



*CITY OF CLERMONT*  
**ORDINANCE NO. 2021-028**

1        **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF**  
2        **CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE CODE OF**  
3        **ORDINANCES CHAPTER 14, “BUILDINGS AND BUILDING**  
4        **REGULATIONS”, ARTICLE I, “IN GENERAL” BY CREATING SECTION**  
5        **14-9 “INTERNATIONAL PROPERTY MAINTENANCE CODE”;**  
6        **PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, THE**  
7        **ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR,**  
8        **PUBLICATION AND AN EFFECTIVE DATE.**

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10        **WHEREAS,** the Legislature of the State of Florida has, in Chapter 166, Florida Statutes,  
11        conferred upon local governments the authority to adopt regulations designed to promote the  
12        public health, safety, and general welfare of its citizens; and

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14        **WHEREAS,** the City Council determined that it is in the public interest to amend the  
15        building code regulations to bring the regulations into conformance with the most current  
16        International Property Maintenance Code for Florida communities.

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18        **NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY**  
19        **OF CLERMONT, FLORIDA,** as follows:

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21        **SECTION 1:**

22        Chapter 14, “Buildings and Building Regulations” Article I, “In General” is hereby amended to read  
23        as follows; (note strikethrough indicates removed words and underlined indicates added):

24        Sec. 14-9.        International Property Maintenance Code.

25        The International Property Maintenance Code, 2021 edition, and any amendments or  
26        successor code thereto, and the local option amendments set forth below, are hereby adopted by  
27        reference as if set out in its entirety in this section and as stated and shall be controlling with regard  
28        to all buildings and other structures in the city. The local option amendments adopted by the city  
29        are as follows:

30        (1)        Section 101.1. Title. The jurisdiction shall be the City of Clermont.

31        (2)        Section 103.1. Name. The name of Department shall be Development  
32        Services/Code Enforcement.

33        ~~—— (2) — Section 103.5. Fees. The fee schedule shall be such fees as adopted by resolution~~  
34        ~~of the City Council and on file in the office of the City Clerk.~~

35        (3)        Section 302.4. Weeds. All premises and exterior property shall be maintained free  
36        from weeds and plant growth in excess of 18 inches for an improved lot and 18 inches for a vacant  
37        lot.



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(4) Section 304.14. *Insert Screens.* ~~The applicable period shall be January 1 through and including December 31.~~ Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, and food services must be supplied with approved tightly fitting screens of a minimum 16 mesh per inch with self-closing device in good working conditions.

(5) Section 602.3. *Heat Supply.* ~~The applicable period shall be January 1 through and including December 31.~~ Every owner and operator of any building, who rents, leases or lets one or more dwelling units or sleeping units on terms needs to be furnished with heat to the occupants.

(6) Section 602.4. *Occupiable Work Spaces.* Work spaces shall be supplied with heat from a ~~The applicable period of January 1 though and including December 31.~~

**SECTION 2: CONFLICT**

Any portion of the Code of Ordinances, City of Clermont, Florida or any ordinance or part thereof in conflict with this ordinance is hereby repealed to the extent of such conflict.

**SECTION 3: SEVERABILITY**

It is declared to be the intent of the City Council that, if any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

**SECTION 4: CODIFICATION**

The text of Section 1 of this Ordinance shall be codified as a part of the Clermont City Code The codifier is authorized to make editorial changes not effecting the substance of this Ordinance by the substitution of "Article" for "Ordinance", "Section" for "Paragraph", or otherwise to take such editorial license.

**SECTION 5: ADMINISTRATIVE CORRECTION**

Regardless of whether such inclusion in the Code as described in Section 6 is accomplished, sections of the Ordinance may be re-numbered or re-lettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the City Manager or designee, without need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

**SECTION 6: PUBLICATION & EFFECTIVE DATE**

This ordinance shall be published as provided by law and shall take effect immediately upon its Second Reading and Final Passage.



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**PASSED AND ADOPTED** by the City Council of the City of Clermont, Lake County, Florida on this 26<sup>th</sup> day of October, 2021.




CITY OF CLERMONT

  
Tim Murry, Mayor

ATTEST:

  
Tracy Ackroyd Howe, MMC  
City Clerk

APPROVED AS TO FORM AND LEGALITY:

  
Daniel F. Mantzaris, City Attorney