



**CODE ENFORCEMENT BOARD MEETING
TUESDAY, MARCH 17, 2015
CITY HALL at 685 WEST MONTROSE STREET
At 6:00 PM**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

APPROVAL OF THE MINUTES OF THE CODE ENFORCEMENT BOARD

Approval of the February 17, 2015 Code Enforcement meeting minutes

OPENING STATEMENT

SWEARING IN WITNESSES

AGENDA

NEW BUSINESS

**Case No. C2015-000013
Crain**

Lennar Homes, Inc.
3195 Heritage Hills Blvd.
Clermont, FL 34711

VIOLATION:

Chapter 122, Section 122-344
Building Permit Required

**Case No. C2015-000035
Wallace**

Ivan Lagares- & Olga Gomez
181 W. Minnehaha Ave.
Clermont, FL 34711

VIOLATION:

Chapter 122, Section 122-348
Permit Required
Chapter 14, Section 112
IPMC – Stop Work Order
Chapter 14, Section 308.1
IPMC – Rubbish and Garbage

**Case No. C2015-000045
Crain**

Martin Wright Estate
775 E. Juniata St.
Clermont, FL 34711

VIOLATION:

Chapter 14, Section 302.4
IPMC - Weeds

**CODE ENFORCEMENT BOARD MEETING
TUESDAY, MARCH 17, 2015
CITY HALL at 685 WEST MONTROSE STREET
At 6:00 PM**

**Case No. C2015-000046
Crain**

Amy Odum Estate
East end of E. Juniata
Clermont, FL 34711

VIOLATION:

Chapter 34, Section 34-95
Prohibit Storage of Certain Items

Discussion of Non-Agenda Items

ADJOURN

Any person wishing to appeal any decision made by the Code Enforcement Board at this meeting will need a record of the proceedings. For that purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

In accordance with the Americans with Disabilities Act (ADA), if any person with a disability as defined by the ADA needs special accommodation to participate in this proceeding, then not later than two (2) business days prior to the proceeding, he or she should contact the Planning and Zoning Department at 352-241-7302.

Please be advised that if you intend to show any document, picture, video or items to the Council or Board in support or opposition to any item on the agenda; a copy of the document, picture, video or item must be provided to the Recording Clerk for the City's records.

**CITY OF CLERMONT
MINUTES
CODE ENFORCEMENT BOARD
FEBRUARY 17, 2015**

The regular meeting of the Code Enforcement Board was called to order on Tuesday, February 17, 2015 at 6:00 p.m. Members attending were Chairman Dave Holt, along with Board members Ken Forte, Alfred Mannella, Chandra Myers, and Harvey Rosenberg. Also attending were Barbara Hollerand, Development Services Director, Lori Crain, Code Enforcement Officer, Valerie Fuchs, Code Enforcement Attorney, Dan Mantzaris, City Attorney, Marivon Adams, Permit Tech, and Rae Chidlow, Planning Specialist.

The Pledge of Allegiance was recited.

The minutes from the Code Enforcement Board meeting of January 20, 2015 were approved as written.

Chairman Holt read the Opening Remarks.

Code Enforcement Officer Crain, along with any of the public who may testify, was sworn in.

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

CASE NO. 2014-010093

Amy Odum Estate
Vacant lot east end of E. Juniata St.
Clermont, FL 34711

LOCATION OF VIOLATION: Vacant lot east end of E. Juniata St., Clermont, FL 34711

VIOLATION: Chapter 14, Section 302.8 IMPC Exterior Property Maintenance Section 34-95
Prohibition of Storage of Certain Items
City Attorney Mantzaris introduced the case.

The Respondent was not present.

Code Enforcement Officer Crain, 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:

There is an inoperative and/or unlicensed motor home and black Cadillac in state of disrepair located on property. Keeping, storing or allowing dismantled, non-operative, discarded machinery, vehicles or parts: several lawn care items and miscellaneous pieces of machines, etc. on property. Compliance of this violation will be when the following conditions are met: When all unlicensed and/or inoperative vehicles have been removed from property.

Ms. Crain stated that the property was corrected on or about February 16, 2015. She requests that the Respondent be found in violation and if the Respondent repeats the violation, they will be brought back before the Board as repeat violation according to the Florida Statute.

**CITY OF CLERMONT
MINUTES
CODE ENFORCEMENT BOARD
FEBRUARY 17, 2015**

Board member Rosenberg made a motion to find the Respondent in violation with no fine assessed at this time; seconded by Board member Forte. The vote was unanimous in favor of finding violation.

Chairman Holt asked about having less cases of the Code Enforcement agendas recently.

Development Services Director Barbara Hollerand stated that with the Code Enforcement staff, the approach being taken is resulting in more compliance. She stated that there have also been some changes to codes that have eliminated some cases. She stated that they are being proactive in working with property owners to get compliance.

There being no further business, the meeting was adjourned at 6:10 p.m.

Dave Holt, Chairman

Attest:

Rae Chidlow, Code Enforcement Clerk

Code Enforcement Board of the
City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2015-000013

vs.

LENNAR HOMES INC, 3195 Heritage Hills Blvd,

Parcel# 032326010100N00000

Respondent

Pursuant to Section 2-206 of the Code of the City of Clermont, Florida, you are hereby called to take notice that a Public Hearing will be conducted in the above-styled cause, pending and undetermined by the Code Enforcement Board on:

March 17, 2015, at 6:00 PM
685 West Montrose Street, Clermont, Florida.
Council Chambers of City Hall

The Board will receive testimony and evidence at said Public Hearing and shall make such findings of fact as are supported by the testimony and evidence pertaining to the matters alleged in the Violation Notice. If the violation is corrected and the recurs, or if the violation is not corrected by the time specified by the Code Enforcement Officer in his/her Statement of Violation, this case may be presented to the Board even if the violation has been corrected prior to the hearing.

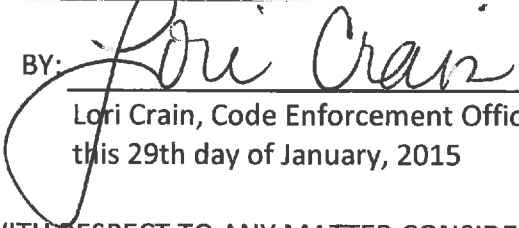
Any letters, lists, pictures of items displayed, presented or handed out at a public meeting for any City Commission, Board, Council or City public meeting, must be left with the recording clerk at the meeting at that time. No cell phone or electronic displays are permitted unless a printed copy is supplied at that time to the recording clerk.

PLEASE GOVERN YOURSELF ACCORDINGLY.

I hereby certify that a true and correct copy of the above and foregoing Notice of Hearing has been furnished by Certified Mail/Personal Service to Respondent. LENNAR HOMES INC. 700 NW 107th AVE, MIAMI, FL 33172
Certified Mail/Return Receipt Requested # 9171 9690 0935 0075 2978 38

And LENNAR HOMES INC. SALES OFFICE, 3195 HERITAGE HILLS BLVD, CLERMONT, FL 34711
Certified Mail/Return Receipt Requested # 9171 9690 0935 0075 2978 45

BY:


Lori Crain, Code Enforcement Officer
this 29th day of January, 2015

IF A PERSON DESIRES TO APPEAL ANY DECISION WITH RESPECT TO ANY MATTER CONSIDERED AT THESE PROCEEDINGS, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND THAT, FOR THIS PURPOSE, SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

City of Clermont

P.O. BOX 120219, CLERMONT, FLORIDA 34712-0219

VIOLATION NOTICE

January 16, 2015

Violation # C2015-000013

To: LENNAR HOMES INC
700 NW 107TH AVE
MIAMI, FL 33172

Violation/Property address: 3195 HERITAGE HILLS BLVD Parcel #032326010100N00000

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at: 3195 HERITAGE HILLS BLVD.

Compliance of the Violation(s) listed below will be when the following conditions are met: When three (3) sets of building plans have been submitted and approved and when proper permits have been obtained from Building Official's office, Development Services Department, 1st floor City Hall, 685 W Montrose St, Clermont, FL.

Type of Violation: Building Permit Required Section 122-344

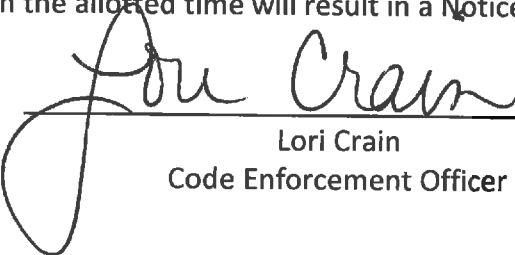
Any structure to move, modify, add or repair in any way any existing structures or new uses without proper authority.

It was observed by Code Enforcement Officer on January 14, 2015, that Lennar Homes representatives were moving into new office located at above address without proper permits. Requests to return phone calls to the Code Enforcement officer and Building Official were ignored.

Please contact me at (352)-241-7343 or lcrain@clermontfl.org when you comply, so an inspection to determine compliance can be scheduled.

You are directed to take action by Friday, January 23, 2015, at 4:00 PM. Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

By:



Lori Crain
Code Enforcement Officer

City of Clermont

P.O. BOX 120219, CLERMONT, FLORIDA 34712-0219

VIOLATION NOTICE

February 16, 2015

Violation # C2015-000035

To: GOMEZ IVAN LAGARES- & OLGA I L
181 W MINNEHAHA AVE
CLERMONT, FL 34711

Violation/Property address: 181 W MINNEHAHA AVE, CLERMONT, FL. 34711

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at 181 W MINNEHAHA AVE. CLERMONT, FL. 34711

Compliance with the Violation(s) listed will be when the following condition(s) are met:

- **OBTAIN REQUIRED "AFTER THE FACT" PERMITS FOR STRUCTURE ALREADY BUILT**
- **REMOVE ALL TRASH FROM PROPERTY EITHER BY OBTAINING AN APPROVED DUMPSTER BY CALLING THE CITY CLERK'S OFFICE OR PROPERLY REMOVING TRASH TO A DUMP SITE.**

Type of Violation: TEMPORARY STRUCTURES and STOP WORK ORDER(Section 122-348 a permit required)
(Section 112-IPMC Stop work order)

After the Fact Permits are required before starting/finishing structure/addition on property as of this date.

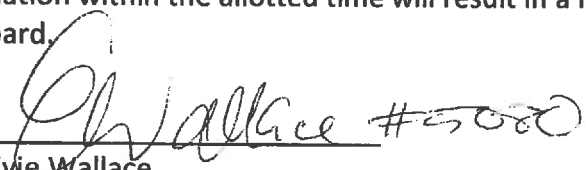
Type of Violation: Rubbish and Garbage Section 308.1-IPMC

All exterior property and premises and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

Please contact me at 352-241-7304 or ewallace@clermontfl.org with any questions/concerns, or when you comply, so an inspection to determine compliance can be scheduled.

You are directed to take action by February 27th, 2015 to remove all trash and obtain all required permits. Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

By:


Evie Wallace

Code Enforcement Officer

Code Enforcement Board of the
City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2015-000035

vs.

GOMEZ IVAN LAGARES- & OLGA I L

Respondent

Pursuant to Section 2-206 of the Code of the City of Clermont, Florida, you are hereby called to take notice that a Public Hearing will be conducted in the above-styled cause, pending and undetermined by the Code Enforcement Board on:

March 17th, 2015

at

**685 West Montrose Street, Clermont, Florida.
Council Chambers of City Hall**

The Board will receive testimony and evidence at said Public Hearing and shall make such findings of fact as are supported by the testimony and evidence pertaining to the matters alleged in the Violation Notice. If the violation is corrected and the recurs, or if the violation is not corrected by the time specified by the Code Enforcement Officer in his/her Statement of Violation, this case may be presented to the Board even if the violation has been corrected prior to the hearing.

Any letters, lists, pictures of items displayed, presented or handed out at a public meeting for any City Commission, Board, Council or City public meeting, must be left with the recording clerk at the meeting at that time. No cell phone or electronic displays are permitted unless a printed copy is supplied at that time to the recording clerk.

PLEASE GOVERN YOURSELF ACCORDINGLY.

I hereby certify that a true and correct copy of the above and foregoing Notice of Hearing has been furnished by Certified Mail/Personal Service to Respondent, GOMEZ IVAN LAGARES- & OLGA I L.

Certified Mail/Return Receipt Requested # *see above*



Evie Wallace, Code Enforcement Officer
this 3rd day of March, 2015

IF A PERSON DESIRES TO APPEAL ANY DECISION WITH RESPECT TO ANY MATTER CONSIDERED AT THESE PROCEEDINGS, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND THAT, FOR THIS PURPOSE, SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

Code Enforcement Board of the
City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2015-000045

vs.

WRIGHT MARTIN ESTATE, C/O MARTIN WRIGHT, JR

Respondent

Pursuant to Section 2-206 of the Code of the City of Clermont, Florida, you are hereby called to take notice that a Public Hearing will be conducted in the above-styled cause, pending and undetermined by the Code Enforcement Board on:

TUESDAY, MARCH 17, 2015, AT 6:00 PM

at

685 West Montrose Street, Clermont, Florida.

Council Chambers of City Hall

The Board will receive testimony and evidence at said Public Hearing and shall make such findings of fact as are supported by the testimony and evidence pertaining to the matters alleged in the Violation Notice. If the violation is corrected and the recurs, or if the violation is not corrected by the time specified by the Code Enforcement Officer in his/her Statement of Violation, this case may be presented to the Board even if the violation has been corrected prior to the hearing.

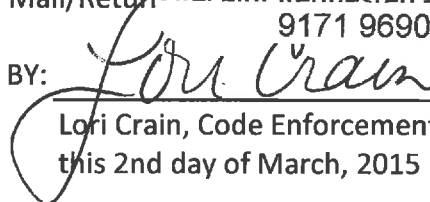
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PLEASE GOVERN YOURSELF ACCORDINGLY.

I hereby certify that a true and correct copy of the above and foregoing Notice of Hearing has been furnished by Certified Mail/Personal Service to Respondent, WRIGHT MARTIN ESTATE C/O MARTIN WRIGHT, JR, 1390 BUCKINGHAM DR, HAMPTON, GA 30228. Certified Mail/Return Receipt Requested #

9171 9690 0935 0075 2976 85

BY:



Lori Crain, Code Enforcement Officer
this 2nd day of March, 2015

IF A PERSON DESIRES TO APPEAL ANY DECISION WITH RESPECT TO ANY MATTER CONSIDERED AT THESE PROCEEDINGS, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND THAT, FOR THIS PURPOSE, SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

City of Clermont

P.O. BOX 120219, CLERMONT, FLORIDA 34712-0219

REPEAT VIOLATION NOTICE

March 02, 2015

Violation # C2015-000045

To: WRIGHT MARTIN ESTATE
1390 BUCKINGHAM DR
HAMPTON, GA 30228

Violation/Property address: 775 E JUNIATA ST, CLERMONT, FL 34711

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at 775 E JUNIATA ST, PARCEL #1922260800000000600.

Type of Violation: THIS VIOLATION CONSTITUTES A REPEAT VIOLATION OF THE CODE ENFORCEMENT BOARD'S FINDINGS OF FACT, CONCLUSION OF LAW AND ORDER DATED NOVEMBER 21, 2014. IN ACCORDANCE WITH FLORIDA STATUTE SECTION 162.09 A FINE MAY BE IMPOSED IN AN AMOUNT UP TO \$500 FOR EACH DAY THE VIOLATION WAS AND/OR CONTINUES TO BE REPEATED.

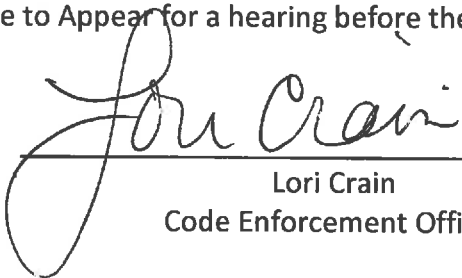
Weeds Chapter 14, Section 14-9: Section 302.4-IPMC

All premises and exterior property shall be maintained free from weeds or plant growth in excess of 18 inches.

Please contact me at (352)-241-7343 or lcrain@clermontfl.org when you comply, so an inspection to determine compliance can be scheduled.

Notice to Appear for a hearing before the Code Enforcement Board is enclosed.

By:



Lori Crain
Code Enforcement Officer