

**TOWN OF INTERLACHEN CODES ENFORCEMENT
SPECIAL MAGISTRATE HEARING MINUTES
TUESDAY, MAY 5, 2026 - 9:00 A.M.**

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 Town of Interlachen to preside over today's proceedings. This is not a formal court of law, and these proceedings are created by State Statutes and Town code. We're not required to follow the formal rules of evidence or the formal rules of civil procedures you might find at the courthouse. We are required to follow rules of due process and fairness. Everyone will be heard. All testimony is to be substantial and competent, which means evidence that would allow a reasonable person to reach a reasonable conclusion on the matter at hand. All testimony must be sworn in. Any appeals of this hearing go to circuit court.

SWEARING IN:

Magistrate Brown swore in Codes Enforcement Officer Tracy Paterson, respondent Jason Sadwich and Alica Jones.

CODES CASE #26-0202-4 – 100 West Tremont Street.

Codes Enforcement Officer Tracy Paterson verified that all documents are true and correct copies of the official records of the Town of Interlachen, and proceeded with her presentation of the facts, which included her sworn statement and photos of all the notices that were posted, and photos of the property. Ms. Paterson stated that her first observance of said property was February 17, 2026 and noted a violation of Section 5.1, #1, of the Codes Ordinance regarding the building being in a state of disrepair, with broken windows, broken banister, etc. There was also excessive growth of vegetation over 12” .

Ms. Paterson provided the following notice requirements; 1) the notice of violation was posted on the property and sent by certified mail, using the address from the Property Appraiser's website. The letter came back unclaimed. 2) Ms. Paterson provided a picture of the posting at the property and on the town bulletin board; 3) She then sent a notice of hearing to the correct address on April 1, 2026; 4) affidavit of posting the notice of hearing; photos of posting the notice of hearing on the property and the town bulletin board. She received the signed green card on April 21, 2026.

Ms. Paterson provided pictures from her 1st, 2nd & last visit. Photo # 1 was taken on her first visit to the front of the house relating to tall grass and weeds. The decorative plants need to be trimmed, the grass mowed and the dead vegetation removed.

As of April 29, 2026 the plants in front have been removed, the grass has been mowed, and the banister has been repaired. The only violation that needs to be corrected is the window repair.

Mr. Sadwich stated that the windows have been repaired and provided photos of the repaired windows.

Magistrate Brown suggested that if compliance is not verified by the end of the day of June 3, 2026 a fine of \$25.00 per day will kick in. He advised Ms. Paterson to immediately go after this hearing to verify compliance. If in compliance no further action will be required. The respondent will be sent the order of compliance.

CODES CASE #26-0202-5 – 209 South Francis Street.

Mr. Sadwith and Alica Jones were sworn in again regarding this case.

Ms. Paterson stated that her first observance of said property was February 17, 2026 and noted a violation of Section 5.1, Subsection 1, 5, & 6, regarding building being in a state of disrepair, yard debris, and excessive growth of vegetation over 12” .

The notice of violation was posted on the property and sent by certified mail, using the address from the Property Appraiser’s website. The letter came back unclaimed. The notice of hearing was sent on April 1, 2026. Affidavits and pictures of all postings were presented. The signed green card was received on April 21, 2026.

Pictures of rotten and missing wood on the porch, excessive growth of weeds, and a dead tree were presented.

As of her visit on April 29, 2026 there has been no progress or compliance.

Mr. Sadwith requested a ninety-day extension.

Ms. Paterson recommended that the respondent be given sixty (60) days to come into compliance.

Special Magistrate Brown stated that he finds the respondent to be in violation of the following: a) Section 5.1 (1) regarding the condition of porch that needs some boards replaced; b) Section 5.1(5) regarding vegetation to be maintained at 12”; c) Section 5(6) regarding dead tree that needs to be removed.

Compliance must be completed by July 6, 2026 or fines of \$25.00 per day will commence on July 7, 2026.

CODES CASE #26-0211 – 101 East Washington Street.

Property owner, Lisa Ann St Pierre was not present.

Ms. Paterson stated that this property is in violation of Section 5.1(1) building, subsection 3, man-made litter, subsection 5, excessive growth of vegetation exceeding 12”, and subsection 6, yard waste, mostly dead vegetation. She verified that all documents are true and correct copies of the official records of the Town of Interlachen.

The notice of violation was posted on the property and sent by certified mail, using the address from the Property Appraiser’s website on February 14, 2026. The letter came back unclaimed. Affidavits and pictures of all postings were presented. The notice of hearing was sent and posted on April 6, 2026. Photos of windows in disrepair, trash and excessive overgrowth and dead limbs were presented.

Mr. Robin Schemmel was sworn in and stated that the property has not been mowed since Ms. St. Pierre moved in and she has a lot of dogs and cats that are defecating on the property and the smell is bad.

Ms. Paterson recommend thirty (30) days to come into compliance with a fine of \$25.00 per day, per violation.

Special Magistrate Brown, finding that due process has been satisfied and that there was substantial and competent evidence of violation of five sections of the code ordinance he ordered that compliance must be completed by June 3, 2026 or a fine of \$25.00 per day per violation will commence on June 4, 2026.

ADJOURNMENT:

The hearing adjourned at 10:34am.