., FLORIDA CORPORATION,**

whose post office address is: 13480 Audrey Lane, Largo, Florida 33771, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Okeechobee County, Florida, viz:

Legal Description as Exhibit "A"

THIS DEED IS GIVEN TO CONCLUDE THE BUSINESS OF THE LIGHTHOUSE, INC., A DISSOLVED FLORIDA CORPORATION

Parcel ID Number: 3-15-37-35-0010-01660-0020

**Subject to** covenants, restrictions, easements of record and taxes for the current year.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2018.



**F. Case Number 200225006; H T joiner 202 Southwest 9<sup>th</sup> Street, Okeechobee, Florida 34974 (IPMC 304-1 Exterior of Structure Must be Maintained n Good Condition/Repair and Must be Structurally Sound) Florida International Property Maintenance Code.**

On February 24, 2020 we received information regarding the property being in disarray. City Building Official Jeff Newall was informed and asked to go check on the house. Official Newell contacted us around 3:00 pm on February 25, 2020 and stated that the house on the property is not structurally sound and that we needed to bring them to the next scheduled Special Magistrate Hearing. On February 26, 2020 a Statement of Violation and Notice of Hearing was mailed Certified Return Receipt, and the property was also posted.



## Okeechobee County Property Appraiser

Mickey L. Bandi | Okeechobee, Florida | 863-763-4422

**PARCEL: 3-21-37-35-0040-00030-0090** | MULTI-FAM (000800) | 0.488 AC  
SOUTH OKEECHOBEE (PLAT BOOK 1 PAGE 12 & PLAT BOOK 5 PAGE 7) LOTS 9, 10 & 11 BLOCK 3

**Owner:** JOINER H T  
8915 ADMIRAL DRIVE  
LOUISVILLE, KY 40229  
**Site:** 202 SW 9TH ST,  
OKEECHOBEE  
**Sales** 9/17/2002 \$35,000 1 (U)  
**Info** 3/9/2001 \$0 1 (U)  
10/1/1994 \$0 1 (U)

### 2019 Certified Values

Mkt Lnd	\$22,050	Appraised	\$54,217
Ag Lnd	\$0	Assessed	\$54,217
Bldg	\$31,276	Exempt	\$0
XFOB	\$891		
Just	\$54,217	Total	county: \$54,217
		Taxable	city: \$54,217
			other: \$54,217
			school: \$54,217

### NOTES:



Okeechobee County, FL

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GrizzlyLogic.com

IPMC - 304-1 EXTERIOR OF STRUCTURE MUST BE

MAINTAINED IN GOOD REPAIR - STRUCTURE IS SOUND.





Okeechobee Police Code Enforcement  
50 SE 2nd Ave Okeechobee Florida 34974  
863-763-9795 Phone  
863-763-7804 FAX



CODE ENFORCEMENT FOR  
THE CITY OF  
OKEECHOBEE, FLORIDA.

Petitioner,

vs

Respondent,

H T Joiner

Date 02/25/2020

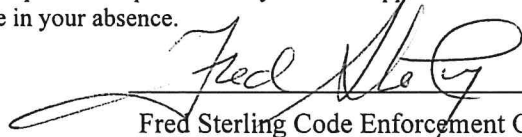
CASE NO. 200225006

STATEMENT OF VIOLATION AND NOTICE OF HEARING

Pursuant to Florida Statutes 162.02 and 162.12, Florida Statutes, and the Code of Ordinances of City of Okeechobee, I (hereinafter the "City of Okeechobee"), the undersigned Code Enforcement Officer hereby gives notice of an uncorrected violation of the City of Okeechobee Code, as more particularly described herein, and hereby requests a Hearing before the Okeechobee City Code Enforcement Special Magistrate.

1. Violation of City Code Chapter/Section: **IPMC 304-1**
2. Address and Parcel# where violation exists: **202 SW 9th Street**  
**3-21-37-35-0040-00030-0090**
3. Name and address of property owner or person in charge of location where violation exists:  
**H T Joiner - 8915 Admiral Drive Louisville, KY 40229**
4. Description of Violation: **Exterior of Structure Must be Maintained in Good Condition/Repair**  
**Must be Structurally Sound**
5. Date violation must be corrected by: **Mar 3, 2020**
6. Date violation first observed on or about: **2/24/20**

Unless Respondent corrects the violation described herein by the date set forth above AND contacts the undersigned Code Inspector to verify compliance, with the Okeechobee City Code Section(s) cited herein, you are hereby called upon to take notice that a Hearing will be held in this cause before the City of Okeechobee Code Enforcement Magistrate on the 10th day March at 6:30 P.M., located at 55 SE 3rd Ave Okeechobee City Hall, Okeechobee Florida 34974 in Council Chambers. The Magistrate will receive testimony and evidence at said Hearing and shall make findings of fact and conclusions of law as are supported by the evidence and testimony, and shall make an order thereupon. You are entitled to be represented by counsel, present evidence, and present testimony. Please be advised that any evidence presented to the Magistrate for his consideration will be retained by Code Compliance Department. If you fail to appear at the hearing the Magistrate may enter an Order of Violation, & impose a fine in your absence.

  
Fred Sterling Code Enforcement Officer

Any Person desiring to appeal any decision of the Code Enforcement Special Magistrate with respect to any matter considered at this hearing will need to ensure that a verbatim record of the proceedings is made and that the record includes the testimony and evidence upon which the appeal will be based. Code Enforcement Magistrate tapes are for the sole purpose of back up for the official records of the Code Enforcement Department.

In Accordance with Fla. Statute 162.11(2005), an aggrieved party may appeal a final administrative order to the circuit court. Such an appeal shall be filed within 30 days of the execution of the order to be appealed.

De acuerdo con la seccion 162.11 de los estatutos de la Florida, un partido que no esta en acuerdo puede apelar una orden administrativa final a la tribunal de circuito . Tal apelacion sera archivada en el plazo de 30 dias de la firma de la orden que se apelara.

7018 0680 0002 3164 0882

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Certified Mail Fee \$	SOV + NOTH 200225000 Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent To HT Joiner	
Street and Apt. No., or PO Box No. 8415 Admiral DR	
City, State, ZIP+4® Louisville, KY 40229	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	





# NOTICE TO APPEAR

H.T. Joiner 202 SW 9th St Case # 200225000  
Respondent

Unless Respondent corrects the violation described herein,  
IPMC 304-1 Exterior of Structure must be in  
Good Condition/Repair Must be Structurally Sound

By the date set forth AND contacts the undersigned Code Inspector to  
verify compliance. NOTICE IS HEREBY GIVEN that the alleged  
violation(s) will be presented in the City Council Chambers, City Hall,  
55 SE 3rd Avenue, Okeechobee, FL on the 10th day  
of March 2020, at 6:30pm

Dated this 25th day of the month of February the year of 2020

Signed: Melissa Close Title: Code Enforcement

City of Okeechobee  
50 SE 2nd Avenue - Okeechobee, FL 34974  
863-763-9745

Florida Statute 705

02/25/2020 11:50







Dec. 10  
Doc 245.00

Parcel ID Number: 3-21-37-35-0040-00030-0090

OR 0485 PAGE 0584

Grantee #1 TIN: \_\_\_\_\_  
Grantee #2 TIN: \_\_\_\_\_

Prepared by and Return to:  
Okee-Tantie Title Company, Inc.  
105 N. W. 6th Street  
Okeechobee, Florida 34972

Documentary Stamps paid in the amount of  
\$ 245.00

Class C Intangible Tax paid in the amount  
of \$ 0.00

Sharon Robertson, Clerk of Circuit Court  
Okeechobee County, Florida

By: Paul M. W. W. W., D.C.

Date: 9-18-2002

## Warranty Deed

This Indenture, Executed this September 17, 2002 A.D. Between

**STEVE WATFORD and SHARON NAIRNSEY and DERITA WATFORD,**

whose address is 222 S. W. 7<sup>th</sup> TERRACE, OKEECHOBEE, FLORIDA 34974, hereinafter called the grantor, to

**H. T. JOINER,**

whose post office address is: 8915 ADMIRAL DRIVE, LOUISVILLE, KY 40229, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Okeechobee County, Florida, viz:

LOTS 9, 10 AND 11 OF BLOCK 3, SOUTH OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 12, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

THE ABOVE PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF STEVE WATFORD OR SHARON NAIRNSEY. IT IS THE HOMESTEAD OF DERITA WATFORD, WHO IS A SINGLE WOMAN.

Parcel ID Number: 3-21-37-35-0040-00030-0090

Subject to covenants, restrictions, easements of record and taxes for the current year.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2002.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Barbara A. Black

Witness Printed Name BARBARA A. BLACK

Lasha Boree

Witness Printed Name LASHA BOREE

Witness Printed Name \_\_\_\_\_

Witness Printed Name \_\_\_\_\_

Steve Watford

(Seal)

STEVE WATFORD

Address: 222 S. W. 7<sup>th</sup> TERRACE, OKEECHOBEE, FLORIDA 34974

Sharon Nairnsy

(Seal)

SHARON NAIRNSEY

Address: 200 S. W. 9TH STREET, OKEECHOBEE, FLORIDA 34974

Derita Watford by Steve R. Watford

(Seal)

DERITA WATFORD BY STEVE R. WATFORD,  
ATTORNEY IN FACT

Address: 202 S. W. 9TH STREET, OKEECHOBEE, FLORIDA 34974

(Seal)

File Number: 18486

DEED Okeechobee  
Closers' Choice



# NOTICE TO APPEAR

Joiner 202 SW 9th St Case# 200225000

Respondent

Unless Respondent corrects the violation described herein,

CPMC 304-1 Exterior of Structure must be in

Good Condition/Repair. Must be Structurally Sound

by the date set forth AND contacts the undersigned Code Inspector to  
verify compliance. NOTICE IS HEREBY GIVEN that the alleged  
violation(s) will be presented in the City Council Chambers, City Hall,  
5 SE 3rd Avenue, Okeechobee, FL on the 10th day  
of March, 2020, at 6:30pm

dated this 25th day of the month of February the year of 2020

igned: Melvina Close Title: Code Enforcement

City of Okeechobee

50 SE 2nd Avenue - Okeechobee, FL 34974

863-467-1586 763-9795