



In Attendance:

Grant Watson, Special Magistrate
John Calhoun, Code Enforcement Officer
Charles Jacien, Town Clerk

The hearing was called to order at 9:04 A.M. by Special Magistrate Grant Watson.
All individuals intending to testify were sworn in.

APPROVAL OF MINUTES

Minutes from prior meetings were not available due to transition of the Town Clerk and will be presented at a future hearing.

OLD BUSINESS

None.

NEW BUSINESS

CASE NO. CE25-12-004

Property Address: 13100 Hazelnut Lane

Violations:

- Section 23-3 – Excessive/Unintended Growth
- Section 23-4 – Accumulation of Junk (Unregistered Vehicles)

Respondents Present:

Brittany Jacobson
Austin Jacobson

Summary:

Property contained overgrowth and multiple unregistered vehicles in front and rear yards. Evidence and photographs were presented. Respondents acknowledged violations and demonstrated partial compliance, including removal of several vehicles and significant yard cleanup.

Respondents requested additional time to complete removal of remaining unregistered vehicles.

Finding: Violation exists.

Order:

Respondents are granted **40 days** to bring the property into full compliance.
Failure to comply will result in a subsequent hearing to consider fines.

CASE NO. CE24-09-0034

Property Address: 12940 Florida Avenue

Violations:

- Section 23-3 – Excessive Growth
- Section 23-4 – Accumulation of Junk
- Section 11 – Unsafe Structure

Owner of Record: Claudia Rocha

Representative Present: Pablo Rocha (family member)

Summary:

Property contains a dilapidated and unsafe mobile home structure, overgrowth, debris, and unregistered vehicles. Evidence shows structure is in hazardous condition and appears uninhabitable.

The family indicated intent to demolish the structure and replace it with a new mobile home, but no demolition permit has been issued.

Finding: Violations exist.

Order:

Owner is granted **20 days** to:

- Demolish or properly repair the unsafe structure (with required permits), and
- Remove debris and overgrowth.

Failure to comply will result in subsequent fine hearing.

CASE NO. CE25-12-003

Property Address: 12940 Del Lago Drive, Unit 2

Violation:

- Section 10-2 – Accessory Structure Constructed Without Permit

Owner of Record: Brian Ritzewitz

Respondent: Not present

Summary:

A garage/accessory structure was constructed without the required building permits. The owner initiated a permit application but has not completed the submission. Structure may violate setback requirements.

Finding: Violation exists.

Order:

Owner is granted **20 days** to either:

- Obtain proper building permit approval, or
- Remove the structure.

Failure to comply will result in subsequent fine hearing.

CASE NO. CE25-08-0014

Property Address: 25108 Washington Street

Violations:

- Section 23-3 – Excessive Growth
- Section 23-4 – Accumulation of Junk

Owner of Record: Lawrence Burkett

Respondent: Not present

Summary:

Property previously cited for severe overgrowth and accumulation of debris. Some progress made in clearing vegetation; however, significant debris remains scattered throughout the yard.

Finding: Violations exist.

Order:

Owner is granted **20 days** to bring the property into compliance.

Failure to comply will result in subsequent fine hearing.

ADJOURNMENT

There being no further business, the hearing was adjourned.

Respectfully Submitted,

Town Clerk – Charles Jacien

Special Magistrate Grant Watson