

**CODE ENFORCEMENT BOARD MEETING
TUESDAY, AUGUST 19, 2014
CITY HALL at 685 WEST MONTROSE STREET
At 6:00 PM**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

APPROVAL OF THE MINUTES OF THE CODE ENFORCEMENT BOARD

Approval of July 15, 2014 minutes

OPENING STATEMENT

SWEARING IN WITNESSES

AGENDA

OTHER BUSINESS

**Bank of Camden
Case No. 13-973**

Bank of Camden
214 2nd Street
Clermont, FL 34711

REQUEST:

Impose fine and create lien on property.

NEW BUSINESS

**Case No. 14-992
Wallace**

Savitree Sahadeo & Sudesh Chand
1798 Vale Drive
Clermont, FL 34711

VIOLATION:

Chapter 14, Section 14-9 (303.1 & 303.2
IPMC 2012; Swimming Pool

**Case No. 14-993
Wallace**

Michelle Skurski
487 Sheldon Place
Clermont, FL 34711

VIOLATION:

Chapter 14, Section 14-9 (303.1, 302.4, &
302.1)
IPMC 2012; Swimming Pool, Weeds, &
Sanitation

**CODE ENFORCEMENT BOARD MEETING
TUESDAY, AUGUST 19, 2014
CITY HALL at 685 WEST MONTROSE STREET
At 6:00 PM**

**Case No. 14-994
Crain**

Ronald Vanderkuhl & Wayne Vaughan
624 Prince Edward
Clermont, FL 34711

VIOLATION:

Chapter 14, Section 14-9 (303.1, 303.2 &
302.4)
IPMC 2012; Swimming Pool & Weeds
Section 108.1.1 & 108.1.5
IPMC 2012; Unsafe Structures &
Dangerous Structure or Premises

**Case No. 14-995
Pierce**

F & L Associates Inc./Village Goldsmith
630 W. Highway 50
Clermont, FL 34711

VIOLATION:

Chapter 14, Section 5.2.2
Florida Fire Prevention Code, 2010
Locks, Latches and Alarms

Discussion of Non-Agenda Items

ADJOURN

Any person wishing to appeal any decision made by the Code Enforcement Board at this meeting will need a record of the proceedings. For that purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

In accordance with the Americans with Disabilities Act (ADA), if any person with a disability as defined by the ADA needs special accommodation to participate in this proceeding, then not later than two (2) business days prior to the proceeding, he or she should contact the Planning and Zoning Department at 352-241-7302.

Please be advised that if you intend to show any document, picture, video or items to the Council or Board in support or opposition to any item on the agenda; a copy of the document, picture, video or item must be provided to the Recording Clerk for the City's records.

**CITY OF CLERMONT
MINUTES
CODE ENFORCEMENT BOARD
JULY 15, 2014**

The regular meeting of the Code Enforcement Board was called to order on Tuesday, July 15, 2014 at 6:00 p.m. Members attending were Chairman Dave Holt, along with Board members Ken Forte, Larry Seidler, Bill Rini, Alfred Mannella and Harvey Rosenberg. Also attending were Barbara Hollerand, Development Services Director, Evie Wallace, Code Enforcement Supervisor, Lori Crain, Code Enforcement Officer, Valerie Fuchs, Code Enforcement Attorney, Dan Mantzaris, City Attorney, and Rae Chidlow, Code Enforcement Clerk.

The Pledge of Allegiance was recited.

The minutes from the Code Enforcement Board meeting of April 15, 2014 were approved as written.

Chairman Dave Holt read the Opening Remarks.

Code Enforcement Supervisor Evie Wallace, along with any of the public who may testify, was sworn in.

Chairman Dave Holt gave the floor to Code Enforcement Staff and City Attorney.

CASE NO. 14-989

Rena Mildred Clark
1337 Ryan St.
Clermont, FL 34711

LOCATION OF VIOLATION: 1337 Ryan St., Clermont, FL 34711

VIOLATION: Chapter 34, Section 34-61 (1, 2, 11), Enumeration of prohibited items; Chapter 122, Section 122-343, Fences and walls.

City Attorney Dan Mantzaris introduced the case.

The Respondent was present.

Code Enforcement Supervisor Evie Wallace, 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 summary as follows: You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances due to the following: Listed residence has overgrown weeds/grass in backyard. (Section 34-61 (1) Weeds) Listed residence has an accumulation of trash, debris, garbage, bottles, cans and other miscellaneous items in backyard that is causing an attractive nuisance. (Section 34-61 (2) Refuse & Section 34-61 (11) Storage of junk in residential areas). Listed residence has a dilapidated fence that needs repairs and is not maintained to be in accordance with our code of ordinance. (Section 122-343 Fences and walls). Compliance of this violation will be when the following conditions are met: The backyard needs to be mowed and cleared from all obstruction and maintained here after. All debris, garbage,

**CITY OF CLERMONT
MINUTES
CODE ENFORCEMENT BOARD
JULY 15, 2014**

cans and junk miscellaneous items need to be removed where they will not harbor rats or other vermin. Replace and/or fix fence.

Rena Clark, 1337 Ryan St., stated that the grass has been mowed. She stated that she has started removing the debris but there are yellow jackets in the area so she has to wait to remove the rest. She stated that she has moved the fencing. She stated that she plans to remove the aluminum cans tomorrow.

Harvey Rosenberg made a motion to find the Respondent in violation with a fine of \$100 per day for every day in violation past August 31, 2014; seconded by Al Mannella. The vote was unanimous in favor of finding violation and the amount of the fine.

CASE NO. 14-988

Lyndon Alleyne
611 Scott St.
Clermont, FL 34711

LOCATION OF VIOLATION: 611 Scott St., Clermont, FL 34711

VIOLATION: Chapter 94, Section 94-199, Required soil conservation measures; Chapter 14, Section 14-9 (302.2), Grading and drainage.

City Attorney Dan Mantzaris introduced the case.

The Respondent was present.

Code Enforcement Supervisor Evie Wallace, 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 summary as follows: You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances due to the following: No safety measures placed for the active residential construction at listed location or methods to prevent erosion and the depositing of soils off of the site. (Section 94-199 Required Soil Conservation Measures) The property is not maintained to prevent erosion of soil so accumulation won't interfere with traffic as the residence is by a main road. (Section 302, Grading and drainage). Compliance of this violation will be when the following conditions are met: When proper prevention measures for erosion control are taken by installing a silt fence around property required by our building code. When property shall be graded and maintained to prevent the erosion of soil and to prevent accumulation of stagnant water, dirt, etc from depositing on both streets where property is located on.

Board member Bill Rini asked if Ms. Wallace made sure the silt fence was installed properly.

Ms. Wallace stated that when it was put up the first time, she was aware that it was not installed properly, however it has been corrected.

**CITY OF CLERMONT
MINUTES
CODE ENFORCEMENT BOARD
JULY 15, 2014**

Lyndon Alleyne, 611 Scott St., stated that the fence was up but the contractors coming in to work on the property were taking it down and not putting it back up properly.

Ken Forte made a motion to find the Respondent in violation with no fine to be assessed at this time; seconded by Bill Rini. The vote was unanimous in favor of finding of violation with no fine.

CASE NO. 14-987

Valerie Silva & Raymond Reyes Jr.
1686 Grandiflora Ave.
Clermont, FL 34711

LOCATION OF VIOLATION: 1686 Grandiflora Ave., Clermont, FL 34711

VIOLATION: Chapter 38, Section 38-4 Parking, storage of recreational vehicles; Chapter 54, Section 54-1, Placing articles or obstructions on streets or sidewalks.

City Attorney Dan Mantzaris introduced the case.

The Respondent was not present.

Code Enforcement Supervisor Evie Wallace, 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 summary as follows: You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances due to the following: Listed residence has a boat and trailer that was observed on city street and on residence's driveway (Section 38-4 Parking and storage of recreational vehicle). Residence has a basketball hoop located on the ground of the right-of-way (Section 54-1 Placing articles or obstructions on streets and sidewalks). Compliance of this violation will be when the following conditions are met: When the boat and boat trailer are moved and stored in a closed building as a garage or boat storage or parked in the rear setback of the residence. Remove the basketball hoop which is obstructing the right-of-way located in front of your residence. All rights-of-way have utilities underneath that can be damaged if any obstruction is located there.

Al Mannella made a motion to find the Respondent in violation with a fine of \$150 per day for every day in violation past August 14, 2014; seconded by Ken Forte. The vote was unanimous in favor of finding violation and the amount of the fine.

There being no further business, the meeting was adjourned at 6:50 p.m.

Attest:

Dave Holt, Chairman

Rae Chidlow, Code Enforcement Clerk

**CODE ENFORCEMENT BOARD OF THE
CITY OF CLERMONT, FLORIDA**

CITY OF CLERMONT

Petitioner,

vs.

BANK OF CAMDEN,

Respondent,

Case No: CEB 13-973

2144 2nd St.

Clermont, Florida 34711

**NOTICE OF HEARING AND MOTION FOR
ORDER IMPOSING FINE AND CREATING LIEN ON PROPERTY**

YOU ARE HEREBY ADVISED that the Code Enforcement Board shall conduct a hearing on **August 19, 2014, at 6:00 p.m. in the Council Chambers, City Hall, 685 West Montrose Street, Clermont, Florida**, to consider the petitioner's request as set forth below for authorization to impose a fine and create a code enforcement lien in this matter.

This motion is pursuant to Chapter 162, Florida Statutes. At its November 19, 2013 hearing the Code Enforcement Board issued a Findings of Fact, Conclusion of Law and Order finding that a City Code violation had occurred on the above property related to following violations of City Code:

Section 14-9, IMPC Sections:

108.1.1, "Unsafe structures"

108.1.2 "Unsafe Equipment"

108.1.3 "Structure Unfit for Human Occupancy"

108.1.5 (1), (2), (6), (7), (8), (9) and (10) "Dangerous Structure or Premises"

108.2 "Closing of Vacant Structure"

109.2 "Temporary Safeguards"

110.1 "Demolition-General"

301.3 "Vacant Structures and Land"

Section 122-146 "Yards"

Section 86-283 "Abandonment of Nonconforming Use."

The Board's written order dated November 22, 2013 provided that Respondent would correct the violation on or before December 3, 2013 or a fine of \$250.00 per day would accrue. A copy of the Order is attached hereto. The Respondent failed to timely correct the violation and a fine has accrued based on the above-referenced Order of the Board. As of the August 19, 2014, the fine shall have accrued to \$64,250 due to 257 days of non-compliance. The accrued fine remains unpaid.

WHEREFORE, the City of Clermont requests the Code Enforcement Board authorize recording of an Order Imposing Administrative Fine/Lien in the amount of \$64,250.00 which shall continue to accrue at the rate of \$250 per day until such time as the property is brought into compliance.

I HEREBY CERTIFY that on this _____ day of November 2013, a true and correct copy of this Order has been furnished by certified and regular mail to the Respondent, Bank of Camden 180 Highway 641, North Camden, TN 38320 and Charles Kohler, Attorney for Respondent 476 Highway A1A # 4 B Satellite Beach, Florida 32937-2331.

Code Enforcement Officer

City of Clermont

P.O. Box 120210, Clermont, FL 34712-0219

VIOLATION NOTICE

July 2nd, 2014

Violation # 2419

Sahadeo, Savitree & Sudesh Chand
1798 Vale Drive
Clermont, FL 34711

Property/Violation Address: 1798 Vale Drive., Clermont FL 34711

Parcel Number: 20-22-26-195000001600

Type of Violation: Swimming Pool
In Violation Of: Exterior Property Maintenance
Titled: "International Property Maintenance Code 2012"

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances due to the following:

- The residence has a swimming pool that is green and unsanitary. (Section 303.1 Swimming Pools)
- The residence has several screen enclosures missing which can be unsafe for anyone that enters the pool deck. (Section 303.2 Enclosures)

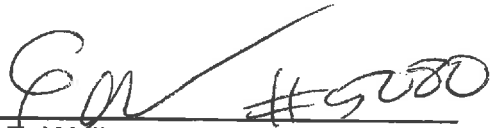
Compliance of This Violation will be when the following conditions are met:

- When pool is drained, cleaned and maintained.
- Replace the missing pool screen enclosures with tight fitted screens.

You are directed to take action by July 15th, 2014. Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

Please call **(352) 241-7304** or email me at ewallace@clermontfl.org when compliance is met.

By:


E. Wallace

Code Enforcement Officer

SECTION 303 SWIMMING POOLS, SPAS AND HOT TUBS

303.1 Swimming pools.

Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

303.2 Enclosures.

Private swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier at least 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is a minimum of 54 inches (1372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152 mm) from the gatepost. No existing pool enclosure shall be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

Exception: Spas or hot tubs with a safety cover that complies with ASTM F 1346 shall be exempt from the provisions of this section.

**Code Enforcement Board of the
City of Clermont
NOTICE OF HEARING**

CITY OF CLERMONT,

Petitioner

vs.

Case No. 14-992

Violation No. 2419

Sahadeo, Savitree & Sudesh, Chand

Respondent

Pursuant to Section 2-206 of the Code of the City of Clermont, Florida, you are hereby called to take notice that a Public Hearing will be conducted in the above-styled cause, pending and undetermined by the Code Enforcement Board on:

August 19th 2014, at 6:00 PM

at

685 West Montrose Street, Clermont, Florida.

Council Chambers of City Hall

The Board will receive testimony and evidence at said Public Hearing and shall make such findings of fact as are supported by the testimony and evidence pertaining to the matters alleged in the Violation Notice. If the violation is corrected and then recurs, or if the violation is not corrected by the time specified by the Code Enforcement Officer in his/her Statement of Violation, this case may be presented to the Board even if the violation has been corrected prior to the hearing.

Any letters, lists, pictures or items displayed, presented or handed out at a public meeting for any City Commission, Board, Council or City public meeting, must be left with the recording clerk at the meeting at that time. No cell phone or electronic displays are permitted unless a printed copy is supplied at that time to the recording clerk.

PLEASE GOVERN YOURSELF ACCORDINGLY.

I hereby certify that a true and correct copy of the above and foregoing Notice of Hearing has been furnished by Certified Mail/Personal Service to Respondent, Sahadeo Savitree and Sudesh Chand at 1798 Vale Drive, Clermont Fl. 34711. (Certified Mail/Return Receipt Requested#

9171 9690 0935 0046 6979 71

BY: _____


Evie Wallace, Code Enforcement Officer
this 6th day of August, 2014.

IF A PERSON DESIRES TO APPEAL ANY DECISION WITH RESPECT TO ANY MATTER CONSIDERED AT THESE PROCEEDINGS, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND THAT, FOR THIS PURPOSE, SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

**CITY OF CLERMONT
CODE ENFORCEMENT DEPARTMENT**

AFFIDAVIT OF POSTING

CITY OF CLERMONT
Petitioner

**VIOLATION # 2419
CEB CASE# 14-992**

VS.

Chand, Sudesh & Sahadeo, Savitree
Respondent

Personally appeared before me, Evie Wallace Code Enforcement Officer of the
City of Clermont:

That a copy of the Violation Notice and the Hearing Notice was
posted at the south public entrance of Clermont City Hall, 685
W. Montrose Street, Clermont, FL 34711, in addition to the real
property known as 487 Sheldon Place, Clermont, Florida, on
the 6th day of August , 2014.

Sworn to and subscribed before me this 6th day of August 2014.

Evie Wallace
Evie Wallace
Code Enforcement Officer
City of Clermont, 685 W. Montrose Street
Clermont, FL

The forgoing instrument was acknowledged before me this 6th day of August 2014, by
Evie Wallace as the Code Enforcement Officer for the City of Clermont, who is personally
known to me and who did take an oath.

Signature: Lisa Widican
Printed Name: Lisa Widican



City of Clermont

P.O. Box 120210, Clermont, FL 34712-0219

VIOLATION NOTICE

June 24th, 2014

Violation # 2415

Skurski, Michelle
487 Sheldon Place
Clermont, FL 34711

Property/Violation Address: 487 Sheldon Place, Clermont FL 34711

Parcel Number: 19-22-26-13000005800

Type of Violation: Swimming Pools
In Violation Of: Chapter 14, Section 14-9
Titled: "International Property Maintenance Code 2012"

Type of Violation: Weeds
In Violation Of: Chapter 14, Section 14-9
Titled: "International Property Maintenance Code 2012"

Type of Violation: Sanitation
In Violation Of: Chapter 14, Section 14-9
Titled: "International Property Maintenance Code 2012"

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances due to the following:

- A green, unsanitary pool in back yard that is harboring insects and other vermin. (Section 303.1 Swimming Pools)
- High grass/weeds in front, side and backyard of the residence. Due to the high grass/weeds snakes were observed by neighbors in the month of June exiting this property onto theirs. (Section 302.4 Weeds)
- Exterior Property Maintenance needed for sanitary purposes and the removal of miscellaneous junk items observed on the side and backyard of residence. (Section 302.1 Sanitation)

Compliance of This Violation will be when the following conditions are met:

- When the pool is drained, cleaned, and maintained keeping it in a clean and sanitary condition.
- When the property is mowed and kept maintained as to not constitute an attractive nuisance to the neighborhood and surrounding residents.
- When the exterior premises is kept orderly and sanitary by removing all miscellaneous items that are piled up on side and backyard.

You are directed to take action by July 18th, 2014. Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

Please call **(352) 241-7304** or email me at ewallace@clermontfl.org when compliance is met.

9171 9690 0935 0046 6983 36

By: _____

 
E. Wallace
Code Enforcement Officer

CHAPTER 3

GENERAL REQUIREMENTS

SECTION 301 GENERAL

301.1 Scope. The provisions of this chapter shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and *exterior property*.

301.2 Responsibility. The *owner* of the *premises* shall maintain the structures and *exterior property* in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy *premises* which are not in a sanitary and safe condition and which do not comply with the requirements of this chapter. *Occupants* of a *dwelling unit*, *rooming unit* or *housekeeping unit* are responsible for keeping in a clean, sanitary and safe condition that part of the *dwelling unit*, *rooming unit*, *housekeeping unit* or *premises* which they occupy and control.

301.3 Vacant structures and land. All vacant structures and *premises* thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

SECTION 302 EXTERIOR PROPERTY AREAS

302.1 Sanitation. All *exterior property* and *premises* shall be maintained in a clean, safe and sanitary condition. The *occupant* shall keep that part of the *exterior property* which such *occupant* occupies or controls in a clean and sanitary condition.

302.2 Grading and drainage. All *premises* shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.

Exception: *Approved* retention areas and reservoirs.

302.3 Sidewalks and driveways. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

302.4 Weeds. All *premises* and *exterior property* shall be maintained free from weeds or plant growth in excess of [JURISDICTION TO INSERT HEIGHT IN INCHES]. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Upon failure of the *owner* or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of viola-

tion, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the *owner* or agent responsible for the property.

302.5 Rodent harborage. All structures and *exterior property* shall be kept free from rodent harborage and *infestation*. Where rodents are found, they shall be promptly exterminated by *approved* processes which will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.

302.6 Exhaust vents. Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another *tenant*.

302.7 Accessory structures. All accessory structures, including *detached* garages, fences and walls, shall be maintained structurally sound and in good repair.

302.8 Motor vehicles. Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any *premises*, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an *approved* spray booth.

Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and *approved* for such purposes.

302.9 Defacement of property. No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti.

It shall be the responsibility of the *owner* to restore said surface to an *approved* state of maintenance and repair.

SECTION 303 SWIMMING POOLS, SPAS AND HOT TUBS

303.1 Swimming pools. Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

303.2 Enclosures. Private swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier at least 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is a minimum of 54 inches (1372 mm) above the bottom of the gate,

SECTION 303 SWIMMING POOLS, SPAS AND HOT TUBS

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Private swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier at least 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is a minimum of 54 inches (1372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152 mm) from the gatepost. No existing pool enclosure shall be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

Exception: Spas or hot tubs with a safety cover that complies with ASTM F 1346 shall be exempt from the provisions of this section.

**Code Enforcement Board of the
City of Clermont**

NOTICE OF HEARING

CITY OF CLERMONT,
Petitioner
vs.

Case No. 14-993
Violation No. 2415

Skurski, Michelle
Respondent

Pursuant to Section 2-206 of the Code of the City of Clermont, Florida, you are hereby called to take notice that a Public Hearing will be conducted in the above-styled cause, pending and undetermined by the Code Enforcement Board on:

August 19th 2014, at 6:00 PM
at
685 West Montrose Street, Clermont, Florida.
Council Chambers of City Hall

The Board will receive testimony and evidence at said Public Hearing and shall make such findings of fact as are supported by the testimony and evidence pertaining to the matters alleged in the Violation Notice. If the violation is corrected and then recurs, or if the violation is not corrected by the time specified by the Code Enforcement Officer in his/her Statement of Violation, this case may be presented to the Board even if the violation has been corrected prior to the hearing.

Any letters, lists, pictures or items displayed, presented or handed out at a public meeting for any City Commission, Board, Council or City public meeting, must be left with the recording clerk at the meeting at that time. No cell phone or electronic displays are permitted unless a printed copy is supplied at that time to the recording clerk.

PLEASE GOVERN YOURSELF ACCORDINGLY.

I hereby certify that a true and correct copy of the above and foregoing Notice of Hearing has been furnished by Certified Mail/Personal Service to Respondent, Michelle Skurski, 487 Sheldon Place, Clermont FL 34711.
(Certified Mail/Return Receipt Requested# _____

9171 9690 0935 0046 6968 82

BY: 
Evie Wallace, Code Enforcement Officer
this 23rd day of July, 2014.

IF A PERSON DESIRES TO APPEAL ANY DECISION WITH RESPECT TO ANY MATTER CONSIDERED AT THESE PROCEEDINGS, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND THAT, FOR THIS PURPOSE, SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

CITY OF CLERMONT
CODE ENFORCEMENT DEPARTMENT

AFFIDAVIT OF POSTING

CITY OF CLERMONT
Petitioner

VIOLATION # 2415
CEB CASE# 14-993

VS.

Skurski, Michelle
Respondent

Personally appeared before me, Evie Wallace Code Enforcement Officer of the
City of Clermont:

That a copy of the Violation Notice and the Hearing Notice was
posted at the south public entrance of Clermont City Hall, 685
W. Montrose Street, Clermont, FL 34711, in addition to the real
property known as 487 Sheldon Place, Clermont, Florida, on
the 23rd day of July , 2014.

Sworn to and subscribed before me this 23rd day of July 2014

Evie Wallace
Evie Wallace
Code Enforcement Officer
City of Clermont, 685 W. Montrose Street
Clermont, FL

The forgoing instrument was acknowledged before me this 23rd day of July 2014, by
Evie Wallace as the Code Enforcement Officer for the City of Clermont, who is personally
known to me and who did take an oath.



RAE MARIE CHIDLOW
MY COMMISSION # FF 085203
EXPIRES: November 11, 2017
Bonded Thru Budget Notary Services

Signature:

Rae Marie Chidlow

Printed Name:

Rae Marie Chidlow

City of Clermont

P.O. Box 120219, Clermont, FL 34712-0219

VIOLATION NOTICE

July 3, 2014

Violation # 2420

Ronald Vanderkuhl & Wayne Vaughan
1500 Sunset Village Blvd
Clermont, Fl. 34711

Property/Violation Address: 624 Prince Edward, Clermont Fl. 34711

Parcel Number: 19-22-26-010000003400

Type of Violation: Swimming Pools
In Violation Of: Chapter 14, Section 14-9
Titled: "International Property Maintenance Code"

Type of Violation: Unsafe Structures
In Violation Of: Chapter 108, Section 108.1.1, 108.5(7)
Titled: "International Property Maintenance Code"

Type of Violation: Weeds
In Violation Of: Chapter 14, Section 14-9
Titled: "International Property Maintenance Code"

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances due to the following:

- The residence has a green, bug infested pool that is causing an attractive nuisance for other neighbors along with it being a health hazard.
- The chain link gate on south side of garage is standing open and is not secured. This is a safety hazard for the public. (303.2)
- Overgrowth of weeds and grass (Section 302.4 Weeds).

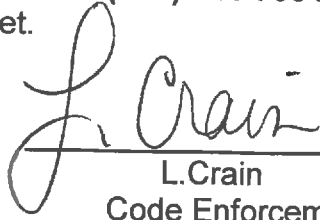
Compliance of This Violation will be when the following conditions are met:

- When the pool is drained and cleaned appearing in a sanitary condition.
***let it be noted that on 01-17-14 Code Enforcement Officer E. Wallace spoke with listed owner, Mr. Vaughan, via telephone and was advised he will drain the pool while fixing the house before putting it up for sale. On 02-27-14 the pool was observed to be in the same condition. On 07-03-14 listed Code Enforcement Officer received complaint again regarding the green pool and overgrowth on said property. Upon inspection of complaint, Code Enforcement Officer Crain found evidence of green pool as well as the gate to said pool not secured, nor was Officer Crain able to secure it at that time.
- Pool gate is secured and unable to be opened from the outside.
- When the property is completely mowed; front, side and backyard
- Maintain the property here after.

You are directed to take action by July 13, 2014. Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

Please call **(352) 241-7304** or email me at lcraib@clermontfl.org when compliance is met.

By:

A handwritten signature in cursive script, appearing to read "L. Crain", written over a horizontal line.

L. Crain
Code Enforcement Officer

provisions of the compliance order or notice of violation have been complied with, or until such *owner* shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the *code official* and shall furnish to the *code official* a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.

SECTION 108 UNSAFE STRUCTURES AND EQUIPMENT

[A] 108.1 General. When a structure or equipment is found by the *code official* to be unsafe, or when a structure is found unfit for human *occupancy*, or is found unlawful, such structure shall be *condemned* pursuant to the provisions of this code.

[A] 108.1.1 Unsafe structures. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the *occupants* of the structure by not providing minimum safeguards to protect or warn *occupants* in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

[A] 108.1.2 Unsafe equipment. Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the *premises* or within the structure which is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or *occupants* of the *premises* or structure.

[A] 108.1.3 Structure unfit for human occupancy. A structure is unfit for human *occupancy* whenever the *code official* finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks *ventilation*, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the *occupants* of the structure or to the public.

[A] 108.1.4 Unlawful structure. An unlawful structure is one found in whole or in part to be occupied by more persons than permitted under this code, or was erected, altered or occupied contrary to law.

[A] 108.1.5 Dangerous structure or premises. For the purpose of this code, any structure or *premises* that has any or all of the conditions or defects described below shall be considered dangerous:

1. Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the *approved* building or fire code of the jurisdiction

as related to the requirements for existing buildings.

2. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.
3. Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, *deterioration*, *neglect*, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become *detached* or dislodged.
4. Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so *anchored*, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.
5. The building or structure, or part of the building or structure, because of dilapidation, *deterioration*, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.
6. The building or structure, or any portion thereof, is clearly unsafe for its use and *occupancy*.
7. The building or structure is *neglected*, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.
8. Any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the *approved* building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.
9. A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, *ventilation*, mechanical or plumbing system, or otherwise, is determined by the *code official* to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.
10. Any building or structure, because of a lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel con-

302.4 Weeds.

All *premises* and *exterior property* shall be maintained free from weeds or plant growth in excess of 18". All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Upon failure of the *owner* or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the *owner* or agent responsible for the property.

CHAPTER 3

GENERAL REQUIREMENTS

SECTION 301 GENERAL

301.1 Scope. The provisions of this chapter shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and *exterior property*.

301.2 Responsibility. The *owner* of the *premises* shall maintain the structures and *exterior property* in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy *premises* which are not in a sanitary and safe condition and which do not comply with the requirements of this chapter. *Occupants* of a *dwelling unit*, *rooming unit* or *housekeeping unit* are responsible for keeping in a clean, sanitary and safe condition that part of the *dwelling unit*, *rooming unit*, *housekeeping unit* or *premises* which they occupy and control.

301.3 Vacant structures and land. All vacant structures and *premises* thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

SECTION 302 EXTERIOR PROPERTY AREAS

302.1 Sanitation. All *exterior property* and *premises* shall be maintained in a clean, safe and sanitary condition. The *occupant* shall keep that part of the *exterior property* which such *occupant* occupies or controls in a clean and sanitary condition.

302.2 Grading and drainage. All *premises* shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.

Exception: *Approved* retention areas and reservoirs.

302.3 Sidewalks and driveways. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

302.4 Weeds. All *premises* and *exterior property* shall be maintained free from weeds or plant growth in excess of [JURISDICTION TO INSERT HEIGHT IN INCHES]. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Upon failure of the *owner* or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of viola-

tion, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the *owner* or agent responsible for the property.

302.5 Rodent harborage. All structures and *exterior property* shall be kept free from rodent harborage and *infestation*. Where rodents are found, they shall be promptly exterminated by *approved* processes which will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.

302.6 Exhaust vents. Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another *tenant*.

302.7 Accessory structures. All accessory structures, including *detached* garages, fences and walls, shall be maintained structurally sound and in good repair.

302.8 Motor vehicles. Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any *premises*, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an *approved* spray booth.

Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and *approved* for such purposes.

302.9 Defacement of property. No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti.

It shall be the responsibility of the *owner* to restore said surface to an *approved* state of maintenance and repair.

SECTION 303 SWIMMING POOLS, SPAS AND HOT TUBS

303.1 Swimming pools. Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

303.2 Enclosures. Private swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier at least 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is a minimum of 54 inches (1372 mm) above the bottom of the gate,

GENERAL REQUIREMENTS

the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152 mm) from the gatepost. No existing pool enclosure shall be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

Exception: Spas or hot tubs with a safety cover that complies with ASTM F 1346 shall be exempt from the provisions of this section.

SECTION 304 EXTERIOR STRUCTURE

304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

304.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the *International Building Code* or the *International Existing Building Code* as required for existing buildings:

1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength;
2. The *anchorage* of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects;
3. Structures or components thereof that have reached their limit state;
4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight;
5. Structural members that have evidence of *deterioration* or that are not capable of safely supporting all nominal loads and load effects;
6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects;
7. Exterior walls that are not *anchored* to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects;
8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of *deterioration*, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects;

9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of *deterioration* or fatigue, are not properly *anchored* or are incapable of supporting all nominal loads and resisting all load effects;
10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects;
11. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly *anchored* or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects;
12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including *guards* and handrails, are not structurally sound, not properly *anchored* or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects; or
13. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly *anchored*, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

Exceptions:

1. When substantiated otherwise by an *approved* method.
2. Demolition of unsafe conditions shall be permitted when *approved* by the *code official*.

304.2 Protective treatment. All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

[F] 304.3 Premises identification. Buildings shall have *approved* address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) in height with a minimum stroke width of 0.5 inch (12.7 mm).

**Code Enforcement Board of the
City of Clermont
NOTICE OF HEARING**

CITY OF CLERMONT,

Petitioner

vs.

Case No. 14-994

Violation No. 2420

Ronald Vanderkuhl & Wayne Vaughan,

Respondent

Pursuant to Section 2-206 of the Code of the City of Clermont, Florida, you are hereby called to take notice that a Public Hearing will be conducted in the above-styled cause, pending and undetermined by the Code Enforcement Board on:

August 19th, 2014, at 6:00 PM

at

685 West Montrose Street, Clermont, Florida.

Council Chambers of City Hall

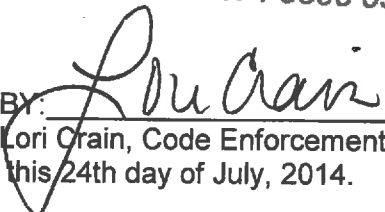
The Board will receive testimony and evidence at said Public Hearing and shall make such findings of fact as are supported by the testimony and evidence pertaining to the matters alleged in the Violation Notice. If the violation is corrected and then recurs, or if the violation is not corrected by the time specified by the Code Enforcement Officer in his/her Statement of Violation, this case may be presented to the Board even if the violation has been corrected prior to the hearing.

Any letters, lists, pictures or items displayed, presented or handed out at a public meeting for any City Commission, Board, Council or City public meeting, must be left with the recording clerk at the meeting at that time. No cell phone or electronic displays are permitted unless a printed copy is supplied at that time to the recording clerk.

PLEASE GOVERN YOURSELF ACCORDINGLY.

I hereby certify that a true and correct copy of the above and foregoing Notice of Hearing has been furnished by Certified Mail/Personal Service to Respondent, Ronald Vanderkuhl & Wayne Vaughan, 1500 Sunset Village Blvd, Clermont, FL 34711. (Certified Mail/Return Receipt Requested#

9171 9690 0935 0046 6969 05

BY: 

Lori Crain, Code Enforcement Officer
this 24th day of July, 2014.

IF A PERSON DESIRES TO APPEAL ANY DECISION WITH RESPECT TO ANY MATTER CONSIDERED AT THESE PROCEEDINGS, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND THAT, FOR THIS PURPOSE, SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

CITY OF CLERMONT
CODE ENFORCEMENT DEPARTMENT

AFFIDAVIT OF POSTING

CITY OF CLERMONT,
Petitioner

VIOLATION #2420
CEB CASE# 14-994

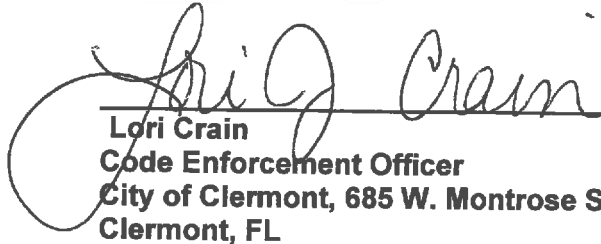
VS.

Ronald Vanderkuhl & Wayne Vaughan,
Respondents

Personally appeared before me, Lori Crain Code Enforcement Officer of the
City of Clermont:

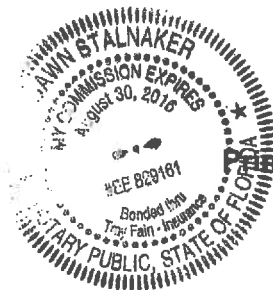
That a copy of the Violation Notice and the Hearing Notice was
posted at the south public entrance of Clermont City Hall, 685
W. Montrose Street, Clermont, FL 34711, in addition to the real
property known as 624 Prince Edward Ave, Clermont, Florida,
on the 25th day of July, 2014.

Sworn to and subscribed before me this ____ day of ____ 2014.



Lori Crain
Code Enforcement Officer
City of Clermont, 685 W. Montrose Street
Clermont, FL

The forgoing instrument was acknowledged before me this 25th day of July 2014, by
Lori Crain, as the Code Enforcement Officer for the City of Clermont, who is personally
known to me and who did take an oath.



Signature:

Dawn Stalaker

Printed Name:

Dawn Stalaker

City of Clermont

P.O. Box 120219, Clermont, FL 34712-0219

Violation Notice

August 12, 2014

VN # 2438

F AND L ASSOCIATES INC
2125 GRAFTON AVE
CLERMONT, FL 34711

Property or Violation Address: 630 HWY 50, (Village Goldsmith) CLERMONT, FL

Parcel Number: 242225010007301700

Type of Violation: LOCKS, LATCHES AND ALARMS
In Violation Of: Chapter 14, Section 5.2.2
Titled: "Florida Fire Prevention Code, 2010"

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances due to the following:

- Locks, if provided, shall not require the use of a key, a tool or special knowledge or effort for operation from the egress side (Section 1-14.5.2.2 Florida Fire Prevention Code, 2010)

****This violation is a public safety hazard and presents a serious public health, safety and welfare issue.**

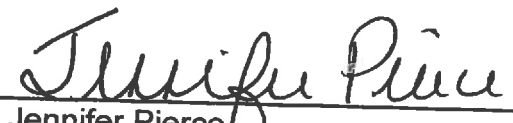
Compliance of This Violation will be when the following conditions are met:

- When use of special locking arrangement has been discontinued, verified and inspected by a member of the Clermont Fire Prevention Division. A Stop Work Order was issued by listed Fire Inspector at 10:45 a.m. on August 12, 2014, after compliance was not met. Fire Inspection Notice was signed by James Johnson (business owner) indicating he understood the violation and the urgency of the corrections.

You are directed to take action by **August 12, 2014**. Failure to remedy the violation within the allotted time will result in a **Notice to Appear for a hearing before the Code Enforcement Board**.

Please contact me via email at jpierce@clermontfl.org or at my direct line 352-241-7317 when compliance is met. Thank you for your cooperation in this matter.

By:


Jennifer Pierce
Fire Inspector, City of Clermont

City of Clermont
2200 HARTWOOD MARSH RD
CLERMONT, FL 34711

Violation Notice

Tuesday August 12, 2014

Village Goldsmith, The
630 W 50 (W OF EAST AVE) HWY
Clermont, FL 34711

Immediate Life Safety Concern

An inspection of your facility on Tuesday August 12, 2014 revealed the violations listed below.

ORDER TO COMPLY: Since these conditions are contrary to law, you must correct them upon receipt of this notice. An inspection to determine compliance with this Notice will be conducted on

8/12/2014 at / / 10 :45am

If you fail to comply with this notice before the reinspection date listed, you may be liable for the penalties provided for by law for such violations.

Violation Code	Article	Division	Page	Count
NFPA 1-14.5.2.2 Door Locks			0	0
Locks, if provided, shall not require the use of a key, a tool, or special knowledge or effort for operation from the egress side				

Jennifer Pierce
Pierce, Jennifer
Inspector

X [Signature]
Occupant/Owner

City of Clermont Building Services Division
685 W. Montrose St.
Clermont, FL 34711

NOTICE

**ADDITIONS or CORRECTIONS
DO NOT REMOVE**

PERMIT NO.

DATE

8/12/2014

ADDRESS

630 W. HWY 50

STOP WORK

NOTES

special locking arrangement
installed without permit
or inspection - Discontinue
use of locking arrangement
IMMEDIATELY

**FOR CORRECTIONS CALL 352-394-4083 Ext. 2
Monday through Friday**

Timothy P. ...

FIRE Building Inspector

Village Goldsmith

Jewelry Repair and Design

"Quality Doesn't Cost More-
It Pays"

630 West Hwy. 50
Clermont, FL 34711
(352) 394-4429

Jim & Betty Johnson and Torri

visit us at www.thevillagegoldsmith.net



Tues - Fri
9:00 - 5:00
Sat 9:00 - 1:00
Additional Hrs.
By Appointment

- (a) Door leaves in horizontal exits shall not be required to swing in the direction of egress travel where permitted by 7.2.4.3.8.1 or 7.2.4.3.8.2 of NFPA 101.
 - (b) Door leaves in smoke barriers shall not be required to swing in the direction of egress travel in existing health care occupancies, as provided in Chapter 19 of NFPA 101.
- (2) Where the door assembly is used in an exit enclosure, unless the door opening serves an individual living unit that opens directly into an exit enclosure
 - (3) Where the door opening serves a high hazard contents area [101:7.2.1.4.2]

14.5.1.3* Door Leaf Encroachment.

14.5.1.3.1 During its swing, any door leaf in a means of egress shall leave not less than one-half of the required width of an aisle, a corridor, a passageway, or a landing unobstructed and shall project not more than 7 in. (180 mm) into the required width of an aisle, a corridor, a passageway, or a landing, when fully open, unless both of the following conditions are met:

- (1) The door opening provides access to a stair in an existing building.
- (2) The door opening meets the requirement that limits projection to not more than 7 in. (180 mm) into the required width of the stair landing when the door leaf is fully open.

[101:7.2.1.4.3.1]

14.5.1.3.2 Surface-mounted latch release hardware on the door leaf shall be exempt from being included in the maximum 7 in. (180 mm) projection requirement of 14.5.1.3.1, provided that both of the following criteria are met:

- (1) The hardware is mounted to the side of the door leaf that faces the aisle, corridor, passageway, or landing when the door leaf is in the open position.
- (2) The hardware is mounted not less than 34 in. (865 mm), and not more than 48 in. (1220 mm), above the floor.

[101:7.2.1.4.3.2]

14.5.1.4 Screen Door Assemblies and Storm Door Assemblies. Screen door assemblies and storm door assemblies used in a means of egress shall be subject to the requirements for direction of swing that are applicable to other door assemblies used in a means of egress. [101:7.2.1.4.4]

14.5.1.5 Door Leaf Operating Forces. The forces required to fully open any door leaf manually in a means of egress shall not exceed 15 lbf (67 N) to release the latch, 30 lbf (133 N) to set the leaf in motion, and 15 lbf (67 N) to open the leaf to the minimum required width, unless otherwise specified as follows:

- (1) The forces specified in 14.5.1.5 shall be applied to the latch stile.
- (2) The opening forces for interior side-hinged or pivoted-swinging door leaves without closers shall not exceed 5 lbf (22 N).
- (3) The opening forces for existing door leaves in existing buildings shall not exceed 50 lbf (222 N) applied to the latch stile.
- (4) The opening forces for horizontal-sliding door leaves in detention and correctional occupancies shall be as provided in Chapters 22 and 23 of NFPA 101.
- (5) The opening forces for power-operated door leaves shall be as provided in 7.2.1.9 of NFPA 101. [101:7.2.1.4.5]

14.5.2 Locks, Latches, and Alarm Devices.

14.5.2.1 Door leaves shall be arranged to be opened readily from the egress side whenever the building is occupied. [101:7.2.1.5.1]

14.5.2.2 Locks, if provided, shall not require the use of a key, a tool, or special knowledge or effort for operation from the egress side. [101:7.2.1.5.2]

14.5.2.3 The requirements of 14.5.2.1 and 14.5.2.2 shall not apply where otherwise provided in Chapters 18 through 23 of NFPA 101. [101:7.2.1.5.3]

14.5.2.4 Key-Operated Locks.

14.5.2.4.1 Exterior door assemblies shall be permitted to have key-operated locks from the egress side, provided that the following criteria are met:

- (1) This alternative is permitted in Chapters 11 through 43 of NFPA 101 for the specific occupancy.
- (2) A readily visible, durable sign in letters not less than 1 in. (25 mm) high on a contrasting background that reads as follows is located on or adjacent to the door: THIS DOOR TO REMAIN UNLOCKED WHEN THE BUILDING IS OCCUPIED
- (3) The locking device is of a type that is readily distinguishable as locked.
- (4) A key is immediately available to any occupant inside the building when it is locked. [101:7.2.1.5.4.1]

14.5.2.4.2 The alternative provisions of 14.5.2.4.1 shall be permitted to be revoked by the AHJ for cause. [101:7.2.1.5.4.2]

14.5.2.5 Electrically Controlled Egress Door Assemblies. Door assemblies in the means of egress shall be permitted to be electrically locked if equipped with approved, listed hardware that incorporates a built-in switch, provided that the following conditions are met:

- (1) The hardware for occupant release of the lock is affixed to the door leaf.
- (2) The hardware has an obvious method of operation that is readily operated in the direction of egress.
- (3) The hardware is capable of being operated with one hand in the direction of egress.
- (4) Operation of the hardware interrupts the power supply directly to the electric lock and unlocks the door assembly in the direction of egress.
- (5) Loss of power to the hardware automatically unlocks the door assembly in the direction of egress. [101:7.2.1.5.5]

14.5.2.6 Where permitted in Chapters 11 through 43 of NFPA 101, key operation shall be permitted, provided that the key cannot be removed when the door leaf is locked from the side from which egress is to be made. [101:7.2.1.5.6]

14.5.2.7* Every door assembly in a stair enclosure serving more than four stories, unless permitted by 14.5.2.7.2, shall meet one of the following conditions:

- (1) Re-entry from the stair enclosure to the interior of the building shall be provided.
- (2) An automatic release that is actuated with the initiation of the building fire alarm system shall be provided to unlock all stair enclosure door assemblies to allow re-entry.
- (3) Selected re-entry shall be provided in accordance with 14.5.2.7.1. [101:7.2.1.5.7]

**Code Enforcement Board of the
City of Clermont**

NOTICE OF HEARING

CITY OF CLERMONT,
Petitioner

vs.

**Case No. 14-995
Violation No. 2438**

F & L Associates Inc/Village Goldsmith,
Respondent

Pursuant to Section 2-206 of the Code of the City of Clermont, Florida, you are hereby called to take notice that a Public Hearing will be conducted in the above-styled cause, pending and undetermined by the Code Enforcement Board on:

August 19th, 2014, at 6:00 PM
at
685 West Montrose Street, Clermont, Florida.
Council Chambers of City Hall

The Board will receive testimony and evidence at said Public Hearing and shall make such findings of fact as are supported by the testimony and evidence pertaining to the matters alleged in the Violation Notice. If the violation is corrected and then recurs, or if the violation is not corrected by the time specified by the Fire Inspector in his/her Statement of Violation, this case may be presented to the Board even if the violation has been corrected prior to the hearing.

Any letters, lists, pictures or items displayed, presented or handed out at a public meeting for any City Commission, Board, Council or City public meeting, must be left with the recording clerk at the meeting at that time. No cell phone or electronic displays are permitted unless a printed copy is supplied at that time to the recording clerk.

PLEASE GOVERN YOURSELF ACCORDINGLY.

I hereby certify that a true and correct copy of the above and foregoing Notice of Hearing has been furnished by Certified Mail/Personal Service to Respondent, F & L Associates, 2125 Grafton Ave, Clermont, FL 34711 (Certified Mail/Return Receipt Requested#.

9171 9690 0935 0046 6973 91

BY: Jennifer Pierce
Jennifer Pierce, Fire Inspector
this 12th day of August, 2014.

IF A PERSON DESIRES TO APPEAL ANY DECISION WITH RESPECT TO ANY MATTER CONSIDERED AT THESE PROCEEDINGS, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND THAT, FOR THIS PURPOSE, SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

CITY OF CLERMONT
CODE ENFORCEMENT DEPARTMENT

AFFIDAVIT OF POSTING

CITY OF CLERMONT

Petitioner

VIOLATION # 2438

CEB CASE# 14-995

VS.

F AND L Associates Inc. (Rubright, Lawrence G & Francoise)

Respondent

Personally appeared before me, Jennifer Pierce Fire Inspector of the City of
Clermont:

That a copy of the Violation Notice and the Hearing Notice was
posted at the south public entrance of Clermont City Hall, 685
W. Montrose Street, Clermont, FL 34711, in addition to the real
property known as 630 Hwy 50, Clermont (Village Goldsmith),
Clermont, Florida, on the 13th day of August, 2014.

Sworn to and subscribed before me this 13th day of August 2014.

Jennifer Pierce

Fire Inspector, Jennifer Pierce
City of Clermont, 685 W. Montrose Street
Clermont, FL

The forgoing instrument was acknowledged before me this 13th day of August 2014, by
Jennifer Pierce, Fire Inspector for the City of Clermont, who is personally
known to me and who did take an oath.



Signature:

Dawn Stalaker

Printed Name:

Dawn Stalaker