



**CODE ENFORCEMENT BOARD MEETING
TUESDAY, FEBRUARY 16, 2016
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

Item 1 - Approval of the January 19, 2016 Code Enforcement Board minutes.

OPENING STATEMENT

SWEARING IN WITNESSES

AGENDA

OTHER BUSINESS

**Item 2 - Case Nos. 2015-000045; 2015-000187;
2015-000256; 2015-000342
Crain**

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

REQUEST:

Place a lien on the property

**Item 3 - Case No. 2015-000097
Crain**

Masthead, LLC
Vacant lot at Masthead
Clermont, FL 34711

REQUEST:

Waiver of fine.

NEW BUSINESS

**Item 4 - Case No. 2015-000423
Crain**

John Adams & Ann Adams Family LP
290 Citrus Tower Blvd.
Clermont, FL 34711

VIOLATION:

Chapter 14, Sections 302.7; Chapter 114,
Section 114-8

**Item 5 - Case No. 2016-000028
Crain**

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

VIOLATION:

Chapter 122, Section 122-344

**CODE ENFORCEMENT BOARD MEETING
TUESDAY, FEBRUARY 16, 2016
CITY HALL at 685 WEST MONTROSE STREET
At 6:00 PM**

Discussion of Non-Agenda Items

Code Enforcement Workshop following the regular scheduled meeting.

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 Development Services 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
JANUARY 19, 2016**

The regular meeting of the Code Enforcement Board was called to order on Tuesday, January 19, 2016, at 6:01 p.m. Members attending were Vice-Chair Chandra Myers, along with Board members Larry Seidler, Bill Rini, Alfred Mannella, and Bill Petersen. Also attending were Barbara Hollerand, Development Services Director, Evie Wallace, Code Enforcement Supervisor, Lori Crain, Code Enforcement Officer, Valerie Fuchs, Code Enforcement Attorney, Dan Mantzaris, City Attorney, and Rae Chidlow, Planning Specialist.

New Board Member Petersen was introduced and sworn in.

The Pledge of Allegiance was recited.

Vice-Chair Myers read the Opening Remarks.

Minutes for the October 20, 2015 and November 17, 2015 Code Enforcement meetings were approved as written.

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.

City Attorney Mantzaris stated that Case No. 2015-000292 will not be heard.

CASE NO. 2015-000385

Dane Drake, ET AL
625 Shady Nook Dr.
Clermont, FL 34711

LOCATION OF VIOLATION: 625 Shady Nook Dr., Clermont, FL 34711

VIOLATION: Chapter 14, Sections 302.7, 302.1, 304.1, 308.1, 302.4; Chapter 122, Section 122-344; Chapter 34, Section 34-61, 34-62.

City Attorney Mantzaris introduced the case.

The Respondent was present and 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.

Board member Rini asked if anyone is living in the residence.

Ms. Crain stated that someone is living there.

**CITY OF CLERMONT
MINUTES
CODE ENFORCEMENT BOARD
JANUARY 19, 2016**

Rhonda Nichols, 625 Shady Nook Dr., stated that she is the renter. She stated that she has three kids, and they are just getting settled in. She stated that there is mold. She stated that the roof is falling, and they don't know how long it's been like that.

Code Enforcement Attorney Fuchs stated that these issues have not been presented and the property owner is not here to respond.

City Attorney Mantzaris asked Ms. Nichols if she has had contact with the property owner.

Ms. Nichols stated that she has been in contact with the property owner because the property owner is suing her. She stated that they had made a verbal agreement with the landlord to fix the home; however, there is more damage than they originally thought. She stated that with one income and a family of five, they are trying to make the home safe for the kids as well as pay the landlord what she wants.

Board member Petersen asked if the property owner has been contacted.

Mr. Mantzaris stated that the property owner has been notified of the meeting.

Board member Mannella made a motion to find the Respondent in violation, with a fine of \$100.00 for every day in violation after February 1, 2016; seconded by Board member Petersen. The vote was unanimous in favor of finding violation and amount of fine.

CASE NO. 2015-000462

Gary & Stephanie Salup
3824 Glenford Dr.
Clermont, FL 34711

LOCATION OF VIOLATION: 3824 Glenford Dr., Clermont, FL 34711

VIOLATION: Chapter 14, Sections 302.3

City Attorney Mantzaris introduced the case.

The Respondent was present and was sworn in.

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. She stated that the property is currently in compliance.

Gary Salup, 3824 Glenford Dr., stated that he lives at this address which is in a non-gated community. He stated that he owns a corner lot which is the most visible. He stated that his child the Honda and has been told not to park over the sidewalk.

**CITY OF CLERMONT
MINUTES
CODE ENFORCEMENT BOARD
JANUARY 19, 2016**

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

CASE NO. 2015-000062

Joyce O'Donnell 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
REQUEST: Impose a lien on the property

City Attorney Mantzaris introduced the case.

The Respondent was not present.

Board member Petersen made a motion to impose a lien of \$12,900 on the property; seconded by Board member Mannella. The vote was unanimous in favor of finding violation.

Code Enforcement Supervisor Wallace presented a power point presentation on some highlights from the Code Enforcement Division in 2015.

Board member Rini made a motion to nominate Vice-Chair Myers for Chair; seconded by Board member Mannella. The vote was unanimous.

Chair Myers made a motion to nominate Board member Rini for Vice-Chair. Board member Seidler nominated Board member Mannella. Board member Mannella declined the nomination. The motion to nominate Board member Rini was seconded by Board member Mannella. The vote was unanimous.

Code Enforcement Attorney Fuchs stated that she has a conflict with the March meeting and would like to move the meeting to Wednesday, March 23, 2016. The Board was in agreement to change the meeting date.

There being no further business, the meeting was adjourned at 6:53 p.m.

Chandra Myers, Chair

Attest:

Rae Chidlow, Code Enforcement Clerk

**CODE ENFORCEMENT BOARD OF THE
CITY OF CLERMONT, FLORIDA**

CITY OF CLERMONT, Petitioner,

Case #C2015-000045

VS.

**Vacant Lot formerly known
as 775 E Juniata St**

MARTIN WRIGHT ESTATE, Respondent,

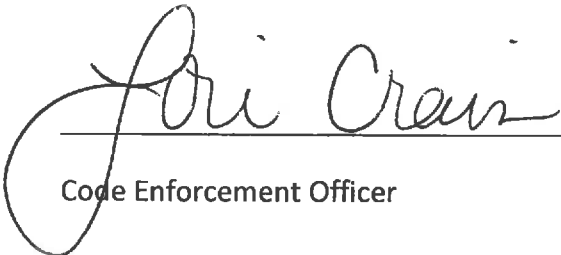
**NOTICE OF HEARING AND MOTION FOR ORDER IMPOSING FINE AND CREATING LIEN ON
PROPERTY:**

YOU ARE HEREBY ADVISED that the Code Enforcement Board shall conduct a hearing on **February 16, 2016, at 6:00 PM in the Council Chambers, City Hall, 685 West Montrose Street, Clermont, Florida**, to consider the petitioner's request as set forth below for authorization to impose a fine and create a code enforcement lien in this matter.

This motion is pursuant to Chapter 162, Florida Statutes. At its March 17, 2015, hearing, the Code Enforcement Board issued a Findings of Fact, Conclusion of Law, Order of Repeat Violation and Imposing Fine finding that a City Code violation had been repeated between February 26, 2015, and March 15, 2015, on the above property related to the following violations of Clermont City Code Chapter 14, Section 14-9, International Property Code Section 302.4, Weeds. As a result of this repeat violation, the Board imposed a fine in the amount of \$450. The Respondent has failed to pay this fine.

WHEREFORE, the City of Clermont requests the Code Enforcement Board authorize recording of an Order Imposing Administrative Fine/Lien in the amount of \$450.00.

I HEREBY CERTIFY that on this 3rd day of February, 2016, a true and correct copy of this Order has been furnished by certified and regular first class mail to the Respondent, MARTIN WRIGHT ESTATE, C/O MARTIN WRIGHT, JR, 1390 BUCKINGHAM DR, HAMPTON, GA 30228.



Code Enforcement Officer

9171 9690 0935 0112 2663 91

**CODE ENFORCEMENT BOARD OF THE
CITY OF CLERMONT, FLORIDA**

CITY OF CLERMONT

Petitioner,

vs.

Martin Wright Estate

Respondent,

Case No: C2015-000045

775 E Juniata St.

Clermont, Florida 34711

**FINDINGS OF FACT, CONCLUSION OF LAW, ORDER of
REPEAT VIOLATION and IMPOSING FINE**

THIS MATTER came before the Code Enforcement Board of the City of Clermont for hearing on **March 17, 2015** and the Board having heard sworn testimony and received evidence from **Lori Crain, Code Enforcement Officer**, for the City, and having noted that the Respondent was not represented, thereupon issues the following Findings of Fact, Conclusion of Law, Order of Repeat Violation and Imposing Fine:

I. FINDINGS OF FACT

- 1) Notice as required by Section 162.12, F.S. was provided to Respondent.
- 2) The Respondent is in custody and control of the property described in the Notice of Repeat Violation dated March 2, 2015 and located in Clermont, Florida.
- 3) As of February 26, 2015 there existed on the property an overgrowth of grass and weeds.
- 4) This condition is a repeat violation of the Board's Order dated November 21, 2014.
- 5) As of March 15, 2015, the violation has been corrected.

II. CONCLUSION OF LAW

The Code Enforcement Board finds the Respondent Martin Wright Estate is in repeat violation of Clermont City Code Section 14-9, IPMC Section 302.4 "Weeds".

III. ORDER

Based on the above-stated findings and conclusion of law, it is hereby Ordered that: a fine is imposed in the amount of \$25 for each day that the property was in repeat violation from

February 26, 2015 until March 15, 2015 for a total fine of FOUR HUNDRED AND FIFTY DOLLARS (\$450).

Done and Ordered this 20th day of March, 2015.

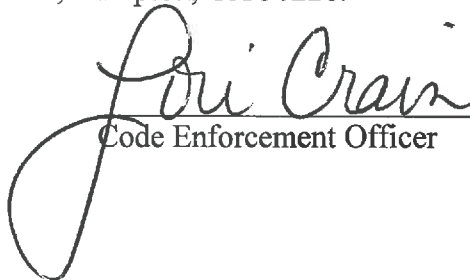
CODE ENFORCEMENT BOARD OF THE
CITY OF CLERMONT, FLORIDA



Chairman David Holt

An aggrieved party, including the City Council of the City of Clermont, may appeal a final administrative order of the Code Enforcement Board to the Circuit Court. Any such appeal shall be filed within thirty (30) days of the rendition of this Order as set forth in Section 162.11, Florida Statutes.

I HEREBY CERTIFY that on this 23rd day of March, 2015, a true and correct copy of this Order has been furnished by certified and regular mail to the Martin Wright Estate c/o Martin Wright, Jr., 1930 Buckingham Dr., Hampton, GA 30228.



Code Enforcement Officer

**CODE ENFORCEMENT BOARD OF THE
CITY OF CLERMONT, FLORIDA**

CITY OF CLERMONT, Petitioner,

Case #C2015-000097

VS.

Vacant Land at Masthead

MASTHEAD, LLC, Respondent,

Blvd to Grand Hwy, Clermont, Florida

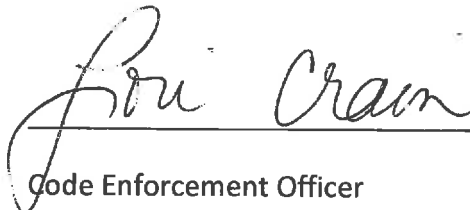
**NOTICE OF HEARING AND MOTION FOR ORDER IMPOSING FINE AND CREATING LIEN ON
PROPERTY:**

YOU ARE HEREBY ADVISED that the Code Enforcement Board shall conduct a hearing on **September 15, 2015, at 6:00 PM in the Council Chambers, City Hall, 685 West Montrose Street, Clermont, Florida**, to consider the petitioner's request as set forth below for authorization to impose a fine and create a code enforcement lien in this matter.

This motion is pursuant to Chapter 162, Florida Statutes. At its May 19, 2015, hearing, the Code Enforcement Board issued a Findings of Fact, Conclusion of Law and Order of Repeat Violation finding that a City Code violation had been repeated between April 10, 2015, and April 21, 2015, on the above property related to the following violations of Clermont City Code Chapter 14, Section 14-9, International Property Code Section 302.4, Weeds. As a result of this repeat violation, the Board imposed a fine in the amount of \$6,000. The Respondent has failed to pay this fine.

WHEREFORE, the City of Clermont requests the Code Enforcement Board authorize recording of an Order Imposing Administrative Fine/Lien in the amount of \$6000.00.

I HEREBY CERTIFY that on this 24th day of August, 2015, a true and correct copy of this Order has been furnished by certified and regular first class mail to the Respondent, MASTHEAD, LLC, 535 JULIE LANE, WINTER SPRINGS, FL 34708.



Code Enforcement Officer

9171 9690 0935 0112 9871 04

Code Enforcement Board of the
City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner,

vs.

JOHN P ADAMS AND ANN D ADAMS FAMILY LP,

Respondent,

Case No. C2015-000423

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, FEBRUARY 16, 2016, 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.

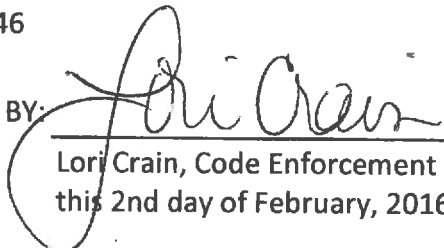
Any letters, lists, pictures of items displayed, presented or handed out at a public meeting for any City Commission, Board, Council or City public meeting, must be left with the recording clerk at the meeting at that time. No cell phone or electronic displays are permitted unless a printed copy is supplied 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, JOHN P ADAMS AND ANN D ADAMS FAMILY LP, 1301 S International Pkwy, Suite 1041, Lake Mary, FL 32746
Certified Mail/Return Receipt Requested #

9171 9690 0935 0112 2664 76

BY:


Lori Crain, Code Enforcement Officer
this 2nd day of February, 2016

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

November 05, 2015

Violation # C2015-000423

To: JOHN P ADAMS AND ANN D ADAMS F
1301 S INTERNATIONAL PKY
STE 1041
LAKE MARY, FL 32746

9171 9690 0935 0112 2685 31

Violation/Property address: 290 CITRUS TOWER BLVD, CLERMONT, FL

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 290 CITRUS TOWER BLVD #092226060006400000

Compliance with the violations listed will be when the following conditions have been met:

When dumpster enclosure at above property has been repaired so that the gate/doors are attached and are able to be closed.

Type of Violation: Sec. 302.7 Accessory Structures-*IPMC. All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

Type of Violation: Sec. 114-8. - Solid waste collection service.

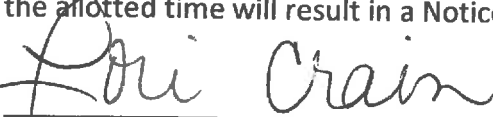
(b) **Facility design.** The layout and design of dumpsters and other solid waste facilities (i.e., compactors) shall comply with the following criteria and the adopted standard paving and drainage details of the city:

(3) **Enclosure.** Each dumpster and compactor location shall be surrounded by a concrete masonry unit enclosure with wooden, architectural metal, or other material as approved by the city site review committee for gates as depicted in figure 114-8A. The material used shall provide an opaque screen so the dumpster will not be visible from the outside. Chain link fence is not permitted. The enclosure shall exceed the vertical height of the dumpster by at least six inches, with a maximum height of nine feet. The required setback for enclosures shall be five feet adjacent to property that is either zoned or used as commercial and 25 feet adjacent to property that is either zoned or used as residential. The enclosure shall be constructed using colors and architectural treatments consistent with the structure or facility it serves. Alternative architectural treatment and colors may be approved in those situations where the enclosure is physically or visually separated from the primary structure.

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

You are directed to take action by 8:00 AM, MONDAY, FEBRUARY 1, 2016. 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

*IPMC=INTERNATIONAL PROPERTY MAINTENANCE CODE ADOPTED BY THE CITY OF CLERMONT.

Code Enforcement Board of the
City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner,

vs.

LENNAR HOMES LLC,

Respondent,

Case No. C2016-000028

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TUESDAY, FEBRUARY 16, 2016, 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.

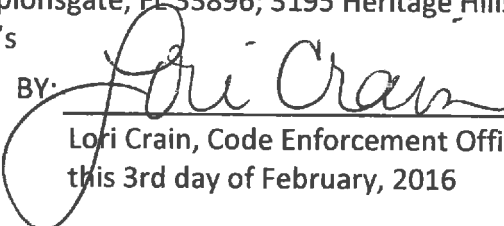
I hereby certify that a true and correct copy of the above and foregoing Notice of Hearing has been furnished by Certified Mail/Personal Service to Respondent, LENNAR HOMES LLC, 700 NW 107th Ave, Suite 400, Miami, FL 33172; 8390 Championsgate Blvd, #110, Championsgate, FL 33896; 3195 Heritage Hills Blvd, Clermont, FL 34711. Certified Mail/Return Receipt Requested #'s

9171 9690 0935 0112 2664 21

9171 9690 0935 0112 2664 14

9171 9690 0935 0112 2664 07

BY:


Lori Crain, Code Enforcement Officer

this 3rd day of February, 2016

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

February 03, 2016

Violation # C2016-000028

To: LENNAR HOMES LLC
700 NW 107TH AVE
SUITE 400
MIAMI, FL 33172

9171 9690 0935 0112 2664 21

LENNAR HOMES, LLC
8390 CHAMPIONSGATE BLVD
#110
CHAMPIONSGATE, FL 33896

9171 9690 0935 0112 2664 14

LENNAR HOMES LLC
3195 HERITAGE HILLS BLVD
CLERMONT, FL 34711

9171 9690 0935 0112 2664 07

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

Compliance with the Violation(s) listed will be when the following condition(s) are met: WHEN PERMITS ARE APPLIED FOR, ISSUED AND OBTAINED; WHEN ALL INSPECTIONS BY CITY OF CLERMONT HAVE BEEN COMPLETED AND PASSED.

Type of Violation: Building Permit Required Section 122-344

It shall be unlawful for any person to initiate new uses of any land within the corporate boundaries of the city or to erect or construct any new structures or to move, add to, repair or modify in any way any existing structures, except by authority of permit issued by the building inspector or planning and zoning department of the city acting as administrative officer of the regulations contained in this land development code. The words "planning and zoning department," as used in this land development code, shall also mean the planning official or the designated representative thereof. All development, as defined in this land development code, shall be required to obtain development approval (i.e., a development permit/development order) prior to initiating development activity.

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

THIS CASE WILL BE PRESENTED TO THE CODE ENFORCEMENT BOARD AS STATED IN THE ATTACHED NOTICE OF HEARING ON REPEAT VIOLATION, EVEN IF THE VIOLATION HAS BEEN CORRECTED PRIOR TO THE HEARING DATE.

By:



Lori Crain
Code Enforcement Officer