

**CITY OF CLERMONT
MINUTES
CODE ENFORCEMENT BOARD
FEBRUARY 16, 2016**

The regular meeting of the Code Enforcement Board was called to order on Tuesday, February 16, 2016, at 6:01 p.m. Members attending were Chair Chandra Myers, along with Board members Ken Forte, Alfred Mannella, Bill Petersen, and Harvey Rosenberg. Also attending were Barbara Hollerand, Development Services Director, 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.

Minutes for the January 19, 2016 Code Enforcement meeting was approved as written.

Chair Myers read the Opening Remarks.

Code Enforcement Officer Crain, along with any of the public who may testify, was sworn in.

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

CASE NO. 2016-000028

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

LOCATION OF VIOLATION: 3195 Heritage Hills Boulevard, Clermont, FL 34711
VIOLATION: Chapter 122, Section 122-344

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.

Carlos Delaruso, 7927 New River Dr., Orlando, stated that he oversees all the HOA's and clubs. He stated that he would like the four permits split up because they are separate issues.

Al Kaufman, 1215 Clubhouse Dr, Viera, stated that he is the Director of Construction of Orlando for Lennar.

Ms. Crain stated that the longest expired permit is 2014-02317, which expired March 23, 2015. It was to add two new fire sprinklers in the golf simulator area.

Mr. Delaruso stated that the golf simulator has been in the clubhouse since 2008. He stated that this was brought to their attention last year that this was not permitted. He stated that they pulled a permit to add two new sprinklers that were required to bring it up to code. He stated that fire retardant material information was needed, and he has brought that documentation tonight. He stated that the fire sprinkler

**CITY OF CLERMONT
MINUTES
CODE ENFORCEMENT BOARD
FEBRUARY 16, 2016**

contractor pulled a permit, however never requested an inspection. He stated that a separate permit was pulled for the simulator itself, however it was denied because the fire retardant material didn't meet grade.

Board Member Mannella asked when a certificate of occupancy was issued.

Mr. Delaruso stated that they received the certificate of occupancy in 2008.

Board Member Forte asked if they will need new permits prior to calling for inspections.

Mr. Mantzaris stated that it depends on how old the permit is. He stated that they would need to reinstate the permits prior to calling for inspections.

Mr. Delaruso stated that the 2015 permits are separate issues.

Mr. Mantzaris stated that the issue for tonight's cases is that work has been done without permits, permits were pulled, and then the permits were allowed to expire.

Board Member Rosenberg asked how many permits are allowed to expire and who manages the permits to ensure they don't expire.

Mr. Kaufman stated that permits are managed, however some permits do expire without their knowledge. He stated that some permits are the responsibility of the sub-contractors.

Board member Rosenberg made a motion to find the Respondent in repeat violation of two of the expired permits, with a fine of \$250.00 for every day each permit was in violation totaling \$7500.00; seconded by Board member Forte. The vote was 4-1 in favor of finding violation and amount of fine, with Board member Mannella opposing.

CASE NOS. 2015-000045, 2015-000187, 2015-000256, 2015-000342

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

LOCATION OF VIOLATION: 775 E. Juniata St., Clermont, FL 34711

REQUEST: Place a lien on the property

City Attorney Mantzaris introduced the case.

The Respondent was not present.

Board member Petersen made a motion to place a lien on the property; seconded by Board member Mannella. The vote was unanimous in favor of placing a lien.

CASE NO. 2015-000097

Masthead, LLC
Vacant lot at Masthead
Clermont, FL 34711

**CITY OF CLERMONT
MINUTES
CODE ENFORCEMENT BOARD
FEBRUARY 16, 2016**

LOCATION OF VIOLATION: Vacant lot at Masthead, Clermont, FL 34711

REQUEST: Waiver of fine

City Attorney Mantzaris stated that this case will not be heard due to the Respondent not being present.

CASE NO. 2015-000423

John Adams & Ann Adams Family LP

290 Citrus Tower Blvd.

Clermont, FL 34711

LOCATION OF VIOLATION: 290 Citrus Tower Blvd., Clermont, FL 34711

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

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 Petersen made a motion to find the Respondent in violation with a fine of \$250.00 for every day in violation after March 1, 2016; seconded by Board member Mannella. The vote was unanimous in favor of finding violation and amount of fine.

Following the regular scheduled meeting, a workshop was held for the Code Enforcement Board.

Code Enforcement Attorney Fuchs explained to the Code Enforcement Board what their jurisdiction as a Board is, what a quasi-judicial board is, voting conflicts, Sunshine Law, public records, and the roles of the Code Board's attorney.

There being no further business, the meeting was adjourned at 7:30 p.m.

Chandra Myers, Chair

Attest:

Rae Chidlow, Code Enforcement Clerk