

**TOWN OF INTERLACHEN
CODES ENFORCEMENT SPECIAL MAGISTRATE
HEARING MINUTES
TUESDAY, MARCH 7, 2023 – 9:00 A.M.
DICKERMAN BUILDING**

CALL TO ORDER:

Magistrate, Ronald Brown called the hearing to order at 9:00 am.

MAGISTRATE BRIEFING:

Magistrate Brown introduced himself and stated that he is a state certified attorney appointed by the Interlachen Town Council pursuant to both Town codes and State Statutes to preside over today's proceedings. Mr. Brown stated that this is not a formal court of law but is bound to follow principles of due process and fairness, to make sure the respondent has been noticed and has the opportunity to be heard and present testimony.

These are standard proceedings, but the state law requires that all evidence be substantial and competent and that everyone who is testifying must be sworn in.

SWEARING IN:

Magistrate Brown swore in Codes Enforcement Officer, Mary Ratliff and the respondent, Joanna Verano. Both responded in agreement.

CODES CASE #082622.

Magistrate Brown stated that testimony and photographs will show what the violation is. C.E.O., Mary Ratliff will represent the Town and make the presentation. He stated that this property has gone through a lot of owners and verified the new owners current address as 618 SW 68th Terr. Apt. B, Gainesville, Florida 32607. He asked Mrs. Verano if she had received a certified letter of the violation. She stated that she had not. Magistrate Brown stated that the letter was sent on February 4, 2023. Mrs. Verano stated that she saw the notice that was posted at the property.

Codes Enforcement Officer, Mary Ratliff stated that this is an unusual case and that the new owner's name is at the top of the Factual Summary, but the notices sent were to the previous two owners, who sold the property before their scheduled codes hearings. The notice dates are as follows:

1. Date violation was first observed August 26, 2022 and December 28, 2022.
2. A Notice of Violation was sent by certified mail on September 23, 2022.
3. The date for correction of the violation was December 1, 2022 and January 28, 2023.
4. The final inspection before the hearing was conducted on March 1, 2023.

C.E.O., Mary Ratliff recommended that due to the fact that this property has had two other owners during this process and now has a new owner that the new owner be given 60 days to come into compliance by removing all items from the property within that timeframe and on the 61st day a fine of \$25.00 a day will begin. Fines are to begin on May 8, 2023.

Magistrate Brown explained to Mrs. Verano that since the green card was not returned, state law requires that the notice of violation be posted on the property and at the Town Office. The Codes Enforcement Officer must sign an affidavit stating such and post at the Town Office also.

Ordinance 2021-2 states; “No recreational vehicles shall be used for living, sleeping, or housekeeping purposes when parked or stored in a residential district. Recreational vehicles must be parked or stored in a required rear or side yard.”

Pictures taken on August 15, 2022 depicting two campers and a recreation vehicle were shown.

Magistrate Brown’s order is as follows:

The owner(s) are to have all recreational vehicles removed from the property by May 7, 2023 or a fine of \$25.00 per day will begin on May 8, 2023.

ADOURNMENT:

The hearing adjourned at 9:27 a.m.