

CITY OF CLERMONT
CODE ENFORCEMENT BOARD
MINUTES
JULY 15, 2024

CALL TO ORDER

Chair May called the meeting of the Code Enforcement Board to order on Monday, July 15, 2024, at 6:00 pm.

MEMBERS PRESENT: Chair May, Vice-Chair Camps, Member Falcone, Member Fornoles, Member Forth, Member Kilburn, and Member Whitehead

MEMBERS ABSENT: None

ALSO PRESENT: Code Enforcement Officers Snodgrass and Cortez; Code Enforcement Manager Wallace, Code Board Attorney Shepard, City Attorney Brandt, Development Services Director Henschel, and Development Services Coordinator Heard

ROLL CALL

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

MINUTES

Motion to approve the Minutes for the May 20, 2024 Code Enforcement Board Meeting: Moved by Member Whitehead; Seconded by Vice-Chair Camps. Motion passed 7-0.

OPENING STATEMENT

Chair May made the opening remarks.

SWEARING IN WITNESSES

Code Enforcement Officers Wallace, Cortez, and Snodgrass, city staff, along with any of the public who may testify were sworn in.

UNFINISHED BUSINESS

ITEM 1 – C2404-0035

Kings Ridge Golf Club of Lake County LLC
1950 Kings Ridge Boulevard
Clermont, FL 34711

LOCATION OF VIOLATION: 1950 Kings Ridge Boulevard

REQUEST: Reduction of Fine

City Attorney Brandt asked if anyone is present on behalf of Kings Ridge Golf Club. With no one present, this item was not heard.

ITEM 2 – CASE NO. C2404-0064

Lou Natem LLC
615 E. Colonial Drive
Orlando, FL 32803

LOCATION OF VIOLATION: 1203 W. Highway 50

REQUEST: Reduction of Fine

City Attorney Brandt introduced the case and said the City is in agreement for the fine reduction. The Representative for Respondent was present and sworn in.

Member Kilburn made a motion to reduce the fine in Case No. C2404-0064 from \$2,000 to \$125 to be paid on or before August 15, 2024; and further, failure to pay will result in reverting the fine to its original amount of \$2,500; seconded by Member Whitehead. Motion passed 7-0.

NEW BUSINESS

ITEM 3 – CASE NO. C2405-0019

Linda Lalchan
1870 Vale Drive

LOCATION OF VIOLATION: 1870 Vale Drive

REPEAT VIOLATION: Repeat with Fine, IPMC Sections: 305.3 Interior Surfaces, 504.1 Plumbing, 603.1 Mechanical Equipment & Appliances, 704.6.2 Interconnection, 102.2 Maintenance, 304.7 Roofs & Drainage, 111.1.3 Structure Unfit for Human Occupancy Sections 18-53 and 18-54 Nuisances

City Attorney Brandt introduced the case.
The Respondent was present and sworn in.

Officer Snodgrass stated this case is a repeat with fine and explained the following violations: IPMC Sections: 305.3 Interior Surfaces, 504.1 Plumbing, 603.1 Mechanical Equipment & Appliances, 704.6.2 Interconnection, 102.2 Maintenance, 304.7 Roofs & Drainage, 111.1.3 Structure Unfit for Human Occupancy Sections 18-53 and 18-54 Nuisances. He further stated this is a tenant initiated case that is currently not in compliance. He detailed the case summary and gave its history, exhibited pictures that are a true and accurate depiction of the property on the date taken, and read the violation, dates, and staff recommendation.

Member Falcone asked if anyone has lived in the home since July of last year. Officer Snodgrass explained tenants were present and living in the home at his May 9, 2024 inspection. The same tenants were the ones who called in the complaint, and they were evicted two weeks later.

Member Forth made a motion to find the Respondent is in repeat violation in Case No. C2405-0019, and is ordered to correct the violation on or before May 23, 2024. If Respondent does not comply with this order, a fine of \$500 per day for every day in violation after May 23, 2024, will accrue until corrected. And further, the Respondent is ordered to contact the Code Enforcement Officer to arrange an inspection of the property to verify compliance; Seconded by Member Whitehead. Motion passed 7-0. (This Item was Reopened Later in the Meeting. See Below.)

ITEM 5 – CASE NO. C2401-0036

Advenir at Clermont LLC

600 River Birch Court

LOCATION OF VIOLATION: 600 River Birch Court

VIOLATION: IPMC 603.1 Mechanical Equipment & Appliances, Section 125-522(a) Building Permit Required

City Attorney Brandt introduced the case.
The Respondent was present and sworn in.

Officer Cortez explained the following violations: IPMC 603.1 Mechanical Equipment & Appliances, Section 125-522(a) Building Permit Required. He detailed the case summary stating the complaint was initiated by the City's in-house chief building inspector, and the property is currently not in compliance. He gave the history, violations with dates, and exhibited pictures that are a true and accurate depiction of the property on the dates taken. He further stated staff's recommendation.

Chair May asked for further clarification on the timeline.

Mr. Juan Alba, *Advenir Living LLC*, asked for an extension. He stated Advenir Living has recently purchased this property and needs time to get the units up to code.

Discussion ensued regarding the timeline for issuing permits. City Attorney Brandt explained different options the Board can take; and further, stated the importance of protecting the public. Discussion ensued regarding the number of units that are not up to code. City Attorney Brandt clarified that this is a single parcel with 250 total units with a quarter of the units out of compliance.

Chair May asked for clarification on the total number of buildings and units. Discussion ensued, and it was clarified that there are 12 buildings total with approximately eight (8) to 12 AC systems or units which may total approximately 60 systems out of compliance.

City Attorney Brandt recommended the Board consider the City's 60-day recommendation to revisit this and follow up at the next meeting on September 16th in order to find out what work was completed within that 60-day timeframe.

Member Forth made a motion to find the Respondent in violation in Case No. C2401-0036, and is ordered to correct the violations on or before September 13, 2024. If Respondent does not comply with this order, a fine of \$250 per day for every day in violation after September 13, 2024, will accrue until corrected. The Respondent is ordered to contact the Code Enforcement Officer to arrange an inspection of the property to verify compliance with the order; Seconded by Member Falcone. Motion passed 7-0.

Code Board Attorney Shepard suggested the respondent bring back the following information to the next meeting: Progress to date, the scope of the remaining problems, and the timeline to complete.

City Attorney Brandt asked for a point of order due to the late arrival of Linda Lalchan (Item 3), which was already heard and voted on. He informed the Chair it is their discretion whether or not the respondent should be heard. Chair May indicated it is fine.

(Agenda Item Reopened)

ITEM 3 – CASE NO. C2405-0019

Linda Lalchan
1870 Vale Drive

LOCATION OF VIOLATION: 1870 Vale Drive

REPEAT VIOLATION: Repeat with Fine, IPMC Sections: 305.3 Interior Surfaces, 504.1 Plumbing, 603.1 Mechanical Equipment & Appliances, 704.6.2 Interconnection, 102.2 Maintenance, 304.7 Roofs & Drainage, 111.1.3 Structure Unfit for Human Occupancy Sections 18-53 and 18-54 Nuisances

The Respondent was present and sworn in.

Respondent Linda Lalchan explained why she was late, and indicated she has before and after pictures of her property before the tenants destroyed her property.

Chair May stated the Board had already made a motion as a repeat violator and asked to hear from the board members on whether they would like to see more pictures or let the previous motion stand.

Officer Snodgrass advised the Board this is the third code enforcement case on this property with the same violations and conditions reported from tenants. Discussion ensued regarding the past cases.

Chair May asked the respondent if she uses a property management company to assist with the renting of her home. Respondent Lalchan explained her situation in more detail; and further, she stated once the home is in compliance, she is placing the house up for sale.

Chair May recommended that the motion stay as is.

City Attorney Brandt announced the City request the fine be recorded with the County immediately.

Member Falcone moved to order the City to record the Findings of Fact immediately; Seconded by Member Forth. Motion passed 7-0.

ITEM 4 – CASE NO. C2405-0017

Jude & Geralde Meus
1383 Laurel Hill Drive

LOCATION OF VIOLATION: 1383 Laurel Hill Drive

REPEAT VIOLATION: Section 125-522(a) Building Permit Required

City Attorney Brandt introduced the case.
The Respondent was not present.

Officer Cortez explained the following violations: Section 125-522(a) Building Permit Required. He detailed the case summary stating the complaint was self-initiated, and the property is currently not in compliance. He gave the history, violations with dates, and exhibited pictures that are a true and accurate depiction of the property on the dates taken. He further stated staff's recommendation.

Member Camps made a motion to find the Respondent is in violation in Case No. C2405-0017; and is ordered to correct the violations until the property comes into compliance. If Respondent does not comply with this order, a fine of \$500 per day for every day in violation until the property comes into compliance, will accrue until corrected. The Respondent is ordered to contact the Code Enforcement Officer to arrange an inspection of the property to verify compliance with the order; Seconded by Member Whitehead. Motion passed 7-0.

ITEM 6 – CASE NO. C2405-0003

Edward Emrick III
Cluster Oak Drive

LOCATION OF VIOLATION: Cluster Oak Drive (Vacant Commercial Parcel)

VIOLATION: Section 18-53 and 18-54 Nuisances Section 125-522(i) Property Maintenance, IPMC 302.4 Weeds

City Attorney Brandt introduced the case.
The Respondent was not present.

Officer Cortez explained the following violations: Section 18-53 and 18-54 Nuisances Section 125-522(i) Property Maintenance, IPMC 302.4 Weeds. He detailed the case summary stating the complaint was self-initiated, and the property is currently not in compliance. He gave the history, violations and dates, and exhibited pictures that are a true and accurate depiction of the property on the dates taken. He stated staff's recommendation.

Vice-Chair Camps made a motion to find the Respondent is in violation in Case No. C2405-0003; and is ordered to correct the violations on or before August 14, 2024. If Respondent does not comply with this order, a fine of \$150 per day for every day in violation after August 14, 2024, will accrue until corrected. The Respondent is ordered to contact the Code Enforcement Officer to arrange an inspection of the property to verify compliance with the order; Seconded by Member Falcone. Motion passed 7-0.

ITEM 7 – CASE NO. C2404-0069

Libre Real Estate LLC
1000 West Montrose Street

LOCATION OF VIOLATION: 1000 West Montrose Street Vacant Commercial Parcel

VIOLATION: IPMC 302.4 Weeds

The Respondent was not present.

Officer Cortez explained the following violation, IPMC 302.4 Weeds. He detailed the case summary stating the complaint was self-initiated, and the property is currently not in compliance. He gave the history, violations and dates, and exhibited pictures that are a true and accurate depiction of the property on the dates taken. He further stated staff's recommendation.

Code Enforcement Board Meeting
July 15, 2024

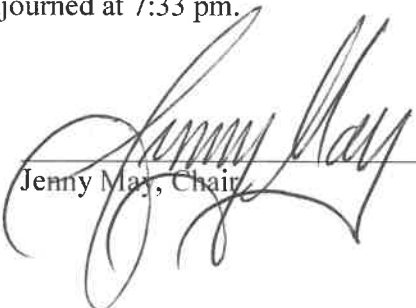
Member Falcone made a motion to find the Respondent is in violation in Case No. C2404-0069; and is ordered to correct the violations on or before August 14, 2024. If Respondent does not comply with this order, a fine of \$150 per day for every day in violation after August 14, 2024, will accrue until corrected. The Respondent is ordered to contact the Code Enforcement Office to arrange an inspection of the property to verify compliance with the order; Seconded by Vice-Chair Camps. Motion passed 7-0.

AJDOURN

There being no further business, the meeting was adjourned at 7:33 pm.

Attest:


Kathy Heard, Recording Clerk


Jenny May, Chair