

**CODE ENFORCEMENT BOARD  
MEETING MINUTES  
Wednesday, March 18, 2026**

**MINUTES ARE NOT VERBATIM**

A meeting of the Okaloosa County Code Enforcement Board was held Wednesday, March 18, 2026, at 4:00 p.m. at the Okaloosa County Administration Building, 1250 Eglin Parkway, first floor Commissioner’s Chambers; Shalimar, Florida. Chairman Mark Siner, Dana Cawthon, Marte Lancaster, and Tammy Summer were in attendance.

Growth Management staff in attendance: Lisa Payton, Code Enforcement Supervisor; Theresa Ehrhardt, Administrative Specialists; Ron Cliff, Code Enforcement Officer; Chris Moody, Code Enforcement Officer; Sean Donaldson, Code Enforcement Officer; Marissa Martinez, Sr. Planner, and Kerry Parsons via Zoom, Okaloosa County Attorney’s Office.

**1. PLEDGE OF ALLEGIANCE**

**2. ROLL CALL**

Theresa Ehrhardt conducted roll call.

**3. SWEARING IN OF ALL SPEAKERS**

Kerry Parsons swore in everyone who wished to speak during the meeting.

**Ex Parte Query:** *Chairman Mark Siner asked if any member of the Board had any ex-parte communications to disclose on the record, including any site visits or any communication with any Respondents.*

There were none.

**4. APPROVAL OF MINUTES – February 18, 2026, Meeting**

*Motion to approve the minutes of the February 18, 2026, meeting, made by Marte Lancaster, second by Dana Cawthon. Motion passed unanimously.*

**5. ANNOUNCEMENTS:**

There were none.

**6. PUBLIC COMMENTS:**

There were none.

**7. OLD BUSINESS:**

**A. Disposition of Previous Cases**

**CEB CASE #1225-0189**

**Location of Violation:**

**Peter & Laura K. Barton**

**77 1<sup>st</sup> Avenue, Shalimar**

Respondent is non-compliant. Code Enforcement Staff will go forward with filing the Order.

**8. NEW BUSINESS:**

**A. CEB Case #0625-0038**

**Quan & Hang Nguyen**

**Location of Violation:**

**4047 E. Hwy 90, Crestview**

Okaloosa County Code of Ordinances, as amended, Chapter 11, Health and Sanitation, Article III Nuisances, Division 3 Litter, Sec. 11-134 Litter storage, Sec. 11-136 Public nuisances described, and Appendix E, Land Development Code, Chapter 2 Zoning Regulations, Sec. 2.01.00 Agricultural District (AA), Sec. 2.01.04 Permitted uses.

Code Enforcement Officer Sean Donaldson goes over the violation on the property. Staff recommend administrative fees of \$1,042.68 imposed immediately and due by the compliance date, \$250/day fine if compliance is not reached by the compliance date, and a compliance date of April 14, 2026. All violations are in compliance except the lot split to have the two mobile homes on the parcel.

Marissa Martinez, Okaloosa County Growth Management Senior Planner, speaks about the code and zoning on the property with the violation. She lets the board know the violation is having the two mobile homes on the property and since both mobile homes are being rented out, they need a lot split to keep the mobile homes as rentals.

Joey Nelson, of 5293 Constitution Road in Crestview who is a friend of the owner, speaks on behalf of the owner Quan Nguyen. He lets the board know the owner is trying to get the lot split completed but survey companies have not shown up to get the survey completed. Owner is asking for more time to get the lot split completed and a reduction in the admin fees, since he has come into compliance on everything else.

Kerry Parsons, Okaloosa County Attorney, lets the board know the admin fees can not be reduced under the code, only the fines.

*Marte Lancaster motions to adopt staff recommendations regarding fines and administrative fees and the recommended date of compliance be May 19, 2026. Second by Tammy Summers. Motion passed unanimously.*

**B. CEB CASE #0825-0102**

**John P. Gamboa**

**Location of Violation:**

**706 Gibbs Avenue, Fort Walton Beach**

Violation of Okaloosa County Code of Ordinance, as amended, Chapter 11 Health & Sanitation, Article III Nuisances, Division 3, Litter, Sec 11-136 (4) Public nuisances described, and Chapter 21, Traffic and Motor Vehicles, Article IV Abandoned and nuisance vehicles, Sec. 21-65 (b1) Nuisance vehicles.

John Gamboa, owner of 706 Gibbs Avenue, gets sworn in by Kerry Parsons.

These minutes are a DRAFT copy. They have not been approved by the Board.

Code Enforcement Officer Sean Donaldson goes over the violation on the property. Staff recommend administrative fees of \$908.32 imposed immediately and due by the compliance date, \$250/day fine if compliance is not reached by the compliance date, and a compliance date of April 14, 2026.

John Gamboa, owner of 706 Gibbs Avenue, speaks on his behalf of the violations. He states he is working on getting rid of the jet ski and getting the vehicles tagged or removed from the property. It has taken him some time to get the violations taken care of due to health issues and asks for more time to get the vehicles, boat, and trailer tagged and/or removed.

Marte Lancaster motions to adopt staff recommendations regarding fines and administrative fees and the recommended date of compliance be May 19, 2026. Second by Dana Cawthon. Motion passed unanimously.

**C. CEB CASE #1225-0191                      Arrgo Properties, LLC**  
**Location of Violation:                      110A Lincoln Drive, Fort Walton Beach**

Violation of Okaloosa Code of Ordinance, as amended, Appendix E, Land Development Code, Chapter 2 Zoning Regulations, Sec. 2.21.05 Limitations and restrictions (2) Accessory uses or structures, Chapter 6 Development Design Standards, Sec. 6.00.04 Regulations (7) Travel trailers, campers and motorhomes, and Chapter 6 Buildings and Construction, Article IV Building Code, Sec. 6-134 (b) Building permits and fees.

Code Enforcement Officer Chris Moody goes over the violation on the property. Staff recommend administrative fees of \$891.86 imposed immediately and due by the compliance date, \$250/day fine if compliance is not reached by the compliance date, and a compliance date of April 14, 2026.

Marissa Martinez, Okaloosa County Growth Management Senior Planner, speaks about the code and zoning on the property with the violation. The property was grandfathered in and is why the property appraiser shows it's a trailer park.

Renee Grannis, neighbor at 200 Lincoln Drive, speaks about the violation she turned in to staff. She states the porch that is on her property was there when she bought the property in 2019. She has built a wooden fence to block her view of mobile homes and travel trailers.

Felix Arrgo, owner of 110A Lincoln Avenue, speaks on his behalf of the violations. He states the travel trailers are stored there and not lived in, since he uses them for his construction business to use on jobs out of town. He will not hook the travel trailers to water or sewer. He wants to tear out the porch so it's not on Ms. Grannis' property and due to not wanting it there. He wants to replace one of the mobile homes on the property his brother lives in. Marissa explains what his option is and how to do so.

Marte Lancaster motions the property not to be in violation at this time with no admin fees to pay. Second by Tammy Summers. Motion passed unanimously.

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**D. CEB CASE #0126-0214**

**Thai M. Nguyen**

**Location of Violation:**

**2816 Old Carriage Lane, Ft. Walton Bch.**

Violation of Okaloosa County Code of Ordinance, as amended, Chapter 11 Health & Sanitation, Article III Nuisances, Division 3, Litter, Sec 11-134 (b1) Litter storage, and Chapter 21, Traffic and Motor Vehicles, Article IV Abandoned and nuisance vehicles, Sec. 21-65 (a) and (b1) Nuisance vehicles.

Code Enforcement Officer Chris Moody goes over the violation on the property. Staff recommend administrative fees of \$903.14 imposed immediately and due by the compliance date, \$250/day fine if compliance is not reached by the compliance date, and a compliance date of April 14, 2026.

Thai Nguyen, owner of 2816 Old Carriage Lane, speaks on his behalf of the violations. He states he is working on moving some of the items to shed and he ordered more covers for the cars. He asks for more time to be able to get items moved and get the cars covered with car covers.

Marte Lancaster motions to adopt staff recommendations regarding fines and administrative fees and the recommended date of compliance be May 19, 2026. Second by Dana Cawthon. Motion passed unanimously.

**9. OTHER BUSINESS:**

There were none.

**10. ADJOURN**

*There being no further business before the Board, Chairman Siner declared the meeting adjourned at 5:15 pm.*

Prepared by:



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Theresa Ehrhardt  
Administrative Specialist