



**CODE ENFORCEMENT BOARD MEETING
TUESDAY, MAY 19, 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 April 21, 2015 Code Enforcement Meeting minutes

OPENING STATEMENT

SWEARING IN WITNESSES

AGENDA

NEW BUSINESS

**Case No. 11-718
Wallace**

Dwayne & Rhonda Gregoire
1248 Shorecrest Circle
Clermont, FL 34711

REQUEST:

Request for reduction of fine.

**Case No. C2015-000049
Wallace**

Kankoo Enterprises, LLC
Hancock/SR 50 (Behind 7-11)
Clermont, FL 34711

VIOLATION:

Chapter 14, Section 302, Exterior
Property Maintenance, Section 302.3,
Sidewalks and Driveways

**Case No. C2015-000062
Crain**

Joyce Brandman & Marsha Boling
Vacant lot adjacent to 189 Orange Ave.
Clermont, FL 34711

VIOLATION:

Chapter 14, Section 302.4, Weeds

**Case No. C2015-000064
Crain**

Scott Hanscom & Current Resident
500 Shady Nook Drive
Clermont, FL 34711

VIOLATION:

Chapter 14, Section 302, Exterior
Property Maintenance; Chapter 122,
Section 122-344, General Development
Conditions; Chapter 34, Section 34-61,
Enumeration of prohibited items,
conditions, or actions constituting
nuisances

**CODE ENFORCEMENT BOARD MEETING
TUESDAY, MAY 19, 2015
CITY HALL at 685 WEST MONTROSE STREET
At 6:00 PM**

Case No. C2015-000097
Crain

Masthead, LLC
Vacant lot between Masthead Blvd. &
Grand Hwy.
Clermont, FL 34711

VIOLATION:

Chapter 14, Section 302.4, Weeds

Case No. C2015-000107
Crain

Cheroban, LLC
Vacant lot on southwest corner of Palm &
East Ave.
Clermont, FL 34711

VIOLATION:

Chapter 14, Section 302.4, Weeds;
Chapter 118, Section 118-35,
Maintenance & Pruning

Case No. C2015-000109
Crain

Andre & Yvette Garnier
444 W. Desoto St.
Clermont, FL 34711

VIOLATION:

Chapter 14, Section 302.4, Weeds

Case Nos. C2015-000111 & C2015-000112
Crain

KCV Associates, LLC
Vacant lot 1000 block of W. Montrose St.
Clermont, FL 34711

VIOLATION:

Chapter 14, Section 302.4, Weeds

Case No. C2015-000127
C2015-000128
C2015-000129
Crain

Renee Goodloe & Julian McKenzie Fogle
Vacant lots east side of Lake/Highway 50
Clermont, FL 34711

VIOLATION:

Chapter 14, Section 302.4, Weeds

Case No. C2015-000138
Crain

Progress Residential 2014-1 BO
628 Brooke Court
Clermont, FL 34711

VIOLATION:

Chapter 14, Section 302.4, Weeds

**CODE ENFORCEMENT BOARD MEETING
TUESDAY, MAY 19, 2015
CITY HALL at 685 WEST MONTROSE STREET
At 6:00 PM**

**Case No. C2015-000149
Wallace**

Clermont Retirement Residence
3650 S. Highway 27
Clermont, FL 34711

VIOLATION:

Chapter 122, Section 122-34, Certificate
of Occupancy

**Case No. C2015-000187
Crain**

Martin Wright Estate
1390 Buckingham Dr.
Hampton, GA 30228

VIOLATION:

Chapter 14, Section 302.4, Weeds

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
APRIL 21, 2015**

The regular meeting of the Code Enforcement Board was called to order on Tuesday, April 21, 2015 at 6:00 p.m. Members attending were Vice-Chair Chandra Myers, 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, Planning Specialist.

The Pledge of Allegiance was recited.

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

Vice-chair Myers read the Opening Remarks.

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

Vice-Chair Myers gave the floor to Code Enforcement Staff and City Attorney.

CASE NO. 2015-000052

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

LOCATION OF VIOLATION: 624 Bloxam Ave., Clermont, FL 34711

VIOLATION: Chapter 14, Sections 302.1, 302.4, 302.8, 308.1, 308.2.2; Chapter 122, Section 122-349 (c); Chapter 58, Section 58-116, Chapter 34, Section 34-61, 34-95, and 34-62

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: Property is in disarray, full of several items and objects creating an unsanitary condition. Weeds and grass over 18", unlicensed vehicles on property, Respondent is doing business on his property, various and several items of rubbish on property, including buckets, tires, cement blocks, and propane gas tank. Refrigerator, stoves, washers and dryers on premises. Permitting a nuisance to exist on this property. Compliance of this violation will be when the following conditions are met: When all

**CITY OF CLERMONT
MINUTES
CODE ENFORCEMENT BOARD
APRIL 21, 2015**

items and conditions that constitute a nuisance are cleared from the property, including the unlicensed vehicles; and the business operating from this property has ceased.

Ricky Range, 634 Bloxam Ave., stated that 624 Bloxam Ave. was his parent's house, and now belongs to his brother. He stated that his brother doesn't work and isn't able to. He stated that collecting and scrapping items is his brother's only means of income to pay his bills. He stated that his vehicle broke down and they were not able to tow it away. He stated that he feels the property is in compliance. He stated that the property has been cleaned up.

Vice-chair Myers asked if he had photos to prove the property was in compliance.

Ricky Range stated that he does not have a camera.

Board member Rosenberg asked if the pictures presented by the Code Enforcement Officer were dated.

City Attorney Mantzaris showed the photos again.

Victor Range, 624 Bloxam Ave., stated that after he cleaned the property he called for an inspection. He stated that Code Enforcement Officer Crain came by that day and took more photos.

Code Enforcement Supervisor Wallace stated Mr. Range has complied on several of the violations; however, the property is not in full compliance.

Board member Rini asked what is left to be cleaned up on the property.

Ms. Wallace stated that there are appliances still there. She stated that this is a reoccurring issue.

Board member Rosenberg asked why is the latest photo was 20 days old.

Ms. Wallace stated that the compliance date was the March 31, 2015 and the photo was taken after the compliance date that shows the property is still not in compliance.

Board member Rosenberg asked the Respondent if May 20, 2015 compliance date will be a problem.

Ricky Range stated that the compliance date won't be a problem but this is his brother's only means of money. He stated that people bring appliances to him to break down and scrap.

Board member Rosenberg stated that it is against the City code to do that on the property. He suggested cleaning out the shed and working in the shed.

**CITY OF CLERMONT
MINUTES
CODE ENFORCEMENT BOARD
APRIL 21, 2015**

Code Enforcement Board Attorney Fuchs warned that he could only do that if it is within the City codes.

Board member Forte made a motion to find the Respondent in violation with a fine of \$100 per day for every day past May 20, 2015; seconded by Board member Mannella. The vote was unanimous in favor of finding violation and amount of the fine.

CASE NO. 2015-000075

Orforiland Premium, LLC
91 Sunnyside Drive
Clermont, FL 34711

LOCATION OF VIOLATION: 91 Sunnyside Drive, Clermont, FL 34711

VIOLATION: Chapter 122, Section 122-344; Chapter 14, Section 305, 505.4, 403.2, 309.4, 108.1.1

City Attorney Mantzaris introduced the case.

The Respondent was present.

Code Enforcement Supervisor 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: Working without a permit for pre-existing work performed in unit #93. Plumbing, mold, structural issues, water leak in kitchen possibly from roof, drywall and texture damage. No ventilation in bathroom. (Per the city's building inspector) Water heater pressure relief valve was not piped to a safe place of disposal. The wiring to the water heater was exposed and appeared to be under sized to supply electricity to the water heater. There was no obvious bonding of the water heater to the equipment grounding conductor. Rat feces observed on stairwell of property. Ceiling has possible structural damage. Walls with signs of mold. Compliance of this violation will be when the following conditions are met: When a licensed building contractor has obtained required permits and all violations on notice have met code.

Erin Smith, 93 Sunnyside Dr., stated that she lived there since August 2013 and the first leak in the property was September 13, 2014. She stated that at that time there was no emergency number available for the property management company. She stated that she placed a work order the next day. She stated that the second leak appeared on October 10, 2014. She stated that was the first sighting of mold. She stated that December 2, 2014 she wrote a written request about the mold and health concerns. She stated that December 22, 2014 is when the cabinets were taken down, and the amount of mold on the wall was very alarming. She stated that her son became very ill that evening. She stated that they have tried to have the property manager take care of the

**CITY OF CLERMONT
MINUTES
CODE ENFORCEMENT BOARD
APRIL 21, 2015**

violations. She stated that she was asked to not file the 7-day amendment and they would speak to the insurance company and have someone address the issues. She stated that the next day she received an eviction notice.

Board member Rini asked if she was currently living at this location.

Ms. Smith stated that she is not living there now.

Board member Rosenberg asked what the status of the property currently is.

Ms. Wallace stated that there is currently no one living on the property and the property is not in compliance.

Board member Rini asked why just a \$100 per day fine given the number of violations.

Mr. Mantzaris stated that the Respondent has a fairly short compliance date for the nature of the violations. He stated that they balanced the compliance date with the amount of the fine when they made their recommendation.

Board member Rosenberg made a motion to find the Respondent in violation with a fine of \$250 per day for every day past May 19, 2015; seconded by Board member Rini. The vote was unanimous in favor of finding violation and amount of the fine.

CASE NO. 2015-0000078

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

LOCATION OF VIOLATION: 1650 Highway 50, Suite B, Clermont, FL 34711

VIOLATION: Chapter 102, Section 102-8 (11)(24)

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: Flags and banners displayed and attached to other signs at property at various times after being advised of the violations. Compliance of this violation will be when the following conditions are met: When all flags and banners are removed from exterior of property, including the rear of the store. All signs, flags

**CITY OF CLERMONT
MINUTES
CODE ENFORCEMENT BOARD
APRIL 21, 2015**

and banners are removed from the ground sign structure; no flags/banners are used from this time forward. She stated that the property is in compliance at this time.

Michael Heaney, 16650 Magnolia Terrace Blvd., Montverde, stated that the signs are not theirs; they are the tenant's, In the Hole Golf. He stated that the tenant has been told repeatedly not to put the signs up. He stated that he has sent a cease and desist letter that has been ignored. He stated that their lease is up in October and the lease agreement will not be renewed.

Board member Rosenberg asked if he has considered early termination of the lease.

Mr. Heaney stated that he has considered it, but it's not that easy.

Board member Rini asked how many times he has corresponded with In the Hole Golf.

Mr. Heaney stated that he has corresponded at least twelve times.

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

CASE NO. 2015-0000117

Patricia Hobensack Estate
197 Pitt St.
Clermont, FL 34711

LOCATION OF VIOLATION: 197 Pitt St., Clermont, FL 34711

VIOLATION: Chapter 34, Section 34-61 and 34-62; Chapter 122, Section 122-343

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: Continued storage of items on property exists: furniture, broken wooden items, building debris as observed on property. Fence is missing boards, pickets or posts and is in need of repair. Compliance of this violation will be when the following conditions are met: When entire property is free of prohibited items and nuisances and fence is replaced following proper procedure to apply for and obtain permits and be inspected by City building inspector.

**CITY OF CLERMONT
MINUTES
CODE ENFORCEMENT BOARD
APRIL 21, 2015**

Kenneth Hobensack, 197 Pitt St., stated that he inherited the property. He stated that he grew up at this property. He stated that the dumpster was there so that he could clean out his parent's items that he did not want to keep. He stated that there was an issue with people rummaging through the dumpster, which is no longer there. He stated that the debris has been cleaned up. He stated that his fence is chain link, but there may be some old panels from a privacy fence that was there years ago. He stated that if that is the case he can have them removed.

Board member Rini asked what is necessary to correct the violations.

Ms. Crain stated that broken furniture is leaning against the property. She stated that there are permits that include a privacy fence on that location and the panels need to be removed.

Board member Rosenberg made a motion to find the Respondent in violation with a fine of \$100 per day for every day past May 20, 2015; seconded by Board member Mannella. The vote was unanimous in favor of finding violation and amount of the fine.

CASE NO. 2015-000036

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

LOCATION OF VIOLATION: 690 Highway 50, Clermont, FL 34711

VIOLATION: Chapter 94, Section 94-225, 94-227, and 94-228

City Attorney Mantzaris introduced the case.

The Respondent was not present.

Code Enforcement Supervisor 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: Water run-off occurring at parking lot of bank when it rains. The sloped parking is causing water to run onto sidewalks and streets of Bloxam Avenue. The drain located off of Bloxam Avenue is a few inches in diameter and is impacted with plant growth, dirt, and debris. Compliance of this violation will be when the following conditions are met: Repairs needed immediately to break the water flow from parking lot to city sidewalk and street where the overflow has been observed and can cause a health, safety and welfare hazard.

Board member Mannella made a motion to find the Respondent in violation with a fine of \$100 per day for every day past May 19, 2015; seconded by Board member Seidler. The vote was unanimous in favor of finding violation and amount of the fine.

**CITY OF CLERMONT
MINUTES
CODE ENFORCEMENT BOARD
APRIL 21, 2015**

CASE NO. 2015-000037

Canyons at Highland Ranch HOA & Taylor-Morrison Homes
Alternate Keys 3809256, 3893796, and 3893804
Clermont, FL 34711

LOCATION OF VIOLATION: Alternate Keys 3809256, 3893796, and 3893804, Clermont, FL 34711

VIOLATION: Chapter 102, Section 102-8 (5)(15)

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: Three ground signs erected on the City right-of-way. Compliance of this violation will be when the following conditions are met: When all ground signs have been removed from City right-of-way.

Board member Mannella made a motion to find the Respondent in violation with no fine assessed at this time; seconded by Board member Seidler. The vote was unanimous in favor of finding violation.

CASE NO. 2015-000039

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

LOCATION OF VIOLATION: 268 East Ave., Clermont, FL 34711

VIOLATION: Chapter 14, Section 302.4, 304.1.1, 304.7, 304.14, 305.3, 401.2, 403.2, 404.4.5, 504.1, 304.13.2, 602.3, 605.2, 704.2, 309.4, 308.1, 108.1.3, 108.1.1

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

**CITY OF CLERMONT
MINUTES
CODE ENFORCEMENT BOARD
APRIL 21, 2015**

of the City of Clermont Code of Ordinances, due to the following: Vegetation over 18", missing gutters, holes in roof, fascia, flashing and framing, dampness and mildew, missing screens, interior walls and ceilings peeling, decayed, full of mildew, no ventilation in bathroom, plumbing leaks, laundry area incomplete and wiring unsafe, windows not operable, back rooms and bathroom have no heat, missing faceplates covers on light switches and outlets, no smoke alarms, evidence of rodent infestation, bags of empty cans, broken cement blocks, and other rubbish on property. Compliance of this violation will be when the following conditions are met: a set of plans including entire remodeling project to bring property into compliance have been submitted to and approved by the Building Official by 4:00 PM, March 10, 2015; all required permits have been obtained; and remodeling has been completed and inspected by November 1, 2015.

Board member Rosenberg made a motion to find the Respondent in violation with a fine of \$100 per day for every day past May 20, 2015; seconded by Board member Forte. The vote was unanimous in favor of finding violation and amount of the fine.

CASE NO. 2015-000047

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

LOCATION OF VIOLATION: 1086 Harmony Lane, Clermont, FL 34711
VIOLATION: Chapter 122, Section 122-349; Chapter 34, Section 34-95

City Attorney Mantzaris introduced the case.

The Respondent was not present.

Code Enforcement Supervisor 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: The sale of vehicles through Craig's List (internet service) and unlicensed vehicles on premises. Compliance of this violation will be when the following conditions are met: When the business has ceased and customers no longer come to residence. All vehicles are either registered or removed from premises.

Board member Rosenberg made a motion to find the Respondent in violation with a fine of \$100 per day for every day past May 19, 2015; seconded by Board member Forte. The vote was unanimous in favor of finding violation.

**CITY OF CLERMONT
MINUTES
CODE ENFORCEMENT BOARD
APRIL 21, 2015**

There being no further business, the meeting was adjourned at 7:58 p.m.

Dave Holt, Chairman

Attest:

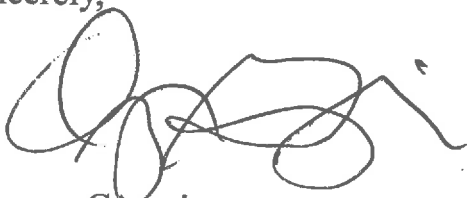
Rae Chidlow, Code Enforcement Clerk

Dwayne & Rhonda Gregoire
1248 Shorecrest Circle
Clermont, FL 34711

City of Clermont
Case # 11-718
1248 Shorecrest Circle

Due to certain hardships we were unable to comply with payment of the scheduled fine prior to reverting back to \$196,250. At this time we still have hardships including pending foreclosure however we are interested in settling this case as we may be offered to modify our mortgage or even short sell the property? Please consider once again reducing the fine to even a lesser amount. We anticipate having the ability of paying a fine of \$200. immediately following your approval of this amount?

Sincerely,

A handwritten signature in black ink, appearing to read 'Dwayne Gregoire', with a stylized, cursive script.

Dwayne Gregoire

City of Clermont

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

VIOLATION NOTICE

March 03, 2015

Violation # C2015-000049

To: KANKOO ENTERPRISES LLC
PO BOX 1751
APOPKA, FL 32704

Violation/Property address: Hancock/ SR50 (behind 7-11)

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 Hancock/ SR50 (parcel # 27-22-26-000200000900) alt key# 1592577.

Compliance with the Violation(s) listed will be when the following condition(s) are met: Pothole located south of 7-11 is repaired and even with street. (paperwork attached to show location of pothole and code of ordinance attached for section 302.

Type of Violation: Exterior Property Maintenance Section 302-IPMC
exterior property areas (pothole)

Type of Violation: Sidewalks and driveways Section 302.3-IPMC

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.

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 20th, 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: EW Wallace #5080
Evie Wallace
Code Enforcement Officer

Code Enforcement Board of the
City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2015-000049

vs.

KANKOO 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:

MAY 19TH, 2015 at 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, KANKOO ENTERPRISES LLC. PO BOX 1751 APOPKA, FL. 32704-1751

Certified Mail/Return Receipt Requested #

9171 9690 0935 0075 2987 74

BY:



Evie Wallace, 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.

City of Clermont
P.O. BOX 120219, CLERMONT, FLORIDA 34712-0219

AFFIDAVIT OF POSTING

CITY OF CLERMONT
Petitioner

CEB CASE # C2015-000049

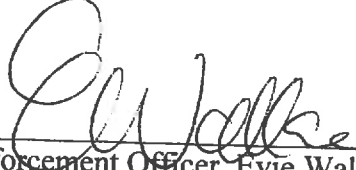
VS.

KANKOO ENTERPRISES LLC ()
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 Hancock/ SR50 (), Clermont, , 34711 on March 31st, 2015 .

Sworn to and subscribed before me this 31st day of MARCH, 2015


Code Enforcement Officer, Evie Wallace
City of Clermont, 685 W. Montrose Street
Clermont, FL 34711

The forgoing instrument was acknowledged before me this 31st day of MARCH, 2015, by Evie Wallace, Code Enforcement Officer for the City of Clermont, who is personally known to me and who did take an oath.

Signature: Joell Folmar

Printed Name: Joell Folmar



JOELL FOLMAR
MY COMMISSION # FF 009885
EXPIRES: June 26, 2017
Bonded Thru Budget Notary Services



NOTICE TO CORRECT
VIOLATION OF CODE OR ORDINANCE

CITY OF CLERMONT

Case # C2015-000062

DATE: Month March Day 10 Year 2015 Time 3:57 PM

Name BRANDMAN JOYCE O'DONNELL & MARSHA BOLING

Address 9051 BRIARCREST LANE

Phone _____

City BEVERLY HILLS

State CA

Zip 90210

CODE OR ORDINANCE VIOLATED: Weeds Section 302.4-IPMC

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

LOCATION OF VIOLATION: VL adjacent to 189 Orange Ave, CLERMONT, FL 34711

FACTS CONSTITUTING REASONABLE CAUSE: _____

ON THIS DATE, LISTED CODE ENFORCEMENT OFFICER OBSERVED OVERGROWTH OF GRASS AND WEEDS ON ABOVE LISTED PROPERTY.

ACTION REQUIRED FOR REMEDY OF VIOLATION: MOW AND TRIM ENTIRE PARCEL TO BE FREE OF ALL OVERGROWTH AND MAINTAIN PROPERTY FROM HERE FORWARD TO BE IN COMPLIANCE.

REMEDY ABOVE VIOLATION TO BE COMPLETED BY: 5:00 PM, TUESDAY, MARCH 17, 2015

CODE ENFORCEMENT OFFICER: Lori Crain (352)-241-7343 lcrain@clermontfl.org

IF YOU HAVE ANY QUESTIONS CONCERNING THIS MATTER, PLEASE CONTACT THE CODE ENFORCEMENT OFFICER AT:

CITY OF CLERMONT, DEVELOPMENT SERVICES
685 W. MONTROSE STREET, CLERMONT, FL 34711

FAILURE TO CORRECT VIOLATION BY THE ABOVE DATE MAY RESULT IN A VIOLATION NOTICE BEING ISSUED TO YOU AND A NOTICE TO APPEAR BEFORE THE CODE ENFORCEMENT BOARD.

9171 9690 0935 0075 2975 17

City of Clermont

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

VIOLATION NOTICE

March 19, 2015

Violation # C2015-000062

To: BRANDMAN JOYCE O'DONNELL & MARSHA
BOLING
9051 BRIARCREST LANE
BEVERLY HILLS, CA 90210

Violation/Property address: VL adjacent to 189 Orange 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 VL adjacent to 189 Orange Ave Parcel #242225040000401000

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

Entire property/parcel is mowed and trimmed and free of weeds and overgrowth. Maintain property throughout growing season.

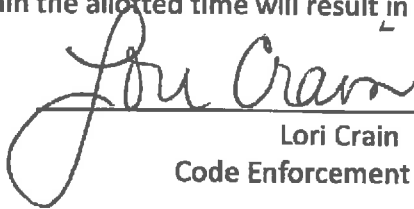
Type of Violation: Weeds Section 302.4-IPMC

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

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

You are directed to take action by 5:00 PM THURSDAY, MARCH 25, 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. C2015-000062

vs.

JOYCE O'DONNELL BRANDMAN & MARSHA BOLING,
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, MAY 19, 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.

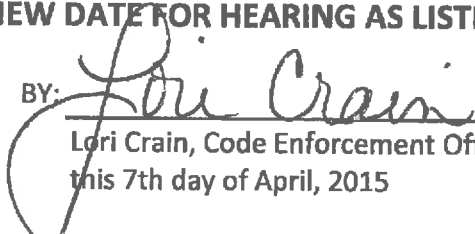
Any letters, lists, pictures of items displayed, presented or handed out at a public meeting for any City Commission, Board, Council or City public meeting, must be left with the recording clerk at the meeting at that time. No cell phone or electronic displays are permitted unless a printed copy is supplied 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, JOYCE O'DONNELL BRANDMAN & MARSHA BOLING, 6851 BRIARCREST LANE, BEVERLY HILLS, CA 90210, Certified Mail/Return Receipt Reque 9171 9690 0935 0076 1887 84 AND SAUL BRANDMAN FOUNDATION, 9595 WILSHIRE BLVD, SUITE 511, BEVERLY HILLS. CA 90212 Certified Mail/Return Receipt Requested # 9171 9690 0935 0076 1887 77

****PLEASE NOTE: THIS NOTICE TAKES THE PLACE OF PREVIOUSLY SENT HEARING NOTICE DATED MARCH 27, 2015. TAKE NOTE OF NEW DATE FOR HEARING AS LISTED ABOVE.**

BY:


Lori Crain, Code Enforcement Officer
this 7th 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

March 12, 2015

Violation # C2015-000064

To: HANSCOM SCOTT
500 SHADY NOOK DR
CLERMONT, FL 34711

Violation/Property address: 500 SHADY NOOK DR, 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 500 SHADY NOOK DR, PARCEL #192226130000001100.

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

All junk, debris, trash and other items are cleaned up, removed and stored in an enclosed structure and orderly fashion, mow all overgrowth of weeds and grass and maintain property from here forward in proper condition.

Type of Violation: Exterior Property Maintenance Section 302-IPMC

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.

Several plastic bins and containers, bags of trash, discarded wood and household items in and around back yard of address listed make this for an unsanitary condition as observed by this Code Enforcement Officer on March 9, 2015.

Type of Violation: General Development Conditions Section 122-344

122-344(subsection i) Property maintenance. It is the duty and obligation of the owner and occupant of all real property in the city to help preserve and protect the public health and general welfare of all residents and their property by keeping their respective lots, parcels or tracts of land, adjacent sidewalks and parkways free from all filth, trash, weeds, dirt, leaves, grass and rubbish and to keep down by mowing, cutting or removal such vegetation and detrimental materials.

Items and objects lying around in back yard as indicated above that need to be picked up or removed and stored in an orderly fashion which can be seen by the general public at above listed address and observed by this Code Enforcement Officer on March 9, 2015.

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:

(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.

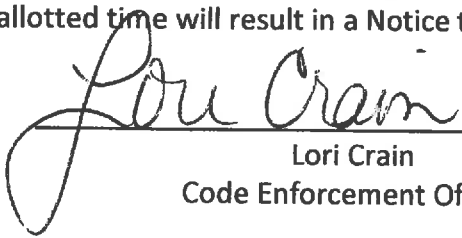
- (2) Refuse. Accumulation of trash, litter, debris, garbage, bottles, paper, cans, rags, dead or decayed fish, fowl, meat or other animal matter; fruit, vegetables, offal, bricks, concrete, scrap lumber or other building debris or other refuse of any nature.
- (3) Harborage for rats, snakes and other vermin. Any condition which provides harborage for rats, mice, snakes and other vermin.

Weeds near back of property and around sides of house, miscellaneous items and objects are conditions for harborage of rodents and snakes at listed address as observed by this Code Enforcement Officer on March 9, 2015.

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.

SCOTT W. HANSCOM & CURRENT RESIDENT

Respondent,

Case No. C2015-000064

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, MAY 19, 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.

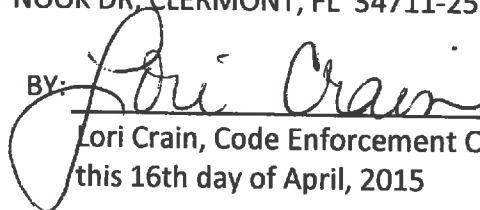
PLEASE GOVERN YOURSELF ACCORDINGLY.

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, SCOTT HANSCOM, 500 SHADY NOOK DR, CLERMONT, FL 34711-2560, and CURRENT RESIDENT, 500 SHADY NOOK DR, CLERMONT, FL 34711-2560 Certified Mail/Return Receipt Requested #S

9171 9690 0935 0076 1881 73

9171 9690 0935 0076 1881 80

BY:



Lori Crain, Code Enforcement Officer
this 16th 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

REPEAT VIOLATION NOTICE

March 25, 2015

Violation # C2015-000097

To: MASTHEAD LLC
535 JULIE LN
WINTER SPRINGS, FL 32708

Violation/Property address: Vacant Lot between Masthead Blvd & Grand Hwy, 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 Vacant Lot between Masthead Blvd & Grand Hwy, Parcel # 182226007500E00000.

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

Entire lot, including the embankments and berm is mowed. Maintain property throughout remainder of growing season.

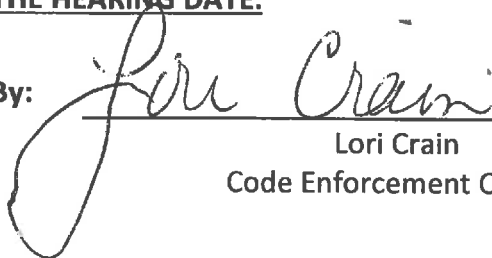
Type of Violation: Weeds Section 302.4-IPMC

All premises and exterior property shall be maintained free from weeds or plant growth in excess of 18 inches. Overgrowth of weeds observed by Code Enforcement Officer on above listed property.

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

THIS CASE WILL BE PRESENTED TO THE CODE ENFORCEMENT BOARD AS STATED IN PREVIOUSLY SENT NOTICE OF HEARING, AS A REPEAT VIOLATION, EVEN IF THE VIOLATION HAS BEEN CORRECTED PRIOR TO THE HEARING DATE.

By:



Lori Crain

Code Enforcement Officer

Code Enforcement Board of the
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2015-000097

vs.

MASTHEAD 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, MAY 19, 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.

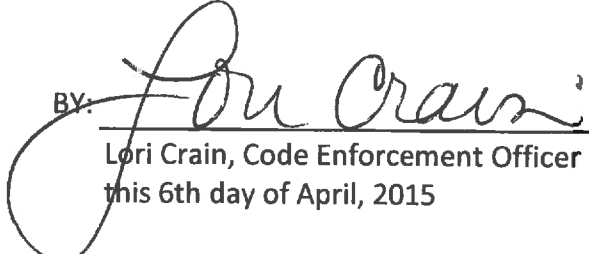
Any letters, lists, pictures of items displayed, presented or handed out at a public meeting for any City Commission, Board, Council or City public meeting, must be left with the recording clerk at the meeting at that time. No cell phone or electronic displays are permitted unless a printed copy is supplied 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, MASTHEAD LLC & NAUSHIK HOODA, 535 JULIE LANE, WINTER SPRINGS, FL 32708. Certified Mail/Return Receipt Requested # 9171 9690 0935 0076 1888 14

***PLEASE NOTE: THIS NOTICE TAKES THE PLACE OF PREVIOUSLY SENT HEARING NOTICE DATED APRIL 3, 2015. TAKE NOTE OF NEW DATE FOR HEARING AS LISTED ABOVE.**

BY:


Lori Crain, Code Enforcement Officer
this 6th 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

March 27, 2015

Violation # C2015-000107

CHEROBAN LLC
12914 MAGNOLIA POINTE BLVD
CLERMONT, FL 34711

Violation/Property address: Vacant Lot SW corner Palm & East, 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 Vacant Lot SW corner Palm & East, parcel #242225040000500300

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

Entire lot has been pruned and overgrowth of weeds and vegetation has been mowed and removed.

Type of Violation: Weeds Section 302.4-IPMC

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

Weeds and grass in excess of 18" on property listed above as observed by Code Enforcement Officer.

Type of Violation: Maintenance and Pruning

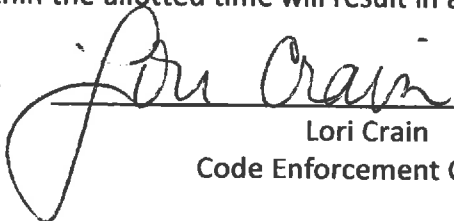
Section 118-35 Responsibility for the maintenance of all landscaping, which shall be maintained in good condition, orderly appearance and free from refuse/debris.

Trees and vegetation on property need to be pruned and trimmed up to be in compliance, as observed on above listed property by Code Enforcement Officer.

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, THURSDAY, APRIL 2, 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. C2015-000107

vs.

CHEROBAN 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, MAY 19, 2015 AT 6:00 PM,

at

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

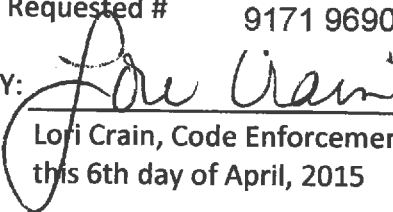
The Board will receive testimony and evidence at said Public Hearing and shall make such findings of fact as are supported by the testimony and evidence pertaining to the matters alleged in the Violation Notice. If the violation is corrected and the recurs, or if the violation is not corrected by the 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, CHEROBAN, LLC, 12914 MAGNOLIA POINTE BLVD CLERMONT, FL 34711. Certified Mail/Return Receipt Requested # 9171 9690 0935 0076 1888 07

BY:



Lori Crain, Code Enforcement Officer
this 6th 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.

9171 9690 0935 0076 1886 61

City of Clermont

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

VIOLATION NOTICE

April 09, 2015

Violation # C2015-000109

To: ANDRE L & YVETTE C GARNIER GA
444 W DESOTO ST
CLERMONT, FL 34711

Violation/Property address: 444 W DESOTO 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 444 W DESOTO ST, PARCEL # 242225010004800600

Compliance with the Violation(s) listed will be when the following condition(s) are met:
ENTIRE PROPERTY IS MOWED. MAINTAIN PROPERTY THROUGHOUT REMAINDER OF GROWING SEASON.

Type of Violation: Weeds Section 302.4-IPMC

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

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 5:00 PM THURSDAY, APRIL 16, 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. C2015-000109

vs.

ANDRE L & YVETTE C GARNIER,
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, MAY 19, 2015, AT 6:00 PM

at

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

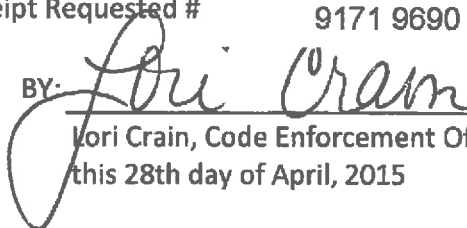
The Board will receive testimony and evidence at said Public Hearing and shall make such findings of fact as are supported by the testimony and evidence pertaining to the matters alleged in the Violation Notice. If the violation is corrected and the recurs, or if the violation is not corrected by the 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, ANDRE L & YVETTE C GARNIER. 444 W DESOTO ST. CLERMONT, FL 34711. Certified Mail/Return Receipt Requested # 9171 9690 0935 0076 1884 70

BY:



Lori Crain, Code Enforcement Officer
this 28th 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.

9171 9690 0935 0076 1886 54

City of Clermont

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

VIOLATION NOTICE

April 09, 2015

Violation # C2015-000112
C2015-000111

To: KCV ASSOCIATES LLC
8616 COMMODITY CIR STE 19
ORLANDO, FL 32819

Violation/Property address: Vacant Lot 1000 blk W Montrose, 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 Vacant Lot 1000 blk W Montrose, parcel 242225010011400100

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

When entire lot is mowed and all vegetation over 18" has been removed. Maintain property throughout remainder of growing season.

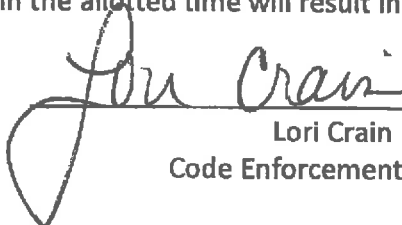
Type of Violation: Weeds Section 302.4-IPMC

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

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 THURSDAY, APRIL 16, 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.

KCV ASSOCIATES LLC,

Respondent

Case No. C2015-000111,C2015-000112

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, MAY 19, 2015 AT 6:00 PM,

at

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

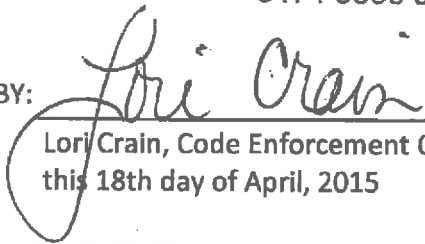
The Board will receive testimony and evidence at said Public Hearing and shall make such findings of fact as are supported by the testimony and evidence pertaining to the matters alleged in the Violation Notice. If the violation is corrected and the recurs, or if the violation is not corrected by the 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. 8616 COMMODITY CIR, SUITE 19, ORLANDO, FL 32819. Certified Mail/Return Receipt Requested # 9171 9690 0935 0076 1883 71

BY:


Lori Crain, Code Enforcement Officer
this 18th 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

April 01, 2015

Violation # C2015-000127,C2015-000128, C2015-000129

To: N. RENEE GOODLOE & JULIAN MCKENZIE
FOGLE
951 PARKSIDE DR
RICHMOND, CA 94803-1239

Violation/Property address: Vacant Lots East side of Lake/Hwy 50, 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 parcels located at Vacant Lots East side of Lake/Hwy 50 including the following parcels: 242225010006000302, 242225010006000301, 242225010006000200, 242225010006000300.

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

All lots and adjoining property are mowed and maintained from here forward throughout remainder of growing season.

Type of Violation: Weeds Section 302.4-IPMC

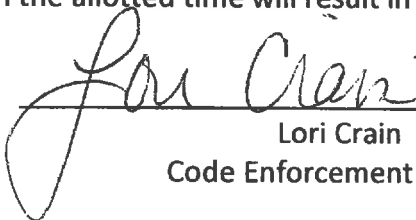
All premises and exterior property shall be maintained free from weeds or plant growth in excess of 18 inches.

WEEDS AND OVERGROWTH OF VEGETATION AS OBSERVED BY CODE ENFORCEMENT OFFICER AT ABOVE LOCATION.

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 5:00 PM WEDNESDAY, APRIL 8, 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. C2015-000127, C2015-000128,
C2015-000129**

vs.

RENEE N GOODLOE & JULIAN MCKENZIE FOGLE
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, MAY 19, 2015, AT 6:00 PM

at

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

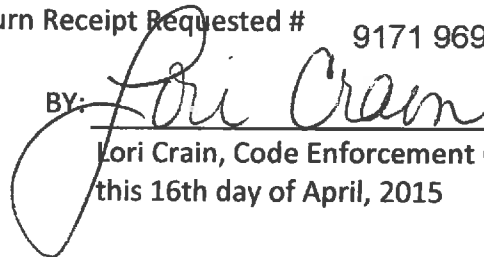
The Board will receive testimony and evidence at said Public Hearing and shall make such findings of fact as are supported by the testimony and evidence pertaining to the matters alleged in the Violation Notice. If the violation is corrected and the recurs, or if the violation is not corrected by the 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, RENEE N GOODLOE & JULIAN FOGLE, 951 PARKSIDE DR, RICHMOND, CA 94803-1239 Certified Mail/Return Receipt Requested # 9171 9690 0935 0076 1886 16

BY:



Lori Crain, Code Enforcement Officer
this 16th 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.

9171 9690 0935 0076 1881 97

City of Clermont

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

VIOLATION NOTICE

April 16, 2015

Violation # C2015-000138

To: PROGRESS RESIDENTIAL 2014-1 BO
201 N FRANKLIN ST STE 1750
TAMPA, FL 33602

Violation/Property address: 628 BROOKE CT, 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 628 BROOKE CT, PARCEL #182226021000002600.

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

All weeds and overgrowth over 18" have been cut and mowed. Property is maintained throughout remainder of growing season.

Type of Violation: Weeds Section 302.4-IPMC

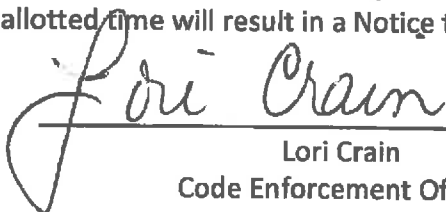
All premises and exterior property shall be maintained free from weeds or plant growth in excess of 18 inches.

Weeds and overgrowth observed at above listed property by Code Enforcement Officer.

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 Thursday, April 23, 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. C2015-000138

vs.

PROGRESS RESIDENTIAL 2014-1 BORROWER, LLC,
CT CORPORATION SYSTEM, AGENT,
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, MAY 19, 2015, AT 6:00 PM

at

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

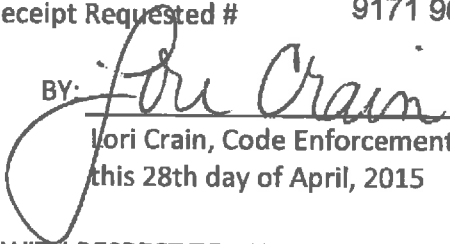
The Board will receive testimony and evidence at said Public Hearing and shall make such findings of fact as are supported by the testimony and evidence pertaining to the matters alleged in the Violation Notice. If the violation is corrected and the recurs, or if the violation is not corrected by the 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, PROGRESS RESIDENTIAL 2014-1 BORROWER, LLC, 201 N FRANKLIN ST, #1750, TAMPA, FL 33602 & CT CORPORATION SYSTEM. AGENT, 1200 S PINE ISLAND RD, PLANTATION, FL 33324. Certified Mail/Return Receipt Requested # 9171 9690 0935 0076 1884 94
9171 9690 0935 0076 1885 00

BY:


Lori Crain, Code Enforcement Officer
this 28th 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

April 17, 2015

Violation # C2015-000149

To: CLERMONT RETIREMENT RESIDENCE
9310 NE VANCOUVER MALL DR STE
200
VANCOUVER, WA 98662

Violation/Property address: 3650 SOUTH HIGHWAY 27, CLERMONT, FL. 34711 (ORCHARD HEIGHTS)

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 3650 SOUTH HIGHWAY 27, CLERMONT, FL. 34711 (PARCEL #05-23-26-000400001800) ALT KEY# 3883559.

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

- **CONTACT BUILDING DEPARTMENT AT CITY HALL (DEVELOPMENT SERVICES) 1ST FLOOR, MON-FRI 8-5, IMMEDIATELY TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR THIS PROPERTY AND PROVIDE PLANS, A TIME LINE FOR WORK TO BE STARTED AND COMPLETED.**

Type of Violation: **CHAPTER 122-ZONING, SECTION 122-34 CERTIFICATE OF OCCUPANCY**

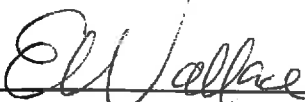
- (a) **A CERTIFICATE OF OCCUPANCY ISSUED BY THE PLANNING AND ZONING DEPARTMENT IS REQUIRED IN ADVANCE OF THE USE OR OCCUPANCY OF ANY LOT, BUILDING OR CHANGE IN THE USE OF AN EXISTING BUILDING.**
- (b) **NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNLESS THE LOT OR BUILDING OR STRUCTURE COMPLIES WITH ALL PROVISIONS OF THIS LAND DEVELOPMENT CODE.**
FLORIDA BUILDING CODE SECTION 111.1 USE AND OCCUPANCY STATES NO BUILDING OR STRUCTURE SHALL BE USED OR OCCUPIED, UNTIL THE BUILDING OFFICIAL HAS ISSUED A CERTIFICATE OF OCCUPANCY.

-LET IT BE NOTED THAT ORCHARD HEIGHTS HAS BEEN WITHOUT A TCO SINCE APRIL 1ST, 2015 AND THE CONDITIONS OF THE TCO HAVE NOT BEEN MET AS OF APRIL 15, 2015. (ORIGINAL TCO WAS ISSUED ON 7-1-14)

Please contact BUILDING OFFICIAL MARK GRENIER AT 352-241-7311 immediately and contact me at 352-241-7304 or ewallace@clermontfl.org when you comply.

You are directed to take action by MAY 1ST, 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:



E. Wallace #5080

Code Enforcement Officer

Code Enforcement Board of the
City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2015-000149

vs.

CLERMONT RETIREMENT RESIDENCE

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:

MAY 19TH, 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, CLERMONT RETIREMENT RESIDENCE 9310 ne Vancouver Mall Dr STE 200 Vancouver, WA 98662.

Certified Mail/Return Receipt Requested #

9171 9690 0935 0075 2983 92

BY:



Evie Wallace, Code Enforcement Officer
this 1th day of May, 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

REPEAT VIOLATION NOTICE

May 08, 2015

Violation # C2015-000187

To: MARTIN WRIGHT ESTATE
1390 BUCKINGHAM DR
HAMPTON, GA 30228

Violation/Property address: 775 E JUNIATA 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 775 E JUNIATA ST, PARCEL # 19-22-26-080000000600

Compliance with the Violation(s) listed will be when the following condition(s) are met:
ENTIRE LOT IS MOWED AND OVERGROWTH REMOVED. PROPERTY IS MAINTAINED IN COMPLIANCE THROUGHOUT REMAINDER OF GROWING SEASON.

Type of Violation: Weeds Section 302.4-IPMC

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

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

THIS CASE WILL BE PRESENTED TO THE CODE ENFORCEMENT BOARD AS STATED IN THE ATTACHED NOTICE OF HEARING ON REPEAT VIOLATION, EVEN IF THE VIOLATION HAS BEEN CORRECTED PRIOR TO THE HEARING DATE.

By:



Lori Crain
Code Enforcement Officer

Code Enforcement Board of the
City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2015-000187

vs.

MARTIN WRIGHT 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, MAY 19, 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.

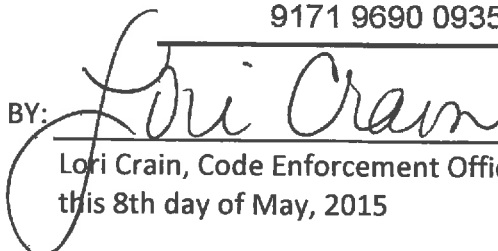
Any letters, lists, pictures of items displayed, presented or handed out at a public meeting for any City Commission, Board, Council or City public meeting, must be left with the recording clerk at the meeting at that time. No cell phone or electronic displays are permitted unless a printed copy is supplied 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, MARTIN WRIGHT ESTATE, C/O MARTIN WRIGHT, JR, 1390 BUCKINGHAM DR, HAMPTON, GA 30228. Certified Mail/Return Receipt Requested #

9171 9690 0935 0090 7140 37

BY:



Lori Crain, Code Enforcement Officer
this 8th day of May, 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.