



CODE ENFORCEMENT BOARD MEETING
AMENDED AGENDA
TUESDAY, APRIL 21, 2015
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 the March 17, 2015 Code Enforcement meeting minutes.

OPENING STATEMENT

SWEARING IN WITNESSES

AGENDA

NEW BUSINESS

Case No. C2015-000052
Crain

Victor Range & Ricky Range
624 Bloxam Ave.
Clermont, FL 34711

VIOLATION:

Chapter 14, Section 302.1; Exterior
Property Maintenance
Section 302.4; Weeds
Section 302.8; Motor Vehicles
Section 308.1; Accumulation of Rubbish
or Garbage
Section 308.2.2; Refrigerators
Chapter 122, Section 122-349 (c)
Prohibited Home Occupations
Chapter 58, Section 58-116; Business Tax
Receipt Required
Chapter 34, Section 34-61 Nuisances
Section 34-95 Prohibited Storage of
Certain Items
Section 34-62; Creation or Maintenance
of Nuisance by Property Owner Declared
Unlawful

Case No. C2015-000036
Wallace

Hurtak Family Partnership, LTD
690 SR 50
Clermont, FL 34711

VIOLATION:

Chapter 94, Section 94-225, 94-227, &
94-228
Performance & Design standards
Maintenance of Installed Systems
Enforcement

CODE ENFORCEMENT BOARD MEETING
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TUESDAY, APRIL 21, 2015
CITY HALL at 685 WEST MONTROSE STREET
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Case No. C2015-000037
Crain

Canyons at Highland Ranch HOA &
Taylor-Morrison Homes
14705 Old Highway 50
Alt Keys: 3809256, 3893796,
and 3893804
Clermont, FL 34711

VIOLATION:

Chapter 102, Section 102-8 (5)(15)
Prohibited Signs

Case No. C2015-000039
Crain

KCV Associates, LLC &
Cody Vandegrift, Agent
268 East Ave.
Clermont, FL 34711

VIOLATION:

Chapter 14, Section 302.4; Weeds
Section 304.1.1; Unsafe Conditions
Section 304.7; Roofs & Drainage
Section 304.14; Insect Screens
Section 305.3; Interior Surfaces
Section 401.2; Light, Ventilation &
Occupancy Limitations
Section 403.2; Bathrooms and toilet
rooms
Section 404.4.5; Other Requirements
Section 504.1; Plumbing, General
Section 304.13.2; Openable Windows
Section 602.3; Heat Supply
Section 604.3; Electrical Facilities,
System Hazards
Section 605.2; Electrical Equipment,
Receptacles
Section 704.2; Fire Protection Systems,
Smoke Alarms
Section 309.4; Pest Elimination-Multiple
Occupants
Section 308.1; Rubbish & Garbage
Section 108.1.3; Structure unfit for
Occupancy
Section 108.1.1; Unsafe Structure

CODE ENFORCEMENT BOARD MEETING
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CITY HALL at 685 WEST MONTROSE STREET
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Case No. C2015-000047
Wallace

Kevin Mix & Kamilah Mussington
1086 Harmony Lane
Clermont, FL 34711

VIOLATION:

Chapter 122, Section 122-349
Home Occupation
Chapter 34, Section 34-95
Prohibited Storage of Certain Items

Case No. C2015-000075
Wallace

Orforiland Premium, LLC
91 Sunnyside Drive
Clermont, FL 34711

VIOLATION:

Chapter 122, Section 122-344
Building Permit Required
Chapter 14, Section 305; Interior
Structure
Section 505.4; Water Heating Facilities
Section 403.2; Ventilations
Section 309.4; Pest Elimination-Multiple
Occupant
Section 108.1.1; Unsafe Structure

Case No. C2015-000078
Crain

Talal Properties Ltd, Tarek Properties,
LTD & In The
Hole Golf/J&B Golf Enterprises, LLC
1650 SR 50, Suite B
Clermont, FL 34711

VIOLATION:

Chapter 102, Section 102-8 (11)(24)
Banner Signs & Ancillary Signage

Case No. C2015-000117
Crain

Patricia Hobensack Estate
197 Pitt St.
Clermont, FL 34711

VIOLATION:

Chapter 34, Section 34-61; Enumeration
of Prohibited items
Section 34-62; Creation or Maintenance
of Nuisance by Property Owner Declared
Unlawful
Chapter 122, Section 122-343; Fences and
Walls

CODE ENFORCEMENT BOARD MEETING
AMENDED AGENDA
TUESDAY, APRIL 21, 2015
CITY HALL at 685 WEST MONTROSE STREET
At 6:00 PM

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
MARCH 17, 2015**

The regular meeting of the Code Enforcement Board was called to order on Tuesday, March 17, 2015 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, Marivon Adams, Permit Tech, and Rae Chidlow, Planning Specialist.

The Pledge of Allegiance was recited.

The minutes from the Code Enforcement Board meeting of February 17, 2015 were approved as written.

Chairman Holt read the Opening Remarks.

Code Enforcement Supervisor Evie Wallace and Code Enforcement Officer Crain, along with any of the public who may testify, were sworn in.

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

CASE NO. 2015-000013

Lennar Homes, Inc.
1395 Heritage Hills Blvd.
Clermont, FL 34711

LOCATION OF VIOLATION: 1395 Heritage Hills Blvd., Clermont, FL 34711

VIOLATION: Chapter 122, Section 122-344 Building Permit Required

City Attorney Mantzaris introduced the case.

The Respondent was 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 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 building permit required for: any new structures or to move, add to, repair or modify in any way any existing structures, except by authority of permit issued by the building inspector or planning and zoning department of the city acting as administrative officer of the regulations contained in this land development code. Compliance of this violation will be when the following conditions are met: Three sets of building plans have been submitted and approved and when proper permits have been obtained from the Building Official's Office.

**CITY OF CLERMONT
MINUTES
CODE ENFORCEMENT BOARD
MARCH 17, 2015**

Board member Forte asked how this was brought to her attention.

Ms. Crain stated that a co-worker in Development Services brought it to her attention.

Board member Rosenberg stated that the photos look like they just moved some furniture.

Ms. Crain stated that it was brought to her attention after it was remodeled so she is not sure what it looked like previously. She stated that she was told that they had remodeled the inside and moved into this portion of the building without providing any plans.

Board member Rosenberg stated that Lennar existed there previously, and he said it just looks like they moved furniture.

Ms. Crain stated that the Fire Inspector told her that they had made changes. He stated that the Building Official spoke to them on the phone, and they knew they had to get permits.

Code Enforcement Supervisor Evie Wallace stated that when she received the complaint, it came from Building Official Mark Grenier. She stated that when she inspected the building, it did not look like the photos. She stated that it was empty and looked like possible electrical work had been done. She spoke with the clubhouse manager who confirmed that electrical work had been done. She stated that no permit was issued for this work. She stated that she contacted Lennar, and she gave them some time to apply for permits, but after time passed, Ms. Crain created a code case.

Board member Rini asked if there are any floor plans that show what was there previously.

City Attorney Dan Mantzaris stated that there are no documents that reflect the changes. He stated that the sign on the door indicates that there was enough work being done that they had to relocate the normal business operations.

Chris Johnson, Vice-President of Construction for Lennar Homes, 8390 Champions Gate Blvd., Champions Gate, stated that they were notified of the violation. He stated that he met Building Official Mark Grenier at the building. He stated that they want to comply with the expectations and have filed for a permit. He stated that the construction was completed prior to filing for a permit. He stated that this construction was completed prior to him being put into this position. He stated that Lennar made a mistake, and they are working to correct this violation. He stated that he would like to request an extension for compliance in order to address comments they received for the permit.

Board member Rosenberg made a motion to find the Respondent in violation with a fine of \$250 per day for every day past March 30, 2015; seconded by Board member Forte. The vote was unanimous in favor of finding violation and amount of the fine.

**CITY OF CLERMONT
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CODE ENFORCEMENT BOARD
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CASE NO. 2015-000035

Ivan Lagares- & Olga Gomez
181 W. Minnehaha Ave.
Clermont, FL 34711

LOCATION OF VIOLATION: 181 W. Minnehaha Ave., Clermont, FL 34711

VIOLATION: Chapter 122, Section 122-348 Building Permit Required; Chapter 14, Section 112, Stop Work Order; Chapter 14, Section 308.1 Rubbish and Garbage

City Attorney 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: Starting/finishing a structure without a permit and the accumulation of rubbish or garbage on the property. Compliance of this violation will be when an after-the-fact permit is issued and all exterior property and premises and the interior of every structure, are free from any accumulation of rubbish or garbage.

Board member Rosenberg made a motion to find the Respondent in violation with a fine of \$100 per day for every day past May 18, 2015; seconded by Board member Seidler. The vote was unanimous in favor of finding violation and amount of the fine.

CASE NO. 2015-000045

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

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

REPEAT VIOLATION: Chapter 14, Section 302.4 Weeds

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 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: Overgrowth of weeds and grass (Section 302.4 Weeds). Compliance of this violation will be when the following conditions

**CITY OF CLERMONT
MINUTES
CODE ENFORCEMENT BOARD
MARCH 17, 2015**

are met: When all premises and exterior property shall be maintained free from weeds or plant growth in excess of 18 inches.

Board member Rosenberg made a motion to find the Respondent in repeat violation with a fine of \$25 per day in violation (total of 18 days) for a total fine of \$450; seconded by Board member Seidler. The vote was unanimous in favor of finding violation.

CASE NO. 2015-000046

Amy Odum Estate
East end of E. Juniata St.
Clermont, FL 34711

LOCATION OF VIOLATION: East end of E. Juniata St., Clermont, FL 34711

REPEAT VIOLATION: Chapter 34, Section 34-95 Prohibit Storage of Certain Items

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 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: Keeping, storing or allowing of dismantled, nonoperative, discarded machinery, vehicles or parts: several lawn care items and miscellaneous pieces of machines, etc. on property. Compliance of this violation will be when the following conditions are met: When all items are removed from property.

Board member Rosenberg made a motion to find the Respondent in repeat violation with a fine of \$500 per day for every day past February 26, 2015. Motion fails due to lack of a second.

Board member Rini made a motion to find the Respondent in repeat violation with a fine of \$100 per day for every day past February 26, 2015 until complied; seconded by Board member Seidler. The vote was unanimous in favor of finding violation and amount of the fine.

Chairman Holt asked staff if someone was cutting down a tree, do they have a right to stop someone from cutting down the tree if they don't have a permit.

City Attorney Dan Mantzaris stated that a Building Official can put a stop work order on any work being done without a permit, but that may not pertain to a tree.

**CITY OF CLERMONT
MINUTES
CODE ENFORCEMENT BOARD
MARCH 17, 2015**

Code Enforcement Supervisor Wallace stated that when they do find that it is a preferred tree that is being removed, they will cite the homeowner and they will be required to replace the tree. She stated that stop work orders are only for actual work, not for tree issues.

There being no further business, the meeting was adjourned at 7:05 p.m.

Dave Holt, Chairman

Attest:

Rae Chidlow, Code Enforcement Clerk

City of Clermont

P.O. BOX 120219, CLERMONT, FLORIDA 34712-0219

VIOLATION NOTICE

March 06, 2015

Violation # C2015-000052

To: RANGE VICTOR R & RICKY N RANGE
624 BLOXAM AVE
CLERMONT, FL 34711

Violation/Property address: 624 BLOXAM AVE, CLERMONT, FL 34711

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at 624 BLOXAM AVE. PARCEL #242225015000N00605

Compliance with the Violation(s) listed will be when the following condition(s) are met:

The entire parcel and property must be free from any and all of the items that constitute a nuisance, provide for unsanitary conditions and are not in compliance with this Violation Notice and the City of Clermont Code of Ordinances. Weeds and overgrowth must be removed. All vehicles, trailers, appliances, rubbish, refuse and storage of junk must be removed or stored in a completely enclosed structure. The entire parcel and property must remain free from any of these violations in the future from here forward. The business operating on this parcel and property must cease and not continue at any time in the future from here forward.

Type of Violation: Exterior Property Maintenance Section 302-IPMC

Sanitation 302.1

All exterior property and premises shall be maintained in a clean, safe and sanitary condition.

As observed by this Code Enforcement Officer, at above listed property: the property is in disarray, full of several items and objects creating an unsanitary condition.

Weeds 302.4

All premises and exterior property shall be maintained free from weeds or plant growth in excess of 18".

As observed by this Code Enforcement Officer, at above listed property: there are areas of tall weeds and grass over 18" tall.

Motor Vehicles 302.8

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.

As observed by this Code Enforcement Officer, at above listed property: at any given time there are unlicensed vehicles being kept or stored on property. At the time this violation notice was prepared a black older model 4 door Cadillac and a dark-colored older model Buick 4 door were on the property as well as a flat-bed trailer.

Type of Violation: Prohibited Home Occupations Section 122-349(C)

The following are prohibited:

Motor vehicle and boat repair

Welding

Painting or detailing of vehicles, trailers or boats

Business Tax Receipt Required Section 58-116

No person shall engage in any business, profession, occupation, trade, amusement or industry within the city without first having procured a local business tax receipt from the city clerk, which receipt shall be issued to each person on payment of the amount provided for in Section 58-130, and after any such qualifications, licenses, permits or requirements have been met in accordance with federal, state and local regulations.

It is unknown what business Victor Range is conducting on this property. Victor Range stated to this Code Enforcement Officer on February 26, 2015, that he makes his living doing business from his property. He further stated that he works on things for people in the neighborhood. This Code Enforcement Officer observed items, machinery, vehicles, trailers and tools on the property. In any case, Mr. Range would be in violation of the City's Home Occupations code (122-349) or failing to procure a Business Tax Receipt (58-116)

Type of Violation: Nuisances Section 34-61

The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions are hereby declared to be and constitute a nuisance:

Weeds. Any weeds such as broom grass, jimson, burdock, ragweed, sandspur or other similar weeds; or any other vegetation, including grass, other than trees, ornamental bushes, flowers or other ornamental plants with a height exceeding 18 inches.

(1) *Weeds.* Any weeds such as broom grass, jimson, burdock, ragweed, sandspur or other similar weeds; or any other vegetation, including grass, other than trees, ornamental bushes, flowers or other ornamental plants with a height exceeding 18 inches.

(2) *Refuse.* Accumulation of trash, litter, debris, garbage, bottles, paper, cans, rags, dead or decayed fish, fowl, meat or other animal matter; fruit, vegetables, offal, bricks, concrete, scrap lumber or other building debris or other refuse of any nature.

(3) *Harborage for rats, snakes and other vermin.* Any condition which provides harborage for rats, mice, snakes and other vermin.

(11) *Storage of junk in residential areas.* The storage or accumulation of junk in any area zoned for residential use.

As previously listed in this violation notice and observed by this Code Enforcement Officer at above listed property: weeds over 18" tall, refuse including scrap lumber, bricks, or other building debris and refuse are being stored on property making it a nuisance per the City's Code of Ordinances. The storage of these items and the tall weeds constitutes a condition which provides harborage for rats, snakes and other vermin.

Type of Violation: Prohibited storage of certain items Section 34-95

No person or business shall keep, store or allow to remain on any property within any section of the city any dismantled, partially dismantled, inoperative, or discarded machinery, appliances, vehicles, boats, or parts thereof, scraps metal or junk. A vehicle that does not have a current and valid motor vehicle license tag shall be presumed to be non operative. Storage of untagged vehicles, boats, or similar items shall be allowed if contained within an enclosed structure such as a garage or warehouse.

As observed by this Code Enforcement Officer at above listed property: the storage of inoperative vehicles (black Cadillac & dark Buick); discarded appliances (washer, dryer, refrigerator, stove, sink and other items are prohibited.

**Type of Violation: Rubbish and Garbage Section 308-IPMC
Accumulation of rubbish or garbage 308.1**

All exterior property and premises and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

As observed by this Code Enforcement Officer, at above listed address: various and several items of rubbish are located on the property including buckets, tires, cement blocks and propane gas tank.

Refrigerators 308.2.2

Refrigerators and similar equipment not in operation shall not be discarded, abandoned or stored on premises without first removing the doors.

As observed by this Code Enforcement Officer at above listed address: at least one refrigerator with doors still in place, stoves, washers and dryers are on the premises.

**Type of Violation: Creation or maintenance of nuisance by property owner declared unlawful.
Section 34-62**

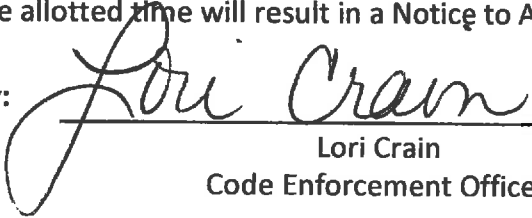
It shall be unlawful for any person to create a nuisance, or suffer or permit a nuisance to exist upon property which is under his care, custody or control.

As observed by this Code Enforcement Officer at above listed address: Victor Range and Ricky Range are permitting a nuisance to exist upon this property which is in their custody and control since they are both listed and recorded as property owners.

Please contact me at (352)-241-7343 or lcraim@clermontfl.org when you comply, so an inspection to determine compliance can be scheduled.

You are directed to take action by 5:00 pm Tuesday, March 31, 2015. Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

By:



Lori Crain
Code Enforcement Officer

Code Enforcement Board of the
City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner,

vs.

VICTOR R RANGE & RICKY N RANGE,

Respondents,

Case No. C2015-000052

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:

TUESDAY, APRIL 21, 2015, 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 the 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 of 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.

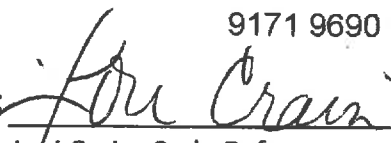
PLEASE GOVERN YOURSELF ACCORDINGLY.

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, VICTOR R. RANGE & RICKY N. RANGE, 624 BLOXAM AVE, CLERMONT, FL 34711. Certified Mail/Return Receipt Requested.

9171 9690 0935 0076 1889 99

9171 9690 0935 0076 1889 82

BY:



Lori Crain, Code Enforcement Officer
this 1th day of April, 2015

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

P.O. BOX 120219, CLERMONT, FLORIDA 34712-0219

VIOLATION NOTICE

February 16, 2015

Violation # C2015-000036

To: HURTAK FAMILY PARTNERSHIP LTD
PO BOX 961025
FORT WORTH, TX 76161

Violation/Property address: 690 SR 50, CLERMONT, FL. 34711 (BANK OF AMERICA)

You are hereby notified that you are in violation of the referenced section (Chapter 94- ENVIRONMENTAL PROTECTION) of the City of Clermont Code of Ordinances for the parcel located at 690 SR 50, IN CLERMONT (BANK OF AMERICA).

Violation: Storm water Runoff (Chapter 94, Section 94-225 Performance and design standards) (Section 94-227 Maintenance of Installed Systems) (Section 94-228 Enforcement)

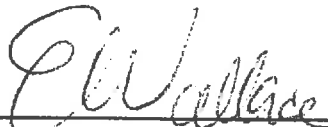
Run off of water occurring at parking lot of bank when it rains. The owner needs to put additional drains in parking area to stop the flow of water from running onto sidewalks and streets (Bloxam and Sr50). Need to obtain permits for repairs from City Hall 685 W. Montrose St.

****Repairs needed immediately to break the water flow from parking lot to city sidewalk and street where overflowing has been observed and can cause a health, safety and welfare hazard.**

Please contact me at 352-241-7304 or ewallace@clermontfl.org for any questions, or when you comply, so an inspection to determine compliance can be scheduled.

You are directed to take action by February 27th, 2015 to obtain permits or start the repair process. Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

By:



Evie Wallace

Code Enforcement Officer

Code Enforcement Board of the
City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2015-000036

vs.

HURTAK FAMILY PARTNERSHIP LTD

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:

APRIL 21ST, 2015 6 P.M.

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 the 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 of 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, HURTAK FAMILY PARTNERSHIP LTD.

Certified Mail/Return Receipt Requested #

9171 9690 0935 0075 2983 16

BY:



Evie Wallace, Code Enforcement Officer
this 25th day of March, 2015

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

P.O. BOX 120219, CLERMONT, FLORIDA 34712-0219

VIOLATION NOTICE

February 20, 2015

Violation # C2015-000037

To: TAYLOR MORRISON OF FLORIDA INC
151 SOUTHHALL LN STE 200
MAITLAND, FL 32751

Violation/Property address: Taylor Morrison/Highland Ranch, 14705 Old Hwy 50, Clermont, FL.

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcels located at Taylor Morrison/Highland Ranch, 14705 Old Hwy 50, Clermont, FL
Parcel numbers: 162226000100000600, 152226010000A00000, 152226010000F00000.

Compliance with the Violation(s) listed will be when the following condition(s) are met:

When all ground signs have been removed from City Right-of-Ways as observed by this Code Enforcement Officer. It should be noted** On February 16, 2015, this officer left a voicemail as a courtesy warning for Mr. Chris Tyree at Taylor Morrison Homes. The warning advised all 3 signs needed to be removed by Friday, February 20, 2015, and some form of communication returned to this office regarding their removal. On February 17, 2015, This Officer received a reply voicemail from Mr. Tyree that he had passed the information on to the proper authority at Taylor Morrison.

Type of Violation: PROHIBITED SIGNS; EXCEPTIONS. SEC. 102-8.(15). SIGNS PLACED ON GOVERNMENT OWNED PUBLIC AREAS, ETC.

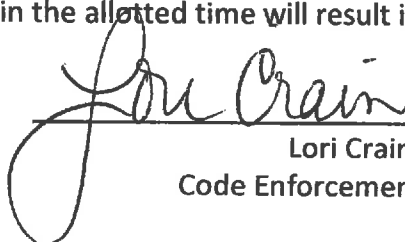
102-8(15)

Signs in any public right-of-way of the federal, state, county or city or on public utility poles and trees.

Please contact me at (352)-241-7343 or lcraim@clermontfl.org when you comply, so an inspection to determine compliance can be scheduled.

You are directed to take action by Friday, February 27, 2015, at 4:00PM. Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

By:



Lori Crain
Code Enforcement Officer

Code Enforcement Board of the
City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2015-000037

vs.

CANYONS AT HIGHLAND RANCH HOA & TAYLOR-
MORRISON HOMES,

Respondents

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:

TUESDAY, APRIL 21, 2015, AT 6:00 PM

at

685 West Montrose Street, Clermont, Florida.

Council Chambers of City Hall

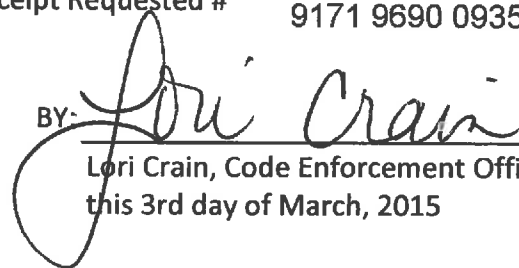
The Board will receive testimony and evidence at said Public Hearing and shall make such findings of fact as are supported by the testimony and evidence pertaining to the matters alleged in the Violation Notice. If the violation is corrected and the recurs, or if the violation is not corrected by the 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 of 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, TAYLOR MORRISON OF FLORIDA INC. 14705 OLD HWY 50 CLERMONT, FL 34715. Certified Mail/Return Receipt Requested # 9171 9690 0935 0075 2976 54

BY:



Lori Crain, Code Enforcement Officer
this 3rd day of March, 2015

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

P.O. BOX 120219, CLERMONT, FLORIDA 34712-0219

VIOLATION NOTICE

February 23, 2015

Violation # C2015-000039

**To: KCV ASSOCIATES LLC AND
CODY VANDEGRIFT, AGENT
8616 COMMODITY CIRCLE
SUITE 19
ORLANDO, FL 32819**

Violation/Property address: 268 EAST AVE, CLERMONT, FL 34711

You are hereby notified that you are in violation of the referenced sections of the City of Clermont Code of Ordinances for the parcel located at **268 EAST AVE, CLERMONT, FL, parcel #242225040000400500.**

Compliance with the Violation(s) listed will be when the following condition(s) are met:

A set of plans including entire remodeling project to be done to bring property into compliance with City of Clermont Code of Ordinances, Chapter 14, has been submitted to and approved by the Building Official; All required permits have been applied for and obtained; Remodeling has been completed and inspected by November 1, 2015.

Type of Violation: Exterior Property Maintenance Section 302-IPMC

All exterior property and premises shall be maintained in a clean, safe, and sanitary condition.

302.4 Weeds. All premises and exterior property shall be maintained free from weeds or plant growth in excess of 18" (eighteen 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. Vegetation over 18" was observed around the sides and back of the structures on the property by Code Enforcement Officer at above listed property.

Type of Violation: Exterior Structure Section 304.1-IPMC

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(8) Unsafe Conditions. The following condition shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code as required for existing buildings: **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. Several areas where gutters are missing, holes in roof, fascia, flashing and framing as well as dampness and mildew observed on interior walls observed by Code Enforcement Officer at above listed property.

304.7 Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in

the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

Several areas where gutters are missing, holes in roof, fascia, flashing and framing as well as dampness and mildew observed on interior walls observed by Code Enforcement Officer at above listed property.

Type of Violation: Insect Screens Section 304.14-IPMC

Every door, window and outside opening required for ventilation shall have tightly fitted screens and the screen doors used for insect control shall have a self-closing device in good working condition.

Screens are missing on most windows on entire property as observed by Code Enforcement Officer at above listed property.

Type of Violation: Interior Structure Section 305-IPMC

The interior of a structure and equipment shall be maintained in good repair, structurally sound and in sanitary condition.

305.3 Interior Surfaces. All interior surfaces, including windows and doors, shall be maintained in a good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

Several areas of the interior walls and ceilings of the structure were observed to be peeling, decayed, full of mildew and the paint peeling or flaking loose at above listed property.

Type of Violation: Light, Ventilation and Occupancy Limitations Section 401-IPMC

401.2 The owner of the structure shall provide and maintain light, ventilation and space conditions in compliance with these requirements. A person shall not occupy as owner-occupant, or permit another person to occupy, any premises that do not comply with the requirements of this chapter.

403.2 Bathrooms and toilet rooms. Every bathroom and toilet room shall comply with the ventilation requirements for habitable spaces as required by **403.1**, except that a window shall not be required in such spaces equipped with a mechanical ventilation system. No ventilation exists in structure's only bathroom. No window or mechanical vent fan as observed by Code Enforcement Officer at above listed address.

404.4.5 Other requirements (Bedrooms/Ventilation). Bedrooms shall comply with the applicable provisions of this code including, but not limited to, the light, ventilation, room area, ceiling height and room width requirements of this chapter; the plumbing facilities and water heating facilities requirements of Chapter 5; the heating facilities and electrical receptacle requirements of Chapter 6; and smoke detector and emergency escape requirements of Chapter 7.

504.1 Plumbing, General: All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All Plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

Obvious plumbing leaks have caused mildew and mold, decay and defects to interior of structure. Laundry area is incomplete and wiring is unsafe as observed by Code Enforcement Officer and Building Official at above listed address.

304.13.2 Openable windows. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

Most windows in structure are missing hardware, screens and are not capable of being opened as observed by Code Enforcement Officer at above listed address.

602.3 Heat supply. Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat to maintain a minimum temperature of 65 degrees Fahrenheit (18 degrees Celsius) in all habitable rooms, bathrooms and toilet rooms. The back habitable rooms and bathroom do not have any supply of heat available to them and the electricity was turned off by property owner's agent on February 20, 2015, through February 23, 2015.

604.3 Electrical Facilities, System Hazards. Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reason the code official shall require the defects to be corrected to eliminate the hazard. Laundry area in garage is unsafe in regard to current electrical set up and other areas of exposed electrical wires in and around the structure as observed at above listed address by Code Enforcement Officer and Building Official.

605.2 Electrical Equipment, Receptacles. Every habitable space in a dwelling shall contain at least two separate and remote receptacle outlets. Every laundry area shall contain at least one grounded-type receptacle or a receptacle with a ground fault circuit interrupter. Every bathroom shall contain at least one receptacle. Any new bathroom receptacle outlet shall have a ground fault circuit interrupter protection. All receptacle outlets shall have the appropriate faceplate cover for the location. There are missing faceplate covers on light switches and outlets in the laundry area as well as the interior of the structure as observed at above listed address by Code Enforcement Officer and Building Official.

704.2 Fire Protection Systems, Smoke Alarms. Single or multiple-station smoke alarms shall be installed and maintained:

1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
2. In each room used for sleeping purposes.

There are no smoke alarms or detectors present in any room of the structure as observed at above listed address by Code Enforcement Officer.

Type of Violation: Pest Elimination-multiple Occupants Section 309.4-IPMC

The owner of two or more dwelling units shall be responsible for pest elimination in the public or shared areas of the structure and exterior property. If infestation is caused by defects in the structure, the owner shall be responsible for pest elimination. Evidence of rodent infestation found with several areas of rodent droppings observed by Code Enforcement Officer at above listed address.

Type of Violation: Rubbish and Garbage Section 308.1-IPMC

All exterior property and premises and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

Bags of empty cans, broken cement blocks and other rubbish and garbage located around the exterior of the property as observed by Code Enforcement Officer at above listed address.

Type of Violation: Structure Unfit for Occupancy Section 108.1.3-IPMC

The structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful, or because of the degree to which 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 structure constitutes a hazard to the occupants of the structure or public.

Type of Violation: Unsafe Structure Section 108.1.1 -IPMC

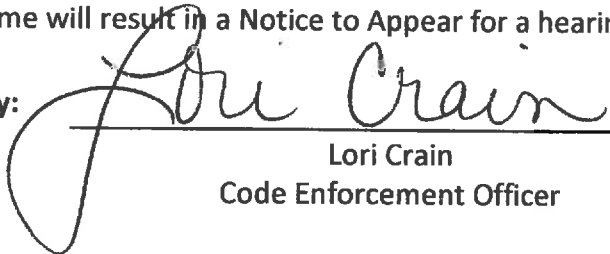
An Unsafe Structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of a fire, or because such structure contains unsafe equipment or is so damaged,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

There are no smoke alarms or detectors present in any room of the structure as observed at above listed address by Code Enforcement Officer.

Please contact me at (352)-241-7343 or lcrain@clermontfl.org if you have any questions or concerns regarding this notice.

You are directed to take action by submitting remodeling plans for review by building official's office by 4:00 PM March 10, 2015. This office is located on the first floor of Clermont City Hall, 685 W Montrose St, Clermont, FL, in the Development Services Department. Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

By:



Lori Crain
Code Enforcement Officer

Code Enforcement Board of the
City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,
Petitioner

Case No. C2015-000039

vs.

**KVC ASSOCIATES LLC &
CODY VANDEGRIFT, AGENT,**
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: **TUESDAY, APRIL 21, 2015, AT 6:00 PM**

at

**685 West Montrose Street, Clermont, Florida.
Council Chambers of City Hall**

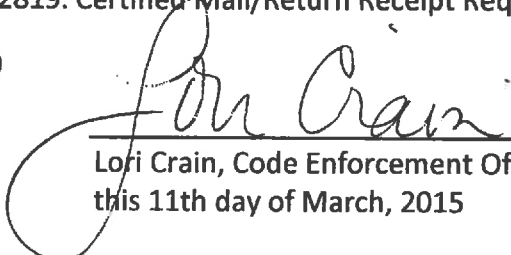
The Board will receive testimony and evidence at said Public Hearing and shall make such findings of fact as are supported by the testimony and evidence pertaining to the matters alleged in the Violation Notice. If the violation is corrected and the recurs, or if the violation is not corrected by the 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 of 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, KCV ASSOCIATES LLC, & CODY VANDEGRIFT, 8616 COMMODITY CIRCLE, SUITE 19, ORLANDO, FL 32819. Certified Mail/Return Receipt Requested #

9171 9690 0935 0075 2975 79


Lori Crain, Code Enforcement Officer
this 11th day of March, 2015

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

P.O. BOX 120219, CLERMONT, FLORIDA 34712-0219

VIOLATION NOTICE

March 03, 2015

Violation # C2015-000047

To: MIX KEVIN L & KAMILAH MUSSINGTON
1086 HARMONY LN
CLERMONT, FL 34711

Violation/Property address: 1086 HARMONY LN (NOTTINGHAM/LEGENDS) CLERMONT, FL. 34711

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at 1086 HARMONY LN, CLERMONT FL. 34711.

Compliance with the Violation(s) listed will be when the following condition(s) are met:

- **Stop ALL vehicle related business occurring at your residence.**
- **All vehicles are to be registered and have a current/valid tag so as to not be presumed inoperative.**

Type of Violation: Home Occupation Section 122-349

Protect residential areas from activities associated from Home Occupations.

- **vehicles are being sold by owner (Kevin Mix) through EBAY and customers are picking them up at his place of residence.**

Type of Violation: Prohibit storage of certain items Section 34-95

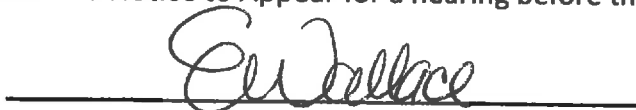
No person or business shall keep, store or allow to remain on any property within any section of the city any dismantled, partially dismantled, nonoperative, or discarded machinery, appliances, vehicles, boats, or parts thereof, scraps metal or junk. A vehicle that does not have a current and valid motor vehicle license tag shall be presumed to be non operative. Storage of untagged vehicles, boats, or similar items shall be allowed if contained within an enclosed structure such as a garage or warehouse.

- **2 vehicles backed in driveway have no visible tags.**

Please contact me at 352-241-7304 or ewallace@clermontfl.org when you comply, so an inspection to determine compliance can be scheduled.

You are directed to take action by March 13th, 2015. Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

By:



Evie Wallace

Code Enforcement Officer

Code Enforcement Board of the
City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

vs.

MIX KEVIN L &

Respondent

Case No. C2015-000047

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:

APRIL 21ST, 2015 @ 6PM (THE CHAMBERS 1ST FLOOR)

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 the 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.

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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, MIX KEVIN L &.

Certified Mail/Return Receipt Requested #

9171 9690 0935 0075 2982 79

BY:



E. Wallace, Code Enforcement Officer/Supervisor
this 23rd day of March, 2015

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

P.O. BOX 120219, CLERMONT, FLORIDA 34712-0219

VIOLATION NOTICE

March 18, 2015

Violation # C2015-000075

To: ORFORILAND PREMIUM LLC
1313 N MARKET ST STE 5100
WILMINGTON, DE 19801-6111

Violation/Property address: 91 SUNNYSIDE DR, CLERMONT, FL. 34711 (Parcel # 25-22-25-100000903700) (alt key# 1627338)

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at 91 SUNNYSIDE DR. CLERMONT, FL. 34711

Compliance with the Violation(s) listed will be when the following condition(s) are met:

- **ACQUIRE A LICENSED BUILDING CONTRACTOR TO EVALUATE ALL ISSUES AND VIOLATIONS.**
- **THEN OBTAIN REQUIRED PERMITS THROUGH "DEVELOPMENT SERVICES" AT CITY HALL 685 W. MONTROSE ST 1ST FLOOR MON-FRI 8-5.**
- **WHEN ALL VIOLATIONS ON NOTICE ARE CURED; UNTIL THEN NO TENANTS ARE ALLOWED TO LIVE IN THESE UNSAFE CONDITIONS.**

Type of Violation: Building Permit Required Section 122-344

It shall be unlawful for any person to initiate new uses of any land within the corporate boundaries of the city or to erect or construct any new structures or to move, add to, repair or modify in any way any existing structures, except by authority of permit issued by the building inspector or planning and zoning department of the city acting as administrative officer of the regulations contained in this land development code. The words "planning and zoning department," as used in this land development code, shall also mean the planning official or the designated representative thereof. All development, as defined in this land development code, shall be required to obtain development approval (i.e., a development permit/development order) prior to initiating development activity.

- **AFTER A LICENSED BUILDING CONTRACTOR ASSESSES VIOLATIONS, HE/SHE NEEDS TO OBTAIN REQUIRED PERMITS THROUGH THE CITY.**

Type of Violation: Interior Structure Section 305-IPMC

The interior of a structure and equipment shall be maintained in good repair, structurally sound and in sanitary condition.

- **SEVERAL VIOLATIONS OBSERVED ON BOTH UNITS.**
- **PLUMBING, MOLD, STRUCTURAL ISSUES, WATER LEAK IN KITCHEN POSSIBLY FROM ROOF, DRYWALL AND TEXTURE DAMAGE.**

Type of Violation: Other Violations: Water Heating Facilities Section 505.4-IPMC AND Ventilations Section 403.2 IPMC

Every bathroom and toilet room shall comply with the ventilation requirements for habitable spaces as required by section 403.1.

- **DOWNSTAIRS BATHROOM HAS NO VENTILATION (FAN OR WINDOW) AS REQUIRED.**

Water Heating Facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, bathtub, shower, etc.

- **WATER HEATER PRESSURE RELIEF VALVE NOT PIPED TO A SAFE PLACE OF DISPOSAL.**
- **WATER HEATER WIRING EXPOSED AND APPEARS UNDERSIZED TO SUPPLY ELECTRICITY TO THE WATER HEATER.**
- **NO OBVIOUS BONDING OF THE WATER HEATER TO THE EQUIPMENT GROUNDING CONDUCTOR.**

Type of Violation: Pest Elimination-multiple Occ Section 309.4-IPMC

The owner is responsible for a two or more dwelling units.

- **EVIDENCE AND TRACES OF RAT FECES OBSERVED ON STAIRWELL LEADING FROM BOTTOM UNIT TO ABOVE UNIT.**

Type of Violation: Unsafe Structure Section 108.1.1 -IPMC

A Structure found to be dangerous to the life, health, property or safety of the public, or is so damaged, decayed, dilapidated, structurally unsafe or unstable foundation, that partial or complete collapse is possible.

- **BEDROOM DOWNSTAIRS HAS AN OPEN CEILING WITH POSSIBLE STRUCTURAL DAMAGE.**
- **UPSTAIRS WALLS IN KITCHEN IS OPEN EXPOSING SIGNS OF MOLD AND POSSIBLE PLUMBING AND STRUCTURAL DAMAGE.**

Please contact me at 352-241-7304 or ewallace@clermontfl.org when YOU HAVE OBTAINED THE REQUIRED PERMITS TO CURE ALL VIOLATIONS.

- **LET IT BE NOTED ON 3-13-15, CONTACT WAS ATTEMPTED WITH THE PROPERTY MANAGEMENT COMPANY CONTACT, TIFFANY WHIDDEN, BUT WAS UNSUCCESSFUL. A MESSAGE WAS LEFT REGARDING THESE VIOLATIONS AND TO CONTACT ME NO LATER THAN 3-17-15.**
- **NO RESPONSE BY EITHER EMAIL OR PHONE CALL TO MY OFFICE AS OF THIS DATE, 3-18-15.**

You are directed to take action by MARCH 27TH, 2015 TO OBTAIN ALL REQUIRED PERMITS AND SEPTEMBER 27TH, 2015 FOR ALL VIOLATIONS TO BE CURED. Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

By:


E. Wallace #5080

Code Enforcement Officer/ Supervisor

Code Enforcement Board of the
City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

vs.

ORFORILAND PREMIUM LLC

Respondent

Case No. C2015-000075

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:

APRIL 21ST, 2015 AT 6 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 the 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.

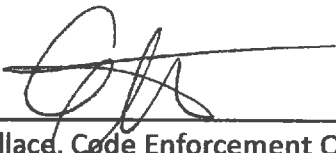
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PLEASE GOVERN YOURSELF ACCORDINGLY.

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, ORFORILAND PREMIUM LLC.

Certified Mail/Return Receipt Requested #

9171 9690 0935 0075 2983 23

: 

Evie Wallace, Code Enforcement Officer
this 26th day of March, 2015

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.

9171 9690 0935 0075 2977 60

City of Clermont

P.O. BOX 120219, CLERMONT, FLORIDA 34712-0219

VIOLATION NOTICE

February 10, 2015

Violation # C2015-000033

To: IN THE HOLE GOLF STORE
1640 SR 50 SUITE B
CLERMONT, FL 34711

Violation/Property address: 1640 SR 50 B, In The Hole Golf Store, Clermont, FL.

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at 1640 SR 50, parcel #292226020000000400

Compliance with the Violation(s) listed will be when the following condition(s) are met:

All flags and banners are removed from exterior of property, including the rear of the store; All signs, flags and banners are removed from the ground sign structure.

Type of Violation: PROHIBITED SIGNS; EXCEPTIONS. SEC. 102-8.(11). BANNER SIGNS

"IT SHALL BE UNLAWFUL TO ERECT, CAUSE TO BE ERECTED, MAINTAIN OR CAUSE TO BE MAINTAINED ANY SIGN DESCRIBED AS FOLLOWS: BANNER SIGNS 2. MULTI-TENANT DEVELOPMENTS MUST SUBMIT A GRAND OPENING PACKAGE AND APPLICATION FOR CITY APPROVAL. Observed by Code Enforcement Officer on February 7, 2015, and previously in November and December of 2014, after being verbally warned in person by same Code Enforcement Officer listed below.

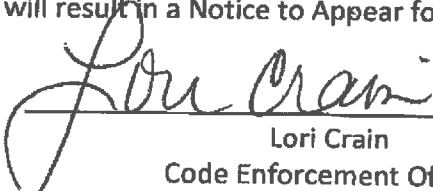
Type of Violation: PROHIBITED SIGNS; EXCEPTIONS. SEC. 102-8.(24). ANCILLARY SIGNAGE

IT SHALL BE UNLAWFUL TO ERECT, CAUSE TO BE ERECTED, MAINTAIN OR CAUSE TO BE MAINTAINED ANY SIGN DESCRIBED AS FOLLOWS: ANCILLARY SIGNAGE ATTACHED TO THE SIGN FACE, FRAME OR SUPPORT STRUCTURE OF A PERMITTED SIGN SHALL BE PROHIBITED (I.E., CREDIT CARDS, COPIES, CIGARETTES, ETC.), THIS SECTION SHALL INCLUDE THE PLACEMENT OF STICKERS OR BANNERS ON THE SIGN FACE, FRAME OR SUPPORT STRUCTURE. Observed by Code Enforcement Officer on February 7, 2015, and previously in November and December of 2014, after being verbally warned in person by same Code Enforcement Officer listed below.

Please contact me at (352)-241-7343 or lcrain@clermontfl.org when you comply, so an inspection to determine compliance can be scheduled.

You are directed to take action by February 14, 2015. Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

By:



Lori Crain
Code Enforcement Officer

9171 9690 0935 0075 2977 77

City of Clermont

P.O. BOX 120219, CLERMONT, FLORIDA 34712-0219

VIOLATION NOTICE

February 10, 2015

Violation # C2015-000033

To: TALAL PROPERTIES LTD &
1326 E LUMSDEN RD
BRANDON, FL 33511

Violation/Property address: 1640 SR 50 B, In The Hole Golf Store, Clermont, FL.

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at 1640 SR 50, parcel #292226020000000400

Compliance with the Violation(s) listed will be when the following condition(s) are met:

All flags and banners are removed from exterior of property, including the rear of the store; All signs, flags and banners are removed from the ground sign structure.

Type of Violation: PROHIBITED SIGNS; EXCEPTIONS. SEC. 102-8.(11). BANNER SIGNS

"IT SHALL BE UNLAWFUL TO ERECT, CAUSE TO BE ERECTED, MAINTAIN OR CAUSE TO BE MAINTAINED ANY SIGN DESCRIBED AS FOLLOWS: BANNER SIGNS 2. MULTI-TENANT DEVELOPMENTS MUST SUBMIT A GRAND OPENING PACKAGE AND APPLICATION FOR CITY APPROVAL. Observed by Code Enforcement Officer on February 7, 2015, and previously in November and December of 2014, after being verbally warned in person by same Code Enforcement Officer listed below.

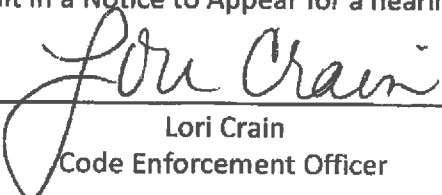
Type of Violation: PROHIBITED SIGNS; EXCEPTIONS. SEC. 102-8.(24). ANCILLARY SIGNAGE

IT SHALL BE UNLAWFUL TO ERECT, CAUSE TO BE ERECTED, MAINTAIN OR CAUSE TO BE MAINTAINED ANY SIGN DESCRIBED AS FOLLOWS: ANCILLARY SIGNAGE ATTACHED TO THE SIGN FACE, FRAME OR SUPPORT STRUCTURE OF A PERMITTED SIGN SHALL BE PROHIBITED (I.E., CREDIT CARDS, COPIES, CIGARETTES, ETC.), THIS SECTION SHALL INCLUDE THE PLACEMENT OF STICKERS OR BANNERS ON THE SIGN FACE, FRAME OR SUPPORT STRUCTURE. Observed by Code Enforcement Officer on February 7, 2015, and previously in November and December of 2014, after being verbally warned in person by same Code Enforcement Officer listed below.

Please contact me at (352)-241-7343 or lcraim@clermontfl.org when you comply, so an inspection to determine compliance can be scheduled.

You are directed to take action by February 14, 2015. Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

By:


Lori Crain
Code Enforcement Officer

Code Enforcement Board of the
City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2015-000078

vs.

TALAL PROPERTIES LTD & TAREK PROPERTIES, LTD

IN THE HOLE GOLF/J&B GOLF ENTERPRISES, LLC

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:

TUESDAY, APRIL 21, 2015 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 the 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.

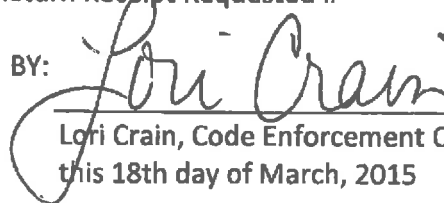
Any letters, lists, pictures of items displayed, presented or handed out at a public meeting for any City Commission, Board, Council or City public meeting, must be left with the recording clerk at the meeting at that time. No cell phone or electronic displays are permitted unless a printed copy is supplied 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, TALAL PROPERTIES LTD & TAREK PROPERTIES LTD 1326 E LUMSDEN RD, BRANDON, FL 33511 Certified Mail/Return Receipt Requested #

9171 9690 0935 0075 2975 55

BY:



Lori Crain, Code Enforcement Officer
this 18th day of March, 2015

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.

Code Enforcement Board of the
City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2015-000078

vs.

**TALAL PROPERTIES LTD & TAREK PROPERTIES, LTD
IN THE HOLE GOLF/J&B GOLF ENTERPRISES, LLC**

Respondent

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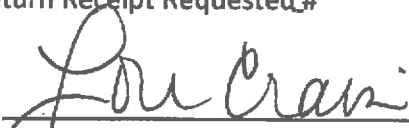
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PLEASE GOVERN YOURSELF ACCORDINGLY.

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, IN THE HOLE GOLF/J&B GOLF ENTERPRISES LLC, PO BOX 121655, CLERMONT, FL 34712-1655. Certified Mail/Return Receipt Requested.#

9171 9690 0935 0075 2974 87

BY:



Lou Crain, Code Enforcement Officer
this 18th day of March, 2015

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.

Code Enforcement Board of the
City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,
Petitioner

Case No. C2015-000078

vs.

TALAL PROPERTIES LTD & TAREK PROPERTIES, LTD
IN THE HOLE GOLF/J&B GOLF ENTERPRISES, LLC
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:

TUESDAY, APRIL 21, 2015 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 the 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.

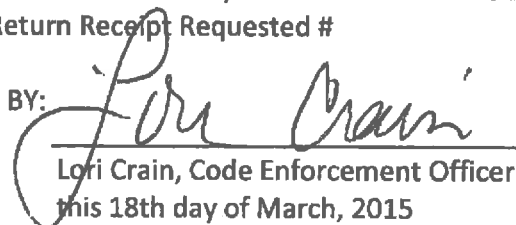
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PLEASE GOVERN YOURSELF ACCORDINGLY.

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, IN THE HOLE GOLF/J&B GOLF ENTERPRISES LLC, 1640 SR 50, SUITE B, CLERMONT, FL 34711. Certified Mail/Return Receipt Requested #

9171 9690 0935 0075 2975 62

BY:


Lori Crain, Code Enforcement Officer
this 18th day of March, 2015

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

P.O. BOX 120219, CLERMONT, FLORIDA 34712-0219

VIOLATION NOTICE

March 31, 2015

Violation # C2015-000117

To: HOBENSACK PATRICIA L ESTATE
197 PITT ST
CLERMONT, FL 34711

Violation/Property address: 197 PITT ST, CLERMONT, FL 34711

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at 197 PITT ST, PARCEL # 192226010000007000

Compliance with the Violation(s) listed will be when the following condition(s) are met:

ENTIRE PROPERTY IS FREE OF PROHIBITED ITEMS, FENCE IS REPLACED (AFTER PROPER PERMITS HAVE BEEN OBTAINED AND INSPECTED BY BUILDING INSPECTOR), MAINTAIN ALL PROPERTIES FROM HERE FORWARD AND ABSTAIN FROM REPEAT VIOLATIONS.

Type of Violation: Sec. 34-61. Enumeration of prohibited items, conditions or actions constituting nuisances.

The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions are hereby declared to be and constitute a nuisance:

(2) Refuse. Accumulation of trash, litter, debris, garbage, bottles, paper, cans, rags, dead or decayed fish, fowl, meat or other animal matter; fruit, vegetables, offal, bricks, concrete, scrap lumber or other building debris or other refuse of any nature.

Continued storage of items on property exists: furniture, broken wooden items, building debris as observed on above listed property by Code Enforcement Officer.

Type of Violation: Section 34-62 - Creation or Maintenance of Nuisance by Property Owner Declared Unlawful.

It shall be unlawful for any person to create a nuisance, or suffer or permit a nuisance to exist, upon property which is under his care, custody or control.

Previous notices have been sent regarding same violations: Courtesy Notice 9/23/14; Violation Notice 10/23/14; Violation Notice 1/28/15.

Type of Violation: Section 122-343. Fences and Walls.

(e) Design and maintenance.

(1) All fences shall be maintained in their original upright condition.

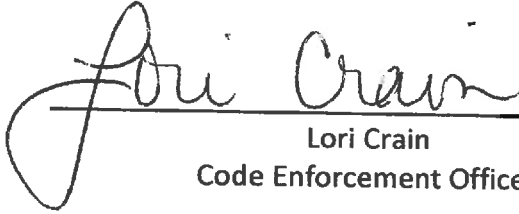
(2) Fences and walls designed for painting or similar surface finishes shall be maintained in their original

condition as designed.

(3) Missing boards, pickets or posts shall be replaced in a timely manner with material of the same type and quality. Fences on above listed property are in need of repair or replacement, as observed by Code Enforcement Officer on March 29, 2015.

Notice to appear before a hearing of the Code Enforcement Board is enclosed with this Violation Notice.

By:



Lori Crain
Code Enforcement Officer

Code Enforcement Board of the
City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2015-000117

vs.

PATRICIA L HOBENSACK ESTATE,

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:

TUESDAY, APRIL 21, 2015, AT 6:00 PM

at

685 West Montrose Street, Clermont, Florida.

Council Chambers of City Hall

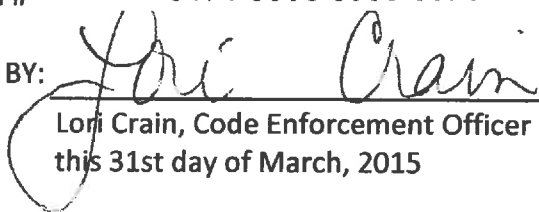
The Board will receive testimony and evidence at said Public Hearing and shall make such findings of fact as are supported by the testimony and evidence pertaining to the matters alleged in the Violation Notice. If the violation is corrected and the recurs, or if the violation is not corrected by the 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.

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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, HOBENSACK PATRICIA L ESTATE, 197 PITT ST. CLERMONT, FL 34711. Certified Mail/Return Receipt Requested # 9171 9690 0935 0076 1881 35

BY:


Lori Crain, Code Enforcement Officer
this 31st day of March, 2015

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.