

CITY OF CLERMONT
CODE ENFORCEMENT BOARD
MINUTES
NOVEMBER 18, 2024

CALL TO ORDER

Chair May called the meeting of the Code Enforcement Board to order on Monday, November 18, 2024, at 6:00 pm.

ROLL CALL

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

MEMBER ABSENT: Member Falcone

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

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

MINUTES

Motion to approve the Minutes for the September 16, 2024 Code Enforcement Board Meeting; Moved by Vice-Chair Camps; Seconded by Member Forth. Motion passed 5-0 with Member Falcone absent.

OPENING STATEMENT - Chair May made the opening remarks.

SWEARING IN WITNESSES

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

UNFINISHED BUSINESS

City Attorney Brandt introduced the next two cases explaining both cases are motions to lien that this Board has found in violation. The violations have not been cured and the fines continue to accrue.

ITEM 1 – CASE NO. C2307-0013

Permacation LLC

516 W. Highway 50 (Artificial Grass Co.)

LOCATION OF VIOLATION: 516 W. Highway 50

REQUEST: Motion to Lien

The Respondent was not present.

City Attorney Brandt introduced the case and explained as of today this property is still not in compliance. The property owner and agent have been sent proper notice, and no one is present representing the property. The City is requesting a lien be placed on the property in the amount of \$53,750, which will continue to accrue until the property comes into compliance.

Member Fornoles made a motion to lien in Case No. C2307-0013; seconded by Member Kilburn. Motion passed 5-0 with Member Falcone absent.

ITEM 2 – CASE NO. C2304-0061 & C2405-0017

Jude Meus and Geralde Meus
1383 Laurel Hill Drive

LOCATION OF VIOLATION: 1383 Laurel Hill Drive

REQUEST: Motion to Lien

The Respondent was not present.

City Attorney Brandt introduced the cases and explained as of today this property is still not in compliance. The property owners have been sent proper notice, and no one is present representing the property. The City is requesting a lien be placed on the property in the amount of \$118,900 and will continue to accrue until the property comes into compliance.

Vice-Chair Camps made a motion to lien in Case No. C2304-0061 & C2405-0017; seconded by Member Forth. Motion passed 5-0 with Member Falcone absent.

ITEM 3 – CASE NO. C2405-0008

Tohen Johannes L Trustee
251 Crestview Drive

LOCATION OF VIOLATION: 251 Crestview Drive

REQUEST: Reduction of Fine

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

Code Enforcement Manager Wallace explained the case and the reduction of fine process. She said the property owner has been sent proper notice and is present. She stated the property is still in compliance; and further, the fine accrued is \$7,000. Staff recommends Respondent pay \$700, which is 10 percent of the total amount accrued.

Respondent Phyllis Cross, 251 Crestview Drive, explained her steps to remedy the situation; and further, due to the expenses of \$5,305 and losing her job, she asked the Board to waive all fees.

Vice-Chair Camps made a motion to reduce the fine in Case No. C2405-0008 from \$7,000 to \$300 to be paid on or before December 18, 2024; and further, failure to pay will result in reverting the fine to its original amount of \$7,000; seconded by Member Fornoles. Motion passed 5-0 with Member Falcone absent.

ITEM 4 – CASE NO. C2404-0046, C2404-0048, C2404-0049 & C2404-0050

Lakefront Village LLC
2300 Maitland Center Parkway, Suite 215
Maitland, FL

LOCATION OF VIOLATION: 905, 915, 925 & 935 Lakefront Village Drive

REQUEST: Reduction of Fine

City Attorney Brandt asked whether anyone was present representing this case, and no one came forward. This item was not heard due to no representatives being present.

NEW BUSINESS

(The following agenda items were heard out of agenda order.)

ITEM 5 – CASE NO. C2409-0031

Edward Emrick III

3831 Breckinridge Lane

LOCATION OF VIOLATION: Cluster Oak Drive (Vacant Lot)

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

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

Code Enforcement Manager Wallace explained the following violations: Sections 18-53 and 18-54 Nuisances, Section 125-522(i) Property Maintenance, Section IPMC 302.4 Weeds. She detailed the case summary stating the complaint was made by a Citizen, and the property is currently in compliance. She gave the history, violations and dates, and exhibited pictures that are a true and accurate depiction of the property on the dates taken. She further stated staff's recommendation.

Respondent Edward Emrick explained he hired someone to cut and take care of the property; however, they did not cut a portion of the grass on the property. He stated his future plans are to build a law office on this vacant parcel. He explained the circumstances surrounding not getting notice of this violation.

City Attorney Brandt stated the Cluster Oak Drive parcel is registered under Breckinridge Lane with the Lake County Property Appraiser, and that is the address that all notices are mailed to.

Clayton Emrick, 1067 Calico Pointe Circle, Groveland, explained the gap between his brother getting notice and their father receiving the information.

Member Forth made a motion to find the Respondent was in repeat violation in Case No. C2409-0031; however, the Respondent did correct the violation on or before November 17, 2024.

Board Attorney Brackins interrupted the motion stating the respondent corrected the violation on or before September 27, 2024. He asked Member Forth to withdraw the motion in order to recommend a revised motion.

Member Forth withdrew the motion.

Vice-Chair Camps made a motion to find the Respondent was in repeat violation in Case No. C2409-0031; however, the Respondent did correct the violation and is ordered to refrain from repeating the violation. If Respondent does not comply with this order, a fine of \$500 per day for every day in violation between September 23, 2024 to September 27, 2024, will accrue until corrected; Seconded by Member Kilburn. Motion passed 5-0 with Member Falcone absent.

ITEM 6 – CASE NO. C2407-0026

Fulvan at Clermont, LLC
1724 E 12th Street
Brooklyn, NY 11229

LOCATION OF VIOLATION: 791 SR 50 (English Laundry)

VIOLATION: Sec. 125-522 Building Permit Required

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

Code Enforcement Officer Snodgrass explained the following violation: Sec. 125-522 Building Permit Required. He detailed the case summary stating the complaint was made by a Clermont Fire Inspector, 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.

Jeff Powell, Architect, Powell Studio, 713 W. Montrose Street, explained the situation and requested for more time, because he is concerned with the upcoming holidays.

Nishita Patel, 791 E. Highway 50, stated she is present for her father who is currently out of the country.

Member Kilburn made a motion to find the Respondent is in violation in Case No. C2407-0026; and is ordered to correct the violations on or before January 18, 2025. If Respondent does not comply with this order, a fine of \$250 per day for every day in violation after January 18, 2025, 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 Forth. Motion passed 5-0 with Member Falcone absent.

ITEM 7 – CASE NO. C2405-0039

Baldwin Park Capital Partners, LLC
Overland Park Capital Partners, LLC
1545 Conway Isle Circle
Elle Isle, FL 32809

LOCATION OF VIOLATION: 1555 Grand Highway (Miller's Ale House)

VIOLATION: Sec. 123-41 Maintenance & Pruning

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

Code Enforcement Manager Wallace explained the following violation: Sec. 123-41 Maintenance & Pruning. She detailed the case summary stating the complaint was self-initiated by a code enforcement officer, and the property is currently not in compliance. She gave the history, violations and dates, and exhibited pictures that are a true and accurate depiction of the property on the dates taken. She further stated staff's recommendations to the Board.

Respondent Tom Archer, Esquire, explained their tenant leases the property, and the irrigation system failed, which they were not aware of.

Member Fornoles made a motion to find the Respondent is in violation in Case No. C2405-0039; and is ordered to correct the violation on or before December 18, 2024. If Respondent does not comply with this order, a fine of \$250 per day for every day in violation after December 18, 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 Vice-Chair Camps. Motion passed 5-0 with Member Falcone absent.

ITEM 8 – CASE NO. C2410-0011

Temple Dundore

1190 W. Lakeshore Drive

LOCATION OF VIOLATION: 645 W. Osceola Street

VIOLATION: Sec. 125-522 Building Permit Required

The Respondent was present and sworn in.

Code Enforcement Manager Wallace explained the following violation, Sec. 125-522 Building Permit Required. She detailed the case summary stating the complaint was made by in-house staff, and the property is currently not in compliance. She gave the history, violations and dates, and exhibited pictures that are a true and accurate depiction of the property on the dates taken. She further stated staff's recommendations, and recommended that the order be recorded immediately.

Respondent Dwayne Dundore, 16126 Trivoli Circle, Monteverde, stated he will have the engineering drawings submitted next week. He explained the window and roof companies they were using went out of business. He further stated he is selling the property to the general contractor.

Code Enforcement Manager Wallace further explained the permit expired on September 3, 2024, and he must renew the permit or obtain a demolition permit. She stated the construction on this site has been at a standstill for four years. She further stated the City has received multiple complaints about this parcel from neighbors within the surrounding vicinity.

Member Forth made a motion to find the Respondent is in violation in Case No. C2410-0011, and is ordered to correct the violation on or before December 18, 2024, or have all violations corrected within 180 days of the December 18, 2024 deadline. If Respondent does not comply with this order, a fine of \$250 per day for every day in violation after December 18, 2024 for the permit or the 180 day deadline, will accrue until corrected. The Respondent is ordered to contact the Code Enforcement Office to arrange an inspection of the property to verify compliance; and further, ordered that this order be recorded immediately; Seconded by Vice-Chair Camps. Motion passed 5-0 with Member Falcone absent.

Code Enforcement Board Meeting
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City Attorney Brandt stated the City has no further cases.

Chair May opened the floor for public comment. With no speakers present, the floor was closed.

AJDOURN

There being no further business, the meeting was adjourned at 7:34 pm.


Chair

Attest:


Kathy Heard, Recording Clerk