

**TOWN OF INTERLACHEN  
CODES ENFORCEMENT SPECIAL MAGISTRATE  
HEARING MINUTES  
TUESDAY, SEPTEMBER 3, 2024 – 9:00 A.M.  
DICKERMAN BUILDING**

**CALL TO ORDER:**

Magistrate, Ronald Brown called the hearing to order at 9:01 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. Mr. Brown stated that this is not a formal court of law, and these proceedings are created by state statute 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 the basic notion of due process and fairness. Everyone will be heard. His job is to listen to the substantial and competent evidence presented and determine if there is an Ordinance violation.

**SWEARING IN:**

Magistrate Brown swore in Jerome Chavers, Jr. and Codes Enforcement Officer, Joni Payne.

**CODES CASE #24-0606 – 121 Cornell Street.**

The respondent, Jerome Chavers, Jr. was present.

Magistrate Brown stated that the respondent is in violation of Ordinance 2021-2, Section 7.1; Parking, Storage or use of Recreational Vehicles, which 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."

Codes Enforcement Officer, Joni Payne stated that Mr. Chavers was sent a courtesy notice on 6/6/24 with a deadline of 6/21/24 for compliance. The notice of violation was sent on 7/2/24 with a deadline of 8/5/24 for compliance. After inspection, the notice of hearing was sent on 8/16/24. All of the green cards for signed. The notices were posted on the property and at the Town Office.

Upon her initial visit on 6/6/24 she observed that electricity was plugged in from the power pole to run and a septic hose from the RV was run onto or into the ground. The same scenario was observed on her 6/26/24 visit. On the 7/2/24 visit there were two RVs on site and the electricity was still plugged in. The same story on 8/12/24. The two RVs were still there on her 8/26/24 visit.

Ms. Payne showed pictures of the notices that had been posted and site pictures were presented as follows: #24-27 taken on 6/6/24 and 6/26/24 showed the extension cord running form the power pole to the RV. #29-30 taken on 7/2/24 showed a second camper on site. #31-34, taken on 8/12/24 showed the two RV's . #34 taken on 8/26/24 showed that the two RVs were still there. On several visits she observed people on site.

Mr. Chavers stated that he had received a demolition permit to remove the burned-out FEMA trailer and that the county had advised him he could obtain a septic permit and a temporary occupancy permit

The Magistrate swore in Victoria Chavers, who stated that the waste was taken to a qualified facility and they have a well and have applied for the installation of a septic tank.

Magistrate Brown stated that the Town has a means whereby once a proper permit has been acquired, it is possible to live in a RV once a Special Use Permit has been issued, however we are here about the issue of currently using the RV's for living purposes in violation of the code. The solution is to either (A) remove the RV's or (B) get the necessary permits.

This hearing process has the ability to create a daily fine for violations or a deadline for compliance, and after that deadline, fines may start to accrue.

Ms. Payne stated that Mr. Chavers needs to provide the office with a site plan for an approved site built or mobile home in order to get a zoning letter to take to the county for a building permit.

Ms. Payne requested that the Magistrate give Mr. Chavers 30 days to either remove the RV's or apply for a building permit. Once a building permit is received from the County, the Town will issue a Special Use Permit.

Mr. Chavers stated he wants to come into compliance and demonstrated that they are in the process of making application to the county for a permit.

The Magistrate stated that he believes Mr. Chavers is in violation of Ordinance 2021-2, Section 7.1; Parking, Storage or use of Recreational Vehicles and that his order is to allow Mr. Chavers days to get the necessary permit to the Town or remove the RV's.

If Mr. Chavers is not in compliance and does not have the necessary permits by 5pm on October 4, 2024, a daily fine of \$25.00 will begin on October 7, 2024.

**ADOURNMENT:**

The hearing adjourned at 9:40am.