



**MEMORANDUM**

**TOWN OF PONCE INLET – PLANNING & DEVELOPMENT DEPARTMENT**

*THE TOWN OF PONCE INLET STAFF SHALL BE PROFESSIONAL, CARING, AND FAIR IN DELIVERING COMMUNITY EXCELLENCE WHILE ENSURING PONCE INLET CITIZENS OBTAIN THE GREATEST VALUE FOR THEIR TAX DOLLAR.*

**TO:** Code Enforcement Board  
**THROUGH:** Drew Smith, Town Attorney  
**FROM:** David Hooker, Code Enforcement Officer  
**DATE:** February 3, 2016  
**DATE OF MEETING:** February 22, 2016

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**Case Number:** 43146  
**Address:** 4752 South Atlantic Avenue – Unit 16  
**Owner:** Gerald Ramming

**Alleged Violation:**  
Failure to renew rental permit;

**Land Use and development Code – Section 3.18.2 – Applicability**

**Brief History:**

All rental permits are valid from October 1<sup>st</sup> through September 30<sup>th</sup> of each year. In July 2015, staff sent renewals to all properties that were rented during that calendar year.

In November 2015, a second notification was sent to all owners after the permit renewals were not paid and were now considered delinquent.

Few weeks passed with no contact with the owner. Subsequently, a formal Notice of Violation was sent on December 23, 2015.

After three attempts were made to contact owners about their rental permit renewal, a formal Notice of Hearing was issued on February 1, 2016.

**Recommendation:**

The property to be found in non-compliance and assess fine in accordance with Florida statutes Chapter 162.09.

**Footnote:**

As a reminder, code enforcement cases are quasi-judicial and receipt of any information outside of the public meeting on a case is strongly discouraged. If a board member obtains any information outside the public hearing process, this information must be disclosed in detail by the board member prior to the presentation of the case and may not be considered by the board member when making any decision related to the case.



TOWN OF PONCE INLET, PLANNING AND DEVELOPMENT DEPARTMENT  
BUILDING & CODE ENFORCEMENT DIVISION  
*We strive to be professional, caring and fair*

**NOTICE OF VIOLATION**

December 28, 2015

Gerald Ramming  
4752 South Atlantic Avenue – Unit 16  
Ponce Inlet, Florida 32127

Method of Delivery: 7014-0150-0002-0116-6099

RE: 4752 South Atlantic Avenue – Unit 16

Code Enforcement case #43146

Dear Mr. Ramming:

Please be advised that a code violation is hereby issued for the property located at 4752 South Atlantic avenue – Unit 16, Ponce Inlet, FL, having the parcel identification number #6419-20-00-0160 and legally described as: UNIT 16 LIGHTHOUSE SHORES TOWNHOMES A CONDO MB 41 PGS 177-179 INC PER OR 3034 PGS 0601-0661 INC PER OR 5100 PG 4522 PER OR 5357 PG 0994 PER OR 6188 PG 3940 PER OR 6285 PGS 1423-1424 PER OR 6802 PGS 0815-0816.

Description of violation: DWELLING UNIT IS RENTED WITHOUT A VALID RENTAL PERMIT. You are hereby cited with a violation of the Town of Ponce Inlet's Land Use and Development Code, Article 3, §3.18 (Regulation of Dwelling Rentals).

On April 3, 2013, I sent a letter to you, advising of the rental regulations. As of today's date, there has been no response from you. For your convenience, I am enclosing a second Rental Permit Application packet. Unless the aforementioned violations are corrected within ten (10) days of receipt of this letter, you shall be scheduled for a hearing before the Code Enforcement Board of the Town of Ponce Inlet.

Pursuant to Chapter 162.09(2)(a), Florida Statutes, "A fine imposed pursuant to this section shall not exceed \$250 per day for a first violation and shall not exceed \$500 per day for a repeat violation, and, in addition, may include all costs of repairs pursuant to subsection (1). However, if a code enforcement board finds the violation to be irreparable or irreversible in nature, it may impose a fine not to exceed \$5,000 per violation."

If you have any questions, I may be reached at (386)236-2187, weekdays from 8:00am to 4:30pm or by e-mail at [dhooker@ponce-inlet.org](mailto:dhooker@ponce-inlet.org). Your cooperation is anticipated and appreciated.

Kind Regards,

  
David Hooker,  
Code Enforcement Officer

Enclosure(s): as stated