

**CITY OF CLERMONT
MINUTES
CODE ENFORCEMENT BOARD
JUNE 16, 2015**

The regular meeting of the Code Enforcement Board was called to order on Tuesday, June 16, 2015 at 6:00 p.m. Members attending were Vice-Chair Chandra Myers, along with Board members Ken Forte, Larry Seidler, Bill Rini, Alfred Mannella, and Harvey Rosenberg. Also attending were Development Services Director Barbara Hollerand, 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 May 19, 2015 were approved as written.

Vice-Chair Myers 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.

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

CASE NO. 2015-000076

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

LOCATION OF VIOLATION: 901 Twelfth St., Clermont, FL 34711

VIOLATION: Chapter 14, Section 304.1 Exterior Structure, 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.

David Williams, 454 Pine Brook Blvd., Ocoee, stated that he represents the S.W. Williams Family, LLC. He stated that they have spent over \$5000 to maintain the property over the past six months. He stated that they previously had three renters who were responsible for the maintenance of the property. He stated that his last renter vacated the property this past March. He stated that they have made the decision to demolish the building, and sell the property. He stated that the landscape company will be there to mow the property this week and once every two to three weeks until the property is sold. He stated that he would like 90 days to allow time to demolish the property.

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Board member Mannella stated that this property has been before the Board before. He stated that they should be given 30 days to mow the property, then allowed additional time to demolish the building.

Board member Rosenberg asked if the Respondent has talked to the city to see what is allowed on this property.

Mr. Williams stated that his commercial real estate advisor will be meeting with the economic development director to discuss what options he has.

Board member Rosenberg stated that his issue is allowing 90 days for compliance.

Board member Rini asked what assurances he has that the contractor hired to demolish the building, will actually complete the job.

Mr. Williams stated that they have realized that the building is an eyesore which is why they have chosen to demolish the building. He stated that his advisor will review the contract.

Board member Rosenberg made a motion to find the Respondent in violation with a fine of \$250 per day for every day past July 16, 2015 for Section 302.4, and a fine of \$250 per day for every day past August 16, 2015 for Section 304.1; seconded by Board member Mannella. The vote was unanimous in favor of finding violation.

CASE NO. 2015-000211

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

LOCATION OF VIOLATION: 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

City Attorney Mantzaris introduced the case.

The Respondent was not present.

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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.

Board member Mannella made a motion to find the Respondent in violation with a fine of \$250 per day for every day past June 30, 2015 and to further find the property a threat to the public health, safety and welfare of the public; seconded by Board member Rini. The vote was unanimous in favor of finding violation.

There being no further business, the meeting was adjourned at 6:50 p.m.

Dave Holt, Chairman

Attest:

Rae Chidlow, Code Enforcement Clerk