

**CITY OF CLERMONT
MINUTES
CODE ENFORCEMENT BOARD
JANUARY 21, 2014**

The regular meeting of the Code Enforcement Board was called to order on Tuesday, January 21, 2014 at 6:00 p.m. Members attending were Vice-Chair Chandra Myers, along with Board members Ken Forte, Larry Seidler, Bill Rini, and Alfred Mannella. Also attending were Barbara Hollerand, Planning & Zoning Director, Suzanne O'Shea and Evie Wallace, Code Enforcement Officers, 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 November 19, 2013 were approved as written.

Vice-Chair Chandra Myers read the Opening Remarks.

Code Enforcement Officer Suzanne O'Shea, along with any of the public who may testify, was sworn in.

Vice-Chair Chandra Myers gave the floor to Code Enforcement Staff and City Attorney.

CASE NO. 14-981

Mark Ball
660-680 11th Street
Clermont, FL 34711

VIOLATION: Chapter 14, Section 108.1.4; Chapter 66, Section 66-7; IMPC 2012, Tampering with property

City Attorney Dan Mantzaris introduced the case.

The Respondent was present.

Code Enforcement Officer Suzanne O'Shea, 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: This R-3 zoned property has been approved as a duplex, with a carport area specific to each unit. Each carport also has an enclosed area designed for a storage and laundry facility. Each laundry/storage area is approximately 12' by 20' in size, and was unlawfully converted in livable space for tenants. (Per approved plans on file). Due to lack of maintenance and unpermitted alterations to the property, you are hereby notified that you are in violation of the referenced sections of the City of Clermont Code of Ordinances, as follows:

Failure to obtain permits to convert two storage areas located within the carport into two additional residential units. There have also been extensions of the water and sewer lines into the unpermitted units, and there are currently only two water meters for four units. (Section

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108.1.4 Unlawful Structure), (Section 66-7 Tampering with property of city water or sewer system.)

Board member Ken Forte asked how this case was brought to code enforcement's attention.

Mark Ball, 4230 S. Bluff Lake Rd., Mascotte, stated that he purchased the property about two years ago. He stated that when he purchased the property there were 3 units already rented out and a 4th unit was ready with the exception of a refrigerator and stove. He stated that he was not aware that this property was in violation at that time. He stated that it is his goal to come into compliance. He stated that his finances have been an issue, but he should be able to have everything complied by the February 18, 2014 deadline.

Board member Bill Rini stated that he does not believe a month is enough time to comply. He asked the Respondent if he had a more realistic time-frame in mind.

Mr. Ball stated that six months would be more realistic.

Board member Ken Forte stated that he agrees with Bill Rini on the time-frame for compliance.

City Attorney Dan Mantzaris stated that it doesn't take long to obtain a demolition permit and remove what needs to be removed.

Mr. Ball stated that he was told that if he caps off the shower head, he would not have to remove the shower.

Board member Bill Rini stated that the Respondent has had since October to take care of this violation.

Mr. Mantzaris stated that the City would be fine with 2 months.

Al Mannella made a motion to find the Respondent in violation with a fine of \$150 per day for every day in violation past April 15, 2014; seconded by Ken Forte. The vote was unanimous in favor of finding violation and the fine.

CASE NO. 14-983

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

LOCATION OF VIOLATION: 268 East Avenue, Clermont, FL 34711

VIOLATION: Chapter 122, Section 122-344; Expired permit/work without a permit

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City Attorney Dan Mantzaris introduced the case.

The Respondent was not present.

Code Enforcement Officer Suzanne O'Shea, 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: Expired permit for an interior renovation. Permit #201300167, expired August 2, 2013. Compliance of this violation will be when the following conditions are met: The permit is renewed and all work completed and finalized by the Building Department.

Ms. O'Shea stated that she received a phone call from a contractor who was hired to complete the work and pull the permits.

Bill Rini made a motion to find the Respondent in violation with a fine of \$150 per day for every day in violation past April 15, 2014; seconded by Al Mannella. The vote was unanimous in favor of finding violation and the fine.

Vice-Chair Chandra Myers suggested to postpone the nominations for Chair and Vice-Chair to February.

There being no further business, the meeting was adjourned at 8:33 p.m.

Dave Holt, Chairman

Attest:

Rae Chidlow, Code Enforcement Clerk