



**CODE ENFORCEMENT BOARD MEETING
TUESDAY, JUNE 16, 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

May 19, 2015 Code Enforcement meeting minutes

OPENING STATEMENT

SWEARING IN WITNESSES

AGENDA

NEW BUSINESS

**Case No. C2015-000076
Crain**

S.W. Williams Family, LLC
901 12th St.
Clermont, FL 34711

VIOLATION:

Chapter 14, Section 304.1 Exterior
Structure; Section 302.4 Weeds

**Case No. C2015-000211
Crain**

Investor Trustee Services, LLC Trustee
BM Land Trust
268 East Ave.
Clermont, FL 34711

VIOLATION:

Chapter 14, Sections 109.1 Imminent
danger, 109.2 Temporary safeguards,
109.3 Closings, 109.4 Emergency repairs,
109.5 Costs of Emergency repairs, 109.6
Hearing; 304.1.1 (8) Unsafe Conditions,
304.7 Roofs and Drainage, 304.14 Insect
Screens, 305.3 Interior Surfaces, 401.2
Responsibility, 403.2 Bathrooms and
toilet rooms, 404.4.5 Other requirements,
504.1 Plumbing, General, 304.13.2
Openable windows, 602.3 Heat Supply,
604.3 Electrical Facilities, System
Hazards, 605.2 Electrical Equipment,
Receptacles, 704.2 Fire Protection
Systems, Smoke Alarms, 309.4 Pest
Elimination-multiple occupants, 308.1
Rubbish and Garbage, 108.1.3 Structure
Unfit for Occupancy, 108.1.1 Unsafe
Structure,

**CODE ENFORCEMENT BOARD MEETING
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At 6:00 PM**

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
MAY 19, 2015**

The regular meeting of the Code Enforcement Board was called to order on Tuesday, May 19, 2015 at 6:00 p.m. Members attending were Chairman Dave Holt, along with Board members Ken Forte, Larry Seidler, Alfred Mannella, Chandra Myers and Harvey Rosenberg. Also attending were Evie Wallace, Code Enforcement Supervisor, Lori Crain, Code Enforcement Officer, Valerie Fuchs, Code Enforcement Attorney, Dan Mantzaris, City Attorney, and Rae Chidlow, Planning Specialist.

The Pledge of Allegiance was recited.

The minutes from the Code Enforcement Board meeting of April 21, 2015 were approved as written.

Chairman Holt read the Opening Remarks.

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

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

City Attorney Mantzaris stated that Case No. C2015-000064 will not be heard.

CASE NO. 11-718

Dwayne & Rhonda Gregoire
1248 Shorecrest Circle
Clermont, FL 34711

REQUEST: Request for reduction of fine.

City Attorney Mantzaris introduced the case.

The Respondent who was present, was sworn in.

Dwayne Gregoire, 1248 Shorecrest Circle, stated that he was unable to pay the previous fine reduction of \$500 by the deadline. He stated that he is now asking to further reduce the amount of the fine so that he can clear the code fines prior to the foreclosure process. He stated that they have other issues to take care of as well so he is asking to reduce the fine to \$200.

Board member Rosenberg asked how long ago was the \$500 fine levied.

City Attorney Mantzaris stated that the Code Board reduced the fine at the July 16, 2013 meeting.

Mr. Rosenberg asked why the Respondent couldn't have made payments towards the fine.

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Mr. Gregoire stated that payments were not an option at the time.

Board member Rosenberg made a motion to reduce the fine to \$500, to be paid within 60 days; seconded by Board member Mannella. The vote was 4-2 in favor of reduction of fine, with Board members Myers and Forte opposing.

CASE NO. 2015-000138

Progress Residential 2014-1 BO
628 Brooke Ct.
Clermont, FL 34711

LOCATION OF VIOLATION: 628 Brooke Ct., Clermont, FL 34711

VIOLATION: Chapter 14, Section 302.4 Weeds

City Attorney Mantzaris introduced the case.

The Respondent who was present, was sworn in.

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, dates, and staff recommendation for the record.

Robin Stonestreet, 3917 Allamanda Ct., stated that this property is a rental property and is managed by a local office in Orlando. She stated that she is a realtor that was asked to show up for the meeting and they are not contesting the case.

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

CASE NO. 2015-000109

Andre & Yvette Garnier
444 W. Desoto St.
Clermont, FL 34711

LOCATION OF VIOLATION: 444 W. Desoto St., Clermont, FL 34711

VIOLATION: Chapter 14, Section 302.4 Weeds

City Attorney Mantzaris introduced the case.

The Respondent who was present, was sworn in.

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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, dates, and staff recommendation for the record.

Andre Garnier, 444 W. Desoto St., stated that he had the grass cut today. He stated that he can't do much for himself anymore.

Board member Mannella made a motion to continue the case to June 16, 2015; seconded by Board member Myers. The vote was unanimous in favor of continuing the case.

CASE NO. 2015-000049

Kankoo Enterprises, LLC
Hancock/SR 50 (behind 7-11)
Clermont, FL 34711

LOCATION OF VIOLATION: Hancock/SR 50 (behind 7-11), Clermont, FL 34711

VIOLATION: Chapter 14, Section 302 Exterior Property Maintenance, 302.3 Sidewalks and Driveways

City Attorney Mantzaris introduced the case.

The Respondent was not present.

Code Enforcement Supervisor 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 violations, dates, and staff recommendation for the record.

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

CASE NO. 2015-000062

Joyce Brandman & Marsha Boling
Vacant lot adjacent to 189 Orange Ave.
Clermont, FL 34711

LOCATION OF VIOLATION: Vacant lot adjacent to 189 Orange Ave., Clermont, FL 34711

VIOLATION: Chapter 102, Section 102-8 (11)(24)

City Attorney Mantzaris introduced the case.

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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, dates, and staff recommendation for the record.

Board member Forte made a motion to find the Respondent in violation with a fine of \$100 a day per day for every day past May 31, 2015; seconded by Board member Seidler. The vote was unanimous in favor of finding violation.

CASE NO. 2015-000097

Masthead, LLC
Vacant lot between Masthead Blvd. & Grand Hwy.
Clermont, FL 34711

LOCATION OF VIOLATION: Vacant lot between Masthead Blvd. & Grand Hwy., Clermont, FL 34711

VIOLATION: Chapter 14, Section 302.4 Weeds

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, dates, and staff recommendation for the record.

Board member Rosenberg made a motion to find the Respondent in repeat violation with a fine of \$500 per day for every day the property was in violation from April 10-21, 2015, for a total of 12 days (\$6,000); seconded by Board member Myers. The vote was unanimous in favor of finding violation and amount of the fine.

CASE NO. 2015-000107

Cheroban, LLC
Vacant lot on southwest corner of Palm & East Ave.
Clermont, FL 34711

LOCATION OF VIOLATION: Vacant lot on southwest corner of Palm & East Ave., Clermont, FL 34711

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VIOLATION: Chapter 14, Section 302.4 Weeds, Chapter 118, Section 118-35 Maintenance & Pruning

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 violations, dates, and staff recommendation for the record.

Board member Forte made a motion to find the Respondent in violation with a fine of \$100 per day for every day past May 31, 2015; seconded by Board member Rosenberg. The vote was unanimous in favor of finding violation and amount of the fine.

CASE NO. 2015-000111 & 2015-000112

KCV Associates, LLC
Vacant lot 1000 block of W. Montrose St.
Clermont, FL 34711

LOCATION OF VIOLATION: Vacant lot 1000 block of W. Montrose St., Clermont, FL 34711

VIOLATION: Chapter 14, Section 302.4, Weeds

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, dates, and staff recommendation for the record.

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

CASE NO. 2015-000127, 2015-000128, & 2015-000129

Renee Goodlow & Julian McKenzie Fogle
Vacant lots east side of Lake/Highway 50
Clermont, FL 34711

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LOCATION OF VIOLATION: Vacant lots east side of Lake/Highway 50, Clermont, FL 34711

VIOLATION: Chapter 14, Section 302.4 Weeds

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, dates, and staff recommendation for the record.

Board member Mannella made a motion to find the Respondent in violation with a fine of \$100 per day for every day past June 1, 2015; seconded by Board member Forte. The vote was unanimous in favor of finding violation and amount of the fine.

CASE NO. 2015-000187

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

LOCATION OF VIOLATION: 775 E. Juniata St., Clermont, FL 34711

VIOLATION: Chapter 14, Section 302.4 Weeds

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, dates, and staff recommendation for the record.

Board member Myers made a motion to find the Respondent in violation with a fine of \$250 per day for every day in violation from May 8-15, 2015, for a total of 8 days (\$2000); seconded by Board member Mannella. The vote was 4-2 in favor of finding violation and amount of fine, with Chairman Holt and Board member Rosenberg opposing.

CASE NO. 2015-000149

Clermont Retirement Residence
3650 S. Highway 27
Clermont, FL 34711

**CITY OF CLERMONT
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LOCATION OF VIOLATION: 3650 S. Highway 27, Clermont, FL 34711

VIOLATION: Chapter 122, Section 122-34, Certificate of Occupancy

City Attorney Mantzaris introduced the case.

The Respondent was not present.

Code Enforcement Supervisor 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, dates, and staff recommendation for the record.

Board member Mannella made a motion to find the Respondent in violation with a fine of \$250 per day for everyday past June 16, 2015; seconded by Board member Forte. The vote was unanimous in favor of finding violation.

There being no further business, the meeting was adjourned at 7:10 p.m.

Dave Holt, Chairman

Attest:

Rae Chidlow, Code Enforcement Clerk

City of Clermont

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

VIOLATION NOTICE

March 16, 2015

Violation # C2015-000076

To: S W WILLIAMS FAMILY LLC
454 Highbrook Blvd
OCOE, FL 34761

Violation/Property address: 901 12TH 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 901 12TH ST. PARCEL #232225050011202100

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

All overgrowth of weeds and vegetation are mowed and cut; holes in exterior walls are patched;
Property is maintained from here forward during growing season.

Type of Violation: Exterior Structure Section 304.1-IPMC

The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

Approximately 3-4 holes in exterior walls of the structure were observed at above address by Code Enforcement Officer. These can be seen by the public from the street.

Type of Violation: Weeds Section 302.4-IPMC

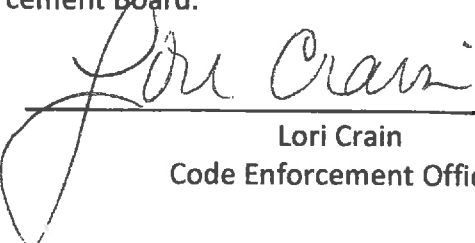
All premises and exterior property shall be maintained free from weeds or plant growth in excess of 18 inches.

Several areas of weeds and vegetation needing mowed and cut were observed at above address by Code Enforcement Officer. Property owner/representative, Dave Williams has been advised of this in previous Violation Notice dated August 21, 2014.

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

You are directed to take action by 5:00 PM, MONDAY, MARCH 23, 2015, IN REGARD TO THE WEEDS AND BY 5:00 PM, TUESDAY, MARCH 31, 2015, IN REGARD TO THE EXTERIOR STRUCTURE HOLES. 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

Code Enforcement Board of the
City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2015-000076

vs.

S W WILLIAMS FAMILY, LLC,
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, JUNE 16, 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.

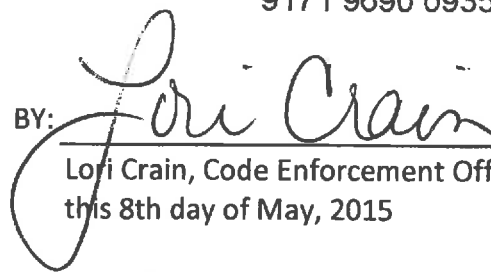
Any letters, lists, pictures of items displayed, presented or handed out at a public meeting for any City Commission, Board, Council or City public meeting, must be left with the recording clerk at the meeting at that time. No cell phone or electronic displays are permitted unless a printed copy is supplied 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, S W WILLIAMS FAMILY, LLC, 454 Highbrooke Blvd, Ocoee, FL 34761 and Roby Law Firm, Agent, 201 W. Canton Ave, Suite 275, Winter Park, FL 32789.
Certified Mail/Return Receipt Requested # 9171 9690 0935 0090 7140 44

9171 9690 0935 0090 7140 51

BY:



Lori Crain, Code Enforcement Officer
this 8th day of May, 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.