

**CITY OF CLERMONT
MINUTES
CODE ENFORCEMENT BOARD
SEPTEMBER 16, 2014**

The regular meeting of the Code Enforcement Board was called to order on Tuesday, September 16, 2014 at 6:00 p.m. Members attending were Chairman Dave Holt, along with Board members Ken Forte, Larry Seidler, Bill Rini, Alfred Mannella, Chandra Myers, and Harvey Rosenberg. Also attending were Barbara Hollerand, Development Services Director, Evie Wallace, Code Enforcement Supervisor, Lori Crain, Code Enforcement Officer, Valerie Fuchs, Code Enforcement Attorney, Dan Mantzaris, City Attorney, and Rae Chidlow, Code Enforcement Clerk.

The Pledge of Allegiance was recited.

The minutes from the Code Enforcement Board meeting of August 19, 2014 were approved as written.

Chairman Dave Holt read the Opening Remarks.

Code Enforcement Supervisor Evie Wallace, and Code Enforcement Officer Lori Crain, along with any of the public who may testify, were sworn in.

Chairman Dave Holt gave the floor to Code Enforcement Staff and City Attorney.

CASE NO. 12-845

Daisy Clark Estate
769 E. Montrose St.
Clermont, FL 34711

LOCATION OF VIOLATION: 769 E. Montrose St., Clermont, FL 34711

REQUEST: Forgiveness of fine

City Attorney Dan Mantzaris introduced the case.

The Respondent was present.

Ira Deramus, 549 E. Broome St., stated that her mother, Lucille Deramus, had knee surgery and was not able to bring the property into compliance due to finances. She stated that once they obtained the finances, they did bring the property into compliance. She stated that her mother would like to ask for full forgiveness or a small fine.

Board member Bill Rini asked how much the fine is.

City Attorney Dan Mantzaris stated that the fine is \$31,500. He stated that it came into compliance on May of 2013. He stated this has been an ongoing matter, and staff is not in favor of full forgiveness but would be in agreement to reduce the fine to \$250 to be paid within 30 days.

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Chairman Dave Holt asked the Respondent if they could pay this fine within 30 days.

Ira Deramus stated that they could pay the fine within 30 days.

Board member Harvey Rosenberg asked when did the property owner die and when did Lucille Deramus obtain possession of the home.

Ira Deramus stated that her grandmother passed 8 years ago, and her mother does not have possession of the home at this time. She stated that her mother does what she can to maintain the property.

Board member Harvey Rosenberg asked what the cost was to have the home brought up to code.

Lucille Deramus stated that does not know, but she's had the home almost completely redone including electrical, plumbing, and she had to hire contractors to complete the work.

Ken Forte made a motion to reduce the fine from \$31,500 to \$250 to be paid within 30 days; seconded by Bill Rini. The vote was 5-2 in favor of reducing the fine, with Board members Chandra Myers and Harvey Rosenberg opposing.

CASE NO. 14-996

Steven & Lorena Blankenship
730 Oak Drive
Clermont, FL 34711

LOCATION OF VIOLATION: 730 Oak Drive, Clermont, FL 34711

VIOLATION: Chapter 10, Section 10-26 Livestock Prohibited.

City Attorney Dan Mantzaris introduced the case.

The Respondent was not present.

Code Enforcement Supervisor Evie Wallace, who was sworn in, exhibited pictures that are a true and accurate depiction of the condition of the property on the date taken and read the violation summary as follows: You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances due to the following: Listed residence has chickens inside a chicken coop located in the backyard of listed property (Section 10-26). All livestock is prohibited in the city limits of Clermont. Compliance of this violation will be when the following conditions are met: The chickens and the chicken coop are removed.

Bill Rini made a motion to find the Respondent in violation with a fine of \$100.00 per day for every day the violation exists past October 21, 2014; seconded by Chandra Myers. The vote was unanimous in favor of finding violation and the amount of the fine.

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City Attorney Dan Mantzaris stated that city staff has been working with Bank of Camden on the Second Street property. He stated that a \$250 a day fine is accruing and is at \$71,000 to date. He stated that staff had a meeting with a Bank of Camden representative and they are hoping to bring it back to code quickly.

Development Services Director Barbara Hollerand stated that staff would like to propose to the Board to combine the November and December meeting to Wednesday December 3, 2014.

Chairman Dave Holt stated that he would be gone that week.

Ms. Hollerand stated that there is a Special Council meeting scheduled for November 18, 2014, so we would need to shift the Code Enforcement meeting to another date. She stated that we could hold the meeting Wednesday, November 19, 2014.

Chairman Dave Holt asked the Board if they were in agreement with that date.

The Board was in agreement to move the November 18, 2014 meeting to November 19, 2014 and skip the December 2014 meeting.

Board member Harvey Rosenberg asked who is fined when a property is in probate and no one ultimately owns the house.

City Attorney Dan Mantzaris stated that the fine is against the owner or estate. He stated that often times the family will not initiate the probate process for several years. He stated that typically once the city puts a code enforcement fine on the property, then the beneficiary will begin the probate to put the property into their name.

There being no further business, the meeting was adjourned at 6:30 p.m.

Dave Holt, Chairman

Attest:

Rae Chidlow, Code Enforcement Clerk