

**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

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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