

**MINUTES OF THE SPECIAL MAGISTRATE HEARING
TOWN OF LADY LAKE, FLORIDA
February 26, 2026**

The regular meeting of the Special Magistrate was held in the Town Hall Commission Chambers at 409 Fennell Blvd., Lady Lake, Florida.

TOWN STAFF PRESENT

Lori Crain, Senior Code Enforcement Officer; Denise Williams, Code Enforcement Officer; Officer Jesse Pettis, Lady Lake Police Department; Mayor Ed Freeman; and Carol Osborne, Deputy Town Clerk.

CALL TO ORDER

Joshua Bills, Special Magistrate, called the meeting to order at 10:30 a.m.

PLEDGE OF ALLEGIANCE

All who were present stood and recited the Pledge of Allegiance.

EXPLANATION OF PROCEDURE

Special Magistrate Joshua Bills explained to the public that this is a quasi-judicial hearing, which means that he has not seen or heard any evidence or testimony from staff or outside parties, other than cases that have been continued from a public meeting, as this would be in violation of ex-parte rules. He explained that staff will present their case and testimony, and he will ask any questions he deems necessary. At that time, the owner or interested party will be able to present their testimony or evidence and staff will have an opportunity to rebut. The Respondent(s) have the right to represent and question their own witnesses and any witnesses testifying against them and introduce exhibits. The Special Magistrate is also permitted to ask questions of either party and/or witnesses, if desired.

Evidence submitted as an exhibit to any case, such as pictures and written statements, will become a permanent part of the case and will be made part of the record. Once part of the record, it is possible that these items will not be returned to the Respondent(s). Please be aware that electronic submittals, such as pictures on your phone, cannot be made a part of the record. All items included in the record must be in a hard copy or printed format.

All testifying witnesses shall be sworn in by the Clerk.

The Special Magistrate advised that all testimony is to be directed to him only. Please keep the comments courteous.

The Special Magistrate has the discretion to continue a hearing at any time and may request additional information from either party. If the hearing is continued, a date certain for the continued hearing shall be announced at the public hearing.

Upon completion of all the evidence, the case will be closed for public comment. The Special Magistrate will then immediately deliberate in open session before the public and will render his decision on the case.

People demonstrating disruptive or disorderly behavior at hearings or violating established rules of order will be called to order. If such conduct continues, a recess may be called and a request for the removal of such person(s) from the chambers upon a finding of “disorder”. The hearing will be adjourned if it is determined to be the appropriate action, or another appropriate action as permitted by law will be undertaken to restore order.

Although the public is welcome at the hearings of the Special Magistrate, they shall not be allowed to participate in or address the Special Magistrate during deliberation.

Violators shall contact Code Enforcement to confirm compliance. Upon notification by the code inspector that the Order of Enforcement has not been complied with by the time stated in the ruling, the Special Magistrate may execute an Order Imposing Fine in the amount set forth. A copy of the Order Imposing Fine shall be mailed to Violator. A certified copy of the Order Imposing Fine may be recorded as a lien against the property and or business. A hearing is not statutorily required for the issuance of the Order Imposing Fine. The violator has a right to request a hearing on the fine imposition by written request to the Town of Lady Lake within twenty days of the commencement of the fine. The Order Imposing Fine shall advise the Violator of that right. When requested, such a hearing will be heard by the Special Magistrate. In some cases, fines will be recorded as a lien if not paid. The Respondent or business owner will receive a copy of the full Order regarding their case.

APPROVAL OF MINUTES

1. Minutes of January 22, 2026, Special Magistrate Hearing

The Special Magistrate accepted and signed the minutes of January 22, 2026, hearing into the record as presented.

SWEARING IN

All who wished to testify were sworn in by the Deputy Town Clerk.

Senior Code Enforcement Officer Lori Crain advised the following changes to the agenda: Case 25-002149 has come into compliance and will not be presented; Case 25-002145 will not be presented.

OLD BUSINESS

1. Case 23-002832 – 103 Caroline Ave., Douglas J Feilder — Request Reduction of Fine/Lien; Previous Owner Jeanette Hertzfeld; (Denise Williams) Continued from the January 22, 2026, Special Magistrate Hearing

Code Enforcement Officer Denise Williams stated that Case 23-002832 was presented at the Special Magistrate Hearing on January 22, 2026. This case was opened on November 14, 2023, for violations of Section 20-20(a)(1) and Section 7-67. The owner at the time was Jeanette Hertzfeld and failed to bring the property into compliance. She stated that a property lien was recorded at the Lake County Clerk of Court on August 29, 2024.

Doug Fielder became the new property owner on September 18, 2025.

Officer Williams stated that the property was brought into compliance on October 6, 2025, and the fine ceased accruing at that time. The total amount accrued up to that date was \$11,700.

On October 15, 2025, the administrative fees and recording fees were paid and Mr. Fielder asked for a reduction and full waiver of the lien.

Town staff recommends that a Reduction of Lien be approved at \$5,000. Staff further requests that an administrative fee of \$150 be imposed for today's hearing.

Please allow the Respondent ninety (90) days from the Town Commission's pending approval, or until June 15, 2026, to pay the reduced lien amount and the administrative fee.

The Special Magistrate inquired if the Town has a cause not to approve the property owners' request.

Officer Williams stated that it is the Town's policy to reduce liens to \$5,000. Further lien reduction is at the Special Magistrate's discretion.

Doug Fielder

Mr. Fielder stated that he purchased the property for his daughter and has brought the property into compliance. He stated that the final total of the lien will determine what improvements they can afford to make to the property.

The Special Magistrate executed the recommended Order to reduce the accrued lien for Case 23-002832, totaling \$11,700 to be reduced to \$2,000, which shall be due and payable by 5:00 PM, June 15, 2026, following the action of the Town Commission on March 16, 2026. If the reduced lien amount of \$2,000 is not paid by June 15, 2026, it is Ordered that the original lien amount of \$11,700 will remain in force against the Property and the Property Owner. It is further Ordered that an administrative fee of \$150 be assessed and payable by Monday, June 15, 2026.

2. Case 25-002149 – 236 Griffin View Dr., Brooke Valido — Minimum Standards General Structural Specification Section 20-19(a)(1) and 20-20(a)(1); Order of Fine (Denise Williams)

This case is in compliance and was not presented.

3. Case 25-003227 – 702 Summit Street, 702 Summit Land Trust – Minimum Standards Compliance Required-Section 20-15; Minimum Standards-Sanitation Section 20-18(f); Minimum Standards-General Structural Specifications Section 20-19(d); Unsafe Dwellings - Section 20-21 and 20-21(h and j); Building Permit Section LDR 16-54(b)(1 and 2); Responsibilities of Owners Section 20-23 and 20-23(a)(4); Order of Enforcement (Denise Williams)

Code Enforcement Officer Denise Williams stated that the Special Magistrate signed the Order of Enforcement on January 22, 2026. The Respondent was not present and was found in violation of ALL the Sections stated. A \$150 administrative fee was imposed. The Respondent was given until February 3 to pay the administrative fee and to bring the property into complete compliance or a daily fine of \$50 would begin to accrue on February 4 until the property is brought into complete compliance. She completed and signed the Certificate of Service and sent the Order to the Respondent and the tenant by certified mail and USPS first class mail. The Order sent to the property owner was delivered. The Order sent to the tenant was returned Unclaimed.

Officer Williams stated that she received a call from Mr. Flores on February 3 advising that she had be out of town and inquired about the orange notices on her house. Officer Williams explained in detail the violations pertaining to this Case and Case 25-001533. She inquired if Miquel was still living in the home, and Ms. Flores confirmed that he was.

Officer Williams explained that there was no power or water on at the house which creates an unsafe environment and that no one can live in the home in its current state. She advised Ms. Flores to vacate the home or turn the power and water back on immediately.

A site inspection was conducted on February 4 and the property remained noncompliant. An Affidavit of Noncompliance was mailed to the property owner via certified mail and was delivered on February 12, 2026.

Staff Recommendation: Find the Respondent in violation of the Order of Enforcement dated January 22, 2026, and impose an administrative fee of \$150. Enter an Order of Fine in the amount of \$1,100, which is the total amount accrued to date of the daily fine of \$50 that began to accrue on February 4, 2026. The daily fine will continue to accrue at this rate until full compliance is obtained. The fine and fees are to be paid in full to the Town of Lady Lake by 5:00 PM, Tuesday, March 10, 2026, or all will be recorded as a lien against the property.

The Special Magistrate confirmed with Officer Williams that there has been no further communication from Respondent since her phone call on February 3.

Officer Williams replied affirmatively.

The Special Magistrate stated that no one is present to speak regarding this case

The Special Magistrate executed the Order of Fine based on the evidence and testimony presented. Respondent shall pay a fine in the amount of \$50 per day commencing on February 4, 2026, for each day the property is not in compliance and shall continue to accrue at the daily rate until such time as the property is brought into compliance with the Town of Lady Lake Land Development Regulations and/or Code of Ordinances. The current total fine at the date of the Order is \$1,100. Respondent shall pay all costs associated with the case in the amount of \$150. All fines and costs shall be paid by 5:00 p.m., March 10, 2026, and bring the property into compliance to cure the violation(s) described above. The Respondent shall receive a copy of the full Order.

NEW BUSINESS

1. Case 25-002145 – 440 Quail St., Alfred R and Pamala G Wilde – Minimum Standards - General Structure Specifications Section 20-19(a)(1) and Maint/Appearance Section 20-20(a)(1); Order of Enforcement (Denise Williams)

This case was not presented.

2. Cases 25-002809 – 124 West Lemon St., Jaclyn D Peccia - Nuisances-Section 7-46; Order of Enforcement (Lori Crain)

Senior Code Enforcement Officer Lori Crain stated that the case was opened on October 14, 2025. She stated that this property is located in highly visible area, and she observed overgrowth on the property for couple weeks prior to opening this case. She stated that she sent a courtesy email notification of the violations to the property owner, Ms. Jackie Peccia, at 1 :54 p.m., requesting that she have the overgrowth and property security completed in approximately 10 days.

Officer Crain stated that while in the area on October 23, she observed that no progress toward compliance. A site inspection was conducted on October 29 and the property remained noncompliant. She stated that she prepared and sent a Courtesy Violation Notice on October 30 via first class mail to the property owner per Lake County Property Appraiser information, with a compliance date of November 12, 2025.

Officer Crain stated that she conducted a follow up inspection on November 12, and she observed the overgrowth remained and the back door of the building wide open. She stated that she sent another courtesy email notification on November 13, advising this would be the

final courtesy notice to resolve the violations, with November 26, 2025, as the final date to have the property mowed and secured.

Officer Crain conducted a site inspection on December 1, and the property remained noncompliant. A Violation Notice was sent on December 3 via certified mail to the property owner with the compliance date of December 21, 2025. The return receipt was received with illegible signature and not dated. She stated that the exact delivery date is unknown as USPS online tracking states it is still moving through the mail system.

Officer Crain stated that a site inspection was conducted on December 22. The east side of the property appeared to have been mowed. However, there were pieces of wood larger than a pallet on the ground, overgrown weeds along west side remained, holes, gaps and skirting missing, and screen door not secured. She stated that she scheduled another inspection in approximately two weeks.

Officer Crain stated that she conducted a site inspection on January 7, 2026, and the property remained non-compliant. She scheduled the case for the February 26, 2026, Special Magistrate Hearing, and sent the Hearing Notice via certified mail to the property owner on January 13. The notice has not been delivered to date.

Officer Crain stated that she posted the Hearing Notice at the property on January 28 at 11 :30 a.m. and completed the Affidavit of Posting. She stated that the overgrowth remained on the west side, the screen door was open, the shed unsecured, and mold on exterior of house.

Officer Crain stated that on February 24, she observed progress toward compliance as most of the overgrowth had been removed, yet areas of weeds and junk remain. She stated that she has not received any form of contact from the property owner during the entire case history.

Officer Crain noted that the only violation being cited for is the overgrowth and junk. Condition and exterior of the structures are not included in this case.

Per Lake County Property Appraiser website this store/residential combination property is currently appraised at: \$129,643.

Staff Recommendation: Find Respondent in violation of Section 7-67, assess \$150 administrative fee and allow until March 15, 2026, to bring property into compliance or a \$50 daily fine will begin to accrue.

The Special Magistrate stated for the record that no one from the public was in attendance.

The Special Magistrate stated that based on the evidence and testimony in this case the Order of Enforcement is warranted. The Respondent shall pay all costs associated with this matter in the amount of \$150; the Respondent shall have until 5:00 PM on March 15, 2026,

to bring the property into compliance to cure the violation(s), including payment of all costs. Failure to bring the Property into compliance with the Town of Lady Lake Code of Ordinances or Land Development Regulations shall result in an Order of Fine being entered at the rate of \$50 per day to commence on March 16, 2026, for each day the Property is not in compliance and will continue to accrue at the daily rate until such time as the property comes into compliance. The Respondent will receive a copy of the full Order.

3. Case 25-002308 – 812 Summit St., James S and Karen K Holcomb – Building Permit Section LDR 16-52(a); Fences and Walls Section LDR 9-4(a); Order of Enforcement (Lori Crain)

Senior Code Enforcement Officer Lori Crain stated that on October 30, 2025, she observed a white vinyl privacy fence had recently been installed at this address. She stated that she confirmed that the required permit had not been obtained. On November 3, she prepared and sent a Courtesy Violation Notice with the comply date of November 20 via USPS first class mail to the property owners, William and Brittani Whitfield, per Lake County Property Appraiser information.

Officer Crain stated that she received an email on November 13 from Brittani Whitfield. Ms. Whitfield stated this property was sold August 8 and attached the closing papers. Officer Crain verified that this information had been updated with the property appraiser since she sent the Courtesy Violation Notice. She thanked Ms. Whitfield for the information and explained that the Property Appraiser information is usually about three months behind.

Officer Crain stated that on November 17 she updated the case with the new property owners' information as recorded on the recording documents, and sent a Courtesy Violation Notice via USPS first class mail. The new comply date was December 10, 2025.

Officer Crain stated that the Town Clerk's office advised her on December 10 by email that a gentleman came to Town Hall regarding the case and was not happy about the Courtesy Violation Notice. He requested copies of the Land Development Regulations, along with the phone numbers for the Town Manager and Growth Management Director.

Officer Crain stated that the gentleman, James Holcomb, then came to the Growth Management Department. He had print-outs of the Town LDR cited on the violation, 16-52, and circled subsection (b)(13) under exemptions for permits. He was very argumentative with Building Technician Christie Gosneigh. He was adamant that he was exempt from needing a fence permit because his grandchild, who resides at this address, has a disability. Mr. Holcomb stated he is calling the Mayor and that he does not reside at the subject property, he lives in Clermont. He was advised that per Florida State Statute, Code Enforcement is required to send notices to the property owner at the address listed on property appraiser website, if

no other information is available. Mr. Holcomb provided his Clermont address to Ms. Gosneigh.

Officer Crain stated that she emailed Mr. Anthony Bryan, Town of Lady Lake Building Official after Mr. Holcomb's visit. Mr. Bryan explained that the exemption Mr. Holcomb is referring to pertains to playground equipment, not fences. She and Ms. Gosneigh relayed their conversations with Mr. Holcomb and Mr. Bryan to Growth Management Director Thad Carroll. Mr. Carroll stated he would await the Mayor's inquiry after Mr. Holcomb calls him.

Officer Crain stated that she scheduled a reinspection after the holidays to assess the property for compliance.

Officer Crain stated that she conducted the site inspection on January 6, 2026. She stated that there had been no communication regarding this case nor any inquiries from Town administration. She stated that on January 8, 2026, she prepared and sent the Violation Notice with the comply date of January 25, by certified receipt requested to the property owner at his Clermont address and to the property. She received the delivered receipt indicating that the notice had been delivered to the property address on February 2 and was signed by Jim Holcomb.

Officer Crain stated that on January 26 she conducted a reinspection and noted that there was no application for an After-the-Fact fence permit. She scheduled the case for the February 26, 2026, Special Magistrate Hearing, and sent the Hearing Notice by certified receipt requested and by first class mail to the owner's address in Clermont and to the property address. The notice sent to the property address was returned on February 16 marked "unclaimed."

Officer Crain stated that on February 9 she received a mailed letter from Mr. Holcomb, along with a copy of the Hearing Notice. This signified that he received the Notice and posting the property is not required. The letter was also sent to all Lady Lake Commissioners, the Mayor, the Town Manager, and Mr. Carroll. The letter summarized Code Enforcement's actions of the case. In the letter Mr. Holcomb described the Violation Notice as threatening, demanding, and extortion, a money-making scheme and he threatened litigation. He referred to an exemption for fence permit under 16-52(b)(13) in relation to his grandchild.

Officer Crain stated that on February 10, she forwarded the letter to Building Inspector Anthony Bryan, and requested his attendance and testimony at the February 26, 2026, Special Magistrate Hearing. Mr. Bryan stated that he was unable to attend as he works in another jurisdiction on that date. On February 11, she and Mr. Bryan discussed the permit requirement, the exemption, and the building codes. Mr. Bryan indicated that the Town has an additional code that in LDR 9-4, subsection (a), Fences and Walls, a fence permit is required.

Officer Crain stated that this information was included and cited in the Violation Notices. She added the following clarifications, in general, of the same LDR:

Subsection (b) all fences and walls shall be constructed in compliance with applicable building codes.

Subsection (c)(4)(a) refers to exemptions from height restrictions for recreational amenities.

Subsection (c)(4)(b) right-of-way setback exemptions for double frontage lots.

Subsection (c)(4)(c) agricultural fences shall be exempt from requirements.

Subsection (c)(4)(d) any PUD (or Planned Unit Development) shall be exempt from all requirements except those which are a part of the approval.

Officer Crain stated none of these apply to this fence and there is no exemption from the required permit. LDR violation 16-52(a) cited in this Case states:

No building or other structure shall be erected, demolished, moved, added to, or structurally altered without a permit, issued by the Building Official.

Officer Crain stated that the exemption Mr. Holcomb is referring to is 16-52(b) subsection 13, Swing and other playground equipment accessory to detached one and two-family dwellings.

Per Building Official Bryan, this does not apply as the fence is NOT playground equipment.

Officer Crain stated that further research indicates that in Florida, there is no statewide blanket exemption for residential permits solely because of a disability. Certain federal and state laws can create exceptions or accommodations for people with disabilities when obtaining, applying for or complying with permits. Meaning, the application process for citizens with a disability can be modified to accommodate and simplify the process.

Officer Crain stated that Chapter 34 of the Florida Building Code referenced in LDR 16-52, is reserved for local jurisdiction's Land Development Regulations and Building Codes.

Furthermore, Town of Lady Lake LDR 9-2, Accessory Uses and Structures, Subsection a) states, in general that:

Subsection (a) Specific accessory uses and structures shall comply with the following regulations.

Subsection c) A permit required. No accessory structure shall be authorized on any lot without the appropriate building permit.

Subsection (d)(2) Signs, fences, walls, parking and loading areas, and other such features which are typically located within required yard areas shall comply with the applicable provisions of this Code for such uses and structures.

Officer Crain stated that the Florida Building Code sets minimum requirements and baselines, yet work must comply with the local land development regulations and code requirements. She stated that Lady Lake has zoning and setback requirements that must be met for location of fences. A fence permit application begins the process of building, zoning, and permitting departments to review and confirm that setback requirements are being followed.

Officer Crain stated that a pre-hearing inspection was conducted on February 23, and the property remained non-compliant, and there has been no progress or contact from the property owner since receiving the letter on February 9, 2026.

Per the Lake County Property Appraiser, the property is valued at \$152,014.

Staff Recommendation: Find Respondents in violation of cited Land Development Regulations. Assess \$150 administrative fee and allow Respondents until March 15, 2026, to comply or a daily fine \$25 will begin to accrue until compliance is obtained.

The Special Magistrate stated for the record that no one from the public was in attendance.

The Special Magistrate stated for the record that he reviewed the Respondent's written letter dated February 6, 2026, included in the Code Enforcement Officer's backup documents, that addressed the legal justifications for the Respondent's exemption from Town Code.

The Special Magistrate stated that he is not compelled by the Respondent's legal arguments.

The Special Magistrate stated that based on the evidence and testimony in this case the Order of Enforcement is warranted. The Respondent shall pay all costs associated with this matter in the amount of \$150; the Respondent shall have until 5:00 PM March 15, 2026, to bring the property into compliance to cure the violation(s), including payment of all costs. Failure to bring the Property into compliance with the Town of Lady Lake Code of Ordinances or Land Development Regulations shall result in an Order of Fine being entered at the rate of \$25 per day to commence on March 16, 2026, for each day the Property is not in compliance and will continue to accrue at the daily rate until such time as the property comes into compliance. The Respondent will receive a copy of the full Order.

4. Case 26-000332 – 420 Winners Cir., Fuller Properties, Inc. – Minimum Standards – Maint/Appearance Section 20-20(a)(3) and (c); Establish Repeat Offender (Lori Crain)

Senior Code Enforcement Officer Lori Crain stated that in early 2024 she received a citizen complaint of this entire neighborhood parking and storing vehicles in front yards. In response

to the complaint, Officer Crain began patrolling the area at random times and days. Several properties have or had cases for the same violation. She stated that she provided the property owner with the option to install additional off-street parking areas, provided they were constructed and accessible per the Town codes. She stated that the property owner has several properties in this neighborhood that have been cited for parking in the yard.

Officer Crain stated that due to observing ongoing violations on this property she opened Case 24-3028 on September 30, 2024. A Courtesy Violation Notice was sent to owner and the current tenant, Mr. Lupe, who requested an extension to mow, repair the yard and add an off-street parking area. She stated that an extension was granted.

Officer Crain stated that on October 21, 2024, she spoke to Mr. Lupe at the property and advised him that a complaint was received about this violation occurring on several properties and not just this one. She stated that he apologized and was very cooperative, and he agreed to keep the properties looking nice. She explained the option of installing additional off-street parking provided it is constructed according to the codes, using allowed materials and defined as an obvious parking area. Mr. Lupe stated he would be moving soon as he is building a new home in Oxford.

Officer Crain stated that on November 7, 2024, she took a photo of one of the two areas in the front yard where no grass existed due to vehicles repeatedly parking on that area. She stated that she left a Courtesy Door Hanger again advising to cease parking in front yard. The Case was closed on November 12, 2024, when compliance was obtained and observed.

Officer Crain stated that on February 4, 2025, she opened Case 25-0348 after observing vehicles parked on the grass and issued a Violation Notice. She stated that some of the follow up inspections resulted in compliance, yet violations were again observed on February 10, February 11 and February 26, 2025. On March 3 she observed an off-street parking area had been added using mulch. The case was closed on March 11, 2025.

On November 19, 2025, Case 25-3081 was opened after observing repeated violations previous to this date. Another Violation Notice was issued and included the statement:

"No more written or courtesy notices will be given. If compliance is not maintained and any future violations are observed, this case will be scheduled for hearing before the Code Enforcement Special Magistrate."

Officer Crain stated that she documented six additional days when the property was in violation during the time this case was open, between November 24 through December 22. She stated that she spoke to the property owner about the ongoing violations, who stated that he would call the tenant and send a letter directing him to again stop parking in the yard

and non-designated parking areas. Officer Crain stated that she closed this Case on January 28, 2026, after five consecutive follow up inspections showed the property remained in compliance. However, the designated off-street parking mulched area had grass growing through it and the mulch is scarce in some areas due to being driven in and out of by vehicles.

Officer Crain stated that on February 05, 2026, eight days after closing the previous case, during a random drive around neighborhood, she observed a truck again parked in front yard and not in designated off-street parking area, and she opened this current case to Establish Repeat Offender status. She stated that she scheduled the case for February 26 Special Magistrate hearing. The Notice of Hearing and Violation to Establish Repeat Offender status was sent via USPS certified receipt requested. She stated that she posted the notice on the property at 2:13 p.m. and completed the Affidavit of Posting. At this time, a vehicle was observed parked on grass.

On February 18, Officer Crain conducted a site inspected and observed that the property was in compliance. The Hearing Notice was delivered to owner on February 19, 2026, and to the current tenant on February 21, 2026.

Officer Crain stated that she conducted site inspections on February 23 and February 25 and the property remained in compliance.

Per the Lake County Property Appraiser, the property is valued at \$135,584.

Staff Recommendation: Find Respondents in violation of the codes stated, assess \$150 administrative fee, and enter an Order to establish property and property owner as a Repeat Offender, and any future violations will be treated as such. Per FSS 162, this shall include violations on any property owned by the same property owner. Further, allow Respondent to March 30, 2026, to repair the off-street parking to appear as a designated parking space and replace sod where non-existent or a \$25 daily day fine will begin to accrue. In addition, residents(s) of the property shall immediately cease from parking on grass in side yard or front yard, or a \$25 fine will be assessed for each occurrence documented by Code Enforcement commencing March 31, 2026. This case will remain pending until April 30, 2026. Any violations after this date will be considered Repeat Violations and fines assessed at \$50 for each occurrence documented by Code Enforcement. The Repeat Violations will be brought before the Special Magistrate at a future hearing to request an Order of Fine. The Order of Fine hearing will be May 28, 2026, if required.

George Fuller, Fuller Properties, LLC

Mr. Fuller stated that the tenant has more than two vehicles. He stated that it is difficult to know how to rectify this situation due to the code. He stated that street parking is allowed, yet

parking on both sides of the street narrows it and impedes traffic. He stated that the fines are overstated for parking on his property. He stated that if it is acceptable, he could mulch the entire front yard.

Mr. Fuller stated that this has not been an issue for the past 25 years that he has owned properties in this neighborhood.

The Special Magistrate stated that the Town Commission passes ordinances and he must enforce the ordinances as written.

Officer Crain clarified that the off-street parking must be defined and replace the grass.

Officer Crain stated that she provided a copy of the code to the property owner that lists the approved materials, and mulching the entire yard is not permitted. She reiterated that she received this complaint from a resident which forced her to investigate.

The Special Magistrate encouraged the property owner to continue to work with the Officer Crain.

The Special Magistrate stated that the Respondent shall pay all costs associated with this matter in the amount of \$150. The Respondent shall have until 5:00 PM on March 30, 2026, to bring the property into compliance to cure the violation(s), including payment of all costs, or an Order of Fine shall be entered at the daily rate of \$25 per day commencing on March 31, 2026, and will continue to accrue at the daily rate until such time as the property comes into compliance. Parking on grass and in yard shall cease immediately or a \$25 fine will be assessed for each occurrence documented by Code Enforcement commencing March 31, 2026, through April 30, 2026. Any violations after this date will be considered Repeat Violations and fines assessed at \$50 for each occurrence documented by Code Enforcement. It is further Ordered that any future violations of the Sections(s) stated will be cited as Repeat Violations and the property owner as a Repeat Offender. The Respondent will receive a copy of the full Order.

ADJOURN

There being no further business, the meeting was adjourned at 11:28 a.m.



Joshua E. Bills, Special Magistrate



Carol Osborne, Deputy Town Clerk