



**CODE ENFORCEMENT SPECIAL
MAGISTRATE HEARING
TUESDAY, SEPTEMBER 18, 2018
CITY HALL at 685 WEST MONTROSE STREET
At 1:30 PM**

CALL TO ORDER

SWEARING IN WITNESSES

AGENDA

OTHER BUSINESS

UNFINISHED BUSINESS

NEW BUSINESS

**Item 1 - C2017-000858
Wallace**

CAH 2014-1 Borrower LLC
and
CT Corporation System
3239 Park Branch Ave.

VIOLATION:

REDUCTION OF FINE
Chapter 14-9 IPMC, Sections 305.3
Interior Surfaces, 304.1 Exterior
Structure, 305 Interior Structure

**Item 2 - C2018-000284
Reusch**

Alyahya, Ahmad
East Minneola Ave
alt key# 1616689

VIOLATION:

Chapter 122 Section 122-344 Property
Maintenance
Chapter 14-9, IPMC Sections 301.3
Vacant Structures and Lands and 302.4
Weeds

**Item 3 - C2018-000304
Reusch**

South Lake Connector LLC
3298 South Hwy 27

VIOLATION:

Chapter 122, Section 122-344 Building
Permit Required
Chapter 14-9, IPMC Section 302.2
Grading and Drainage
Chapter 122, Section 122-344 (I) Property
Maintenance

**CODE ENFORCEMENT SPECIAL
MAGISTRATE HEARING
TUESDAY, SEPTEMBER 18, 2018
CITY HALL at 685 WEST MONTROSE STREET
At 1:30 PM**

**Item 4 - C2018-000291
Reusch**

Jackson, Fred
598 East Highland Ave.

VIOLATION:

REPEAT VIOLATION
Chapter 34, Sections 34-61 Nuisance
(1)(2)(3) and 34-62 Creation and
Maintaining Nuisance
Chapter 122, Section 122-344 (I) Property
Maintenance
Chapter 14-9, IPMC Sections 308.1
Rubbish and Garbage and 302 Sanitation

ADJOURN

Any person wishing to appeal any decision made by the Code Enforcement Special Magistrate 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 Development Services 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.

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF CLERMONT, FLORIDA

CITY OF CLERMONT

Petitioner,

vs.

CAH 2014-1 BORROWER LLC and
CT CORPORATION SYSTEM,

Respondents.

Case No: C2017-000858
3239 Park Branch Avenue
Clermont, Florida

FINDINGS OF FACT, CONCLUSION OF LAW and ORDER

THIS MATTER came before the Code Enforcement Special Magistrate of the City of Clermont for hearing on March 20, 2018 and the Special Magistrate having heard sworn testimony and received evidence from Evie Wallace, Code Enforcement Officer, for the City and having noted that Respondents were not present or represented, thereupon issues the following Findings of Fact, Conclusion of Law, and Order:

I. FINDINGS OF FACT

- 1) Notice as required by Section 162.12, F.S. was provided to Respondents.
- 2) The Respondents are the owners of and in custody and control of the property described in the Violation Notice dated January 5, 2018.
- 3) There exists on the property a dwelling that has exterior and interior damage due to water intrusion and is in disrepair.

II. CONCLUSION OF LAW

The Code Enforcement Special Magistrate finds the Respondents, CCAH 2014-1 BORROWER LLC and CT CORPORATION SYSTEM, are in violation of City of Clermont Section 305.3 "Interior Surfaces"; Section 304.1-IPMC "Exterior Structure" and Section 305-IPMC "Interior Structure".

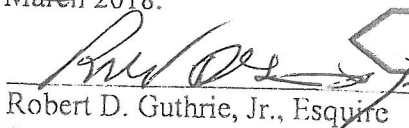
III. ORDER

Based on the above-stated findings and conclusion of law, it is hereby Ordered that:

CASE NO: C2017-000858

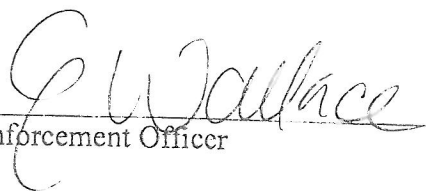
- 1) Respondent shall correct the above-stated violation on or before **April 20, 2018** by taking the remedial action as set forth in the Violation Notice dated January 5, 2018. If the Respondents fail to timely correct the violation a fine of **TWO HUNDRED AND FIFTY DOLLARS (\$250)** will accrue for each day the violation continues past the compliance date as stated above.
- 2) Respondents bear the burden of, and shall contact the City of Clermont Code Enforcement Department to arrange for a re-inspection of the Property and to verify that the violations have been corrected, and the property has been brought into compliance with the City Code Sections as cited above. Respondent shall call (352) 241-0178 x6624 to request an inspection.
- 3) Any fine imposed shall accrue from the date it is imposed until the date that the violation is corrected as verified by the City of Clermont Code Enforcement Department.

Done and Ordered this 2nd day of ^{April}~~March~~ 2018.


Robert D. Guthrie, Jr., Esquire
Special Magistrate
Fla Bar No.: 229555

An aggrieved party, including the City Council of the City of Clermont, may appeal a final administrative order of the Code Enforcement Special Magistrate to the Circuit Court. Any such appeal shall be filed within thirty (30) days of the rendition of this Order as set forth in Section 162.11, Florida Statutes.

I HEREBY CERTIFY that on this 4th day of ^{April}~~March~~ 2018, a true and correct copy of this Order has been furnished by certified and regular mail to Respondents, CAH 2014-1 Borrower LLC, 8665 E. Hartford Drive, Suite 200, Scottsdale, AZ 85255 and CT Corporation System, 1200 South Pine Island Road, Plantation, FL 33324.


Code Enforcement Officer

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

AFFIDAVIT OF COMPLIANCE

In the matter of:

Case # C2017-000858
CAH 2014-1 BORROWER LLC
8665 E HARTFORD DR STE 200
SCOTTSDALE, AZ 85255

Violation Address: 3239 PARK BRANCH AVE

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

1. That on March 20, 2018, the Code Enforcement Special Magistrate held a public hearing and issued an Order in the abovementioned case.
2. That, pursuant to said Order, the Respondent was to have taken certain corrective action by or before April 20th, 2018 for this violation or a \$250.00 per day fine was to be imposed.
3. That, an inspection was performed on June 25, 2018 and found that the corrective action ordered by the Special Magistrate was completed.
4. In accordance with the Special Magistrate's order, a fine of \$250.00 per day accrued from 4-20-18 to 6-25-18 per calendar day with a grand total of 85 days fines were accrued for a total amount owed of \$ 21,250.00.

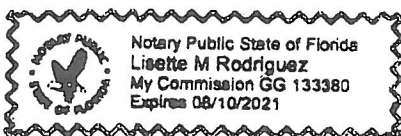
The fine would need to be paid no later than by September 24th, 2018 or a lien will be placed on the property at that time. Should you disagree with the amount and request a reduction, please submit a letter no later than by August 24th, 2018 to submit to the proper department for review and to be placed in the agenda for the next code enforcement hearing to be heard in front of a Special Magistrate. Should you not have evidence to prove your case valid for a reduction and no payment submitted at that time, a request for lien will be placed to the City immediately.

Sworn to and subscribed before me this 24th day of July, 2018.

Evie Wallace

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

The forgoing instrument was acknowledged before me this 24th day of July, 2018, by Evie Wallace as the Code Enforcement Officer for the City of Clermont, who is personally known to me and who did take an oath.



Signature: _____



invitationhomes

July 10, 2018

City of Clermont
685 W. Montrose Street
Clermont, FL 34711

Attn: Evie Wallace

RE: Case no. C2017-000858
CAH 2014-1 Borrower, LLC
3239 Park Branch Ave.

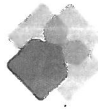
Dear Evie,

We are in receipt of the attached Affidavit of Compliance and are writing to ask that the case be considered for a fine reduction.

Case no. C2017-000858 for Water Intrusion and repair. Terry Piard Service Manager was in contact with you diligently trying to resolve this issue. Unfortunately, the resident had been making our efforts to repair, difficult due to cancelling and rescheduling repairs and sometimes when the repairs were being done, the resident would ask the vendor to leave "Come back another day" due to personal plans and scheduling. We were aware that this was an urgent time sensitive matter. We had only had about 6 hours left of work to be done which would complete all repairs at the property.

With the many challenges presented by having several cancellations for our vendors, resident access prolonged our cure efforts in this case, however, our efforts were initiated with communication to code enforcement.

We ask that you take this into account and not penalize us for trying to communicate and take care of these issues.



invitationhomes

We are hopeful that the City will consider our efforts.

We remain committed to improving communications with the City and better understanding of the Code Enforcement process so that our properties are considered an asset to the community.

Please let us know if this case can be heard by Special Magistrate and the resolution.

Thank you for your time and consideration.

Sincerely,



Barb Otero
Property Generalist
Invitation Homes
8665 E. Hartford Drive #220
Scottsdale, AZ 85255
480-800-3467

City of Clermont

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

VIOLATION NOTICE

June 21, 2018

Violation # C2018-000284

To: ALYAHYA AHMAD H N
14001 FAIRWAY ISLAND DR APT 528
ORLANDO, FL 32837

Violation/Property address: EAST MINNEOLA 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 EAST MINNEOLA AVE. IN REFERENCE TO; CODE ENFORCEMENT RECEIVED A COMPLAINT THAT THE PROPERTY WAS OVERGROWN WITH WEEDS AND GRASS. OFFICERS CONDUCTED AN INSPECTION AND FOUND THE PROPERTY TO BE IN VIOLATION.

Compliance with the Violation(s) listed will be when the following condition(s) are met: PROPERTY MUST BE MAINTAINED IN ACCORDANCE WITH THE ORDINANCES AND CODES LISTED BELOW. AREA MUST BE CLEARED OF PLANT GROWTH IN EXCESS OF EIGHTEEN INCHES.

Type of Violation: Property Maintenance Section 122-344

(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.

Type of Violation: Vacant Structures and Lands Section 301.3-IPMC

All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition.

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)241-7304 or at mreusch@clermontfl.org when you comply, so an inspection to determine compliance can be scheduled.

You are directed to take action by **JULY 12TH, 2018**. Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Special Magistrate.

By: _____



Code Enforcement Officer

Code Enforcement Special Magistrate
City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2018-000284

vs.

ALYAHYA AHMAD H N

Respondent

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

SEPTEMBER 18TH, 2018 AT 1:30 PM

at

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

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

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, ALYAHYA AHMAD H N.

Certified Mail/Return Receipt Requested #

BY:



Matthew Reusch, Code Enforcement Officer
this 2nd day of August, 2018

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 # C2018-000284

VS.

ALYAHYA AHMAD H N ()
Respondent

Personally appeared before me, 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 EAST MINNEOLA AVE (), , , on the .

Sworn to and subscribed before me this 2 day of August, 2018



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

The forgoing instrument was acknowledged before me this 2 day of August, 18, by , Code Enforcement Officer for the City of Clermont, who is personally known to me and who did take an oath.



MARIVON M. ADAMS
MY COMMISSION # FF 202576
EXPIRES: February 23, 2019
Bonded Thru Budget Notary Services

Signature: Marivon M Adams

Printed Name: Marivon M Adams

City of Clermont

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

VIOLATION NOTICE

July 09, 2018

Violation # C2018-000304

To: SOUTH LAKE CONNECTOR LLC
PO BOX 120355
CLERMONT, FL 34712

Violation/Property address: 3298 SOUTH HIGHWAY 27

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 3298 SOUTH HIGHWAY 27. IN REFERENCE TO; CODE ENFORCEMENT RECEIVED COMPLAINTS REFERENCING DUMPING OF RUBBISH AND REFUSE IN ADDITON TO GRADING WITHOUT A PERMIT. OFFICERS CONDUCTED AN INVESTIGATION AND FOUND THE PROPERTY TO BE IN VIOLATION.

Compliance with the Violation(s) listed will be when the following condition(s) are met: OBTAIN PERMIT IN ORDER GRADE PROPERTY. CLEAR ANY RUBBISH, DEBRIS OR REFUSE FOUND ON THE PARCEL.

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.

Type of Violation: GRADING & DRAINAGE

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

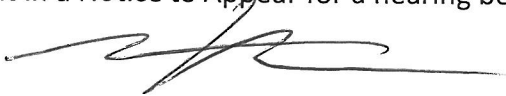
Type of Violation: Property Maintenance Section 122-344

(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.

Please contact me at (352) 241-7304 or MREUSCH@CLERMONTFL.ORG when you comply, so an inspection to determine compliance can be scheduled.

You are directed to take action by AUGUST 1ST, 2018. Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Special Magistrate.

By:



MATTHEW REUSCH
Code Enforcement Officer

Code Enforcement Special Magistrate
City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2018-000304

vs.

SOUTH LAKE CONNECTOR LLC

Respondent

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

SEPTEMBER 18TH, 2018 AT 1:30 PM

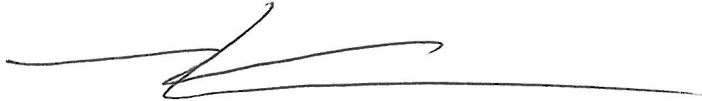
at

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

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

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, SOUTH LAKE CONNECTOR LLC.
Certified Mail/Return Receipt Requested #

BY: 

MATTHEW REUSCH, Code Enforcement Officer
this 16th day of August, 2018

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 # C2018-000304

VS.

SOUTH LAKE CONNECTOR LLC ()
Respondent

Personally appeared before me, MATTHEW REUSCH 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 3298 SOUTH HIGHWAY 27 (), CLERMONT, FL, 34711 on the .

Sworn to and subscribed before me this 16 day of August, 2018.


Code Enforcement Officer, MATTHEW REUSCH
City of Clermont, 685 W. Montrose Street
Clermont, FL 34711

The forgoing instrument was acknowledged before me this 16 day of August, 2018, by MATTHEW REUSCH, Code Enforcement Officer for the City of Clermont, who is personally known to me and who did take an oath.



MARIVON M. ADAMS
MY COMMISSION # FF 202576
EXPIRES: February 23, 2019
Bonded Thru Budget Notary Services

Signature: _____

Marivon M Adams

Printed Name: _____

Marivon M Adams

City of Clermont

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

REPEAT VIOLATION NOTICE

June 28, 2018

Violation # C2018-000291

To: JACKSON FRED R
PO BOX 210
MINNEOLA, FL 34755

Violation/Property address: 598 EAST HIGHLAND 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 598 EAST HIGHLAND AVE, CLERMONT FL 34711. IN REFERENCE TO; CODE ENFORCEMENT RECEIVED A COMPLAINT THAT THE PROPERTY WAS IN A STATE OF POOR ORDER WITH DEBRIS, RUBBISH AND REFUSE AROUND THE HOUSE. THERE HAS BEEN A PRIOR CODE CASE (C2017-000361) THAT HAS APPEARED BEFORE THE SPECIAL MAGISTRATE, CODE ENFORCEMENT BOARD WHICH QUALIFIES THIS CASE TO BE MOVED DIRECTLY TO A HEARING AS THERE ARE NUMEROUS REPEAT VIOLATIONS FROM THE PRIOR CASE LISTED ABOVE. SEE BELOW FOR THE VIOLATIONS CURRENTLY LEVIED AT THE PROPERTY.

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

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:

Type of Violation: Property Maintenance Section 122-344

(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.

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.

Type of Violation: Sanitation Section 302-IPMC

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

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.

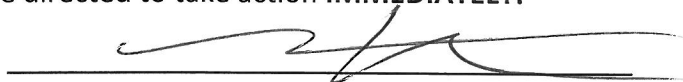
Type of Violation: Section 34-62 - Creation or Maintenance of Nuisance by Property Owner Declared Unlawful.

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.

Please contact me at (352)241-7304 or MREUSCH@CLERMONTFL.ORG when you comply, so an inspection to determine compliance can be scheduled. THIS CASE WILL BE PRESENTED AT THE CODE ENFORCEMENT HEARING (AS STATED IN THE ATTACHED NOTICE OF HEARING) AS A REPEAT VIOLATION, EVEN IF THE VIOLATION HAS BEEN CORRECTED PRIOR TO THE HEARING DATE.

You are directed to take action **IMMEDIATELY**.

By:



MATTHEW REUSCH
Code Enforcement Officer

Code Enforcement Special Magistrate
City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2018-000291

vs.

JACKSON FRED R

Respondent

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

SEPTEMBER 18TH, 2018 AT 1:30PM

at

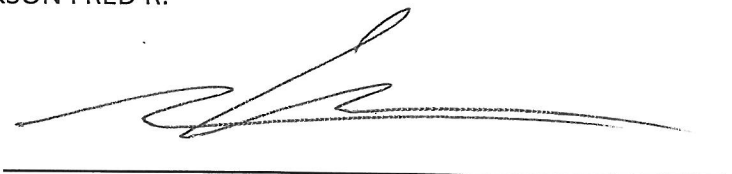
**685 West Montrose Street, Clermont, Florida.
Council Chambers of City Hall**

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

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, JACKSON FRED R.
Certified Mail/Return Receipt Requested #

BY:



MATTHEW REUSCH, Code Enforcement Officer
this 9th day of July, 2018

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 # C2018-000291

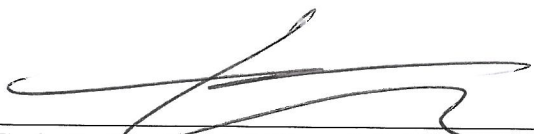
VS.

JACKSON FRED R ()
Respondent

Personally appeared before me, MATTHEW REUSCH 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 598 EAST HIGHLAND AVE (), , , on the .

Sworn to and subscribed before me this 16 day of August, 2018.



Code Enforcement Officer, MATTHEW REUSCH
City of Clermont, 685 W. Montrose Street
Clermont, FL 34711

The forgoing instrument was acknowledged before me this 16 day of August, 2018, by MATTHEW REUSCH, Code Enforcement Officer for the City of Clermont, who is personally known to me and who did take an oath.



MARIVON M. ADAMS
MY COMMISSION # FF 202576
EXPIRES: February 23, 2019
Bonded Thru Budget Notary Services

Signature: Marivon M Adams

Printed Name: Marivon M Adams

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF CLERMONT, FLORIDA**

CITY OF CLERMONT,

Petitioner,

vs.

FRED R. JACKSON,

Respondent.

**Case No: C2017-000361
598 Highland Avenue
Clermont, Florida**

9171 9690 0935 0149 4815 38

**FINDINGS OF FACT, CONCLUSION OF LAW and ORDER
OF REPEAT VIOLATION and IMPOSING FINE**

THIS MATTER came before the Code Enforcement Special Magistrate of the City of Clermont for hearing on **September 19, 2017**, and the Magistrate, having heard sworn testimony and received evidence from **Lori Crain, Code Enforcement Officer**, for the City and having noted that **Fred R. Jackson** was present, thereupon issues the following Findings of Fact, Conclusion of Law, and Order:

I. FINDINGS OF FACT

- 1) Notice as required by Section 162.12, F.S. was provided to Respondent.
- 2) The Respondent is the owner of and in custody and control of the property described in the Violation Notice dated August 16, 2017.
- 3) As of September 19, 2017, there existed on the property junk and debris items, weeds and grass, inoperable, broken and disabled machinery, disabled truck, non-outdoor items are outside and a broken fence.

II. CONCLUSION OF LAW

The Code Enforcement Special Magistrate finds that the Respondent, **FRED R. JACKSON**, was in repeat violation of Section 308.3 "Disposal of garbage"; Section 122-344 "Property Maintenance"; Section 302-IPMC "Sanitation"; Section 34-61 "Enumeration of prohibited items, conditions or actions constituting nuisances"; Section 302.8 IPMC "Motor vehicles"; Section 34-62 "Creation or maintenance of nuisance by property owner declared unlawful"; and Section 34-95 "Vehicles".

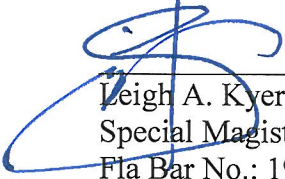
III. ORDER

Based on the above-stated findings and conclusion of law, it is hereby Ordered that:

- 1) Respondent shall correct the above-stated violation on or before **November 20, 2017**, by taking the remedial action as set forth in the Violation Notice dated August 16, 2017. If the Respondent fails to timely correct the violation a fine of **ONE HUNDRED DOLLARS (\$100)** will accrue for each day the violation continues past the compliance date as stated above.
- 2) Respondent bears the burden of, and shall contact the City of Clermont Code Enforcement Department to arrange for a re-inspection of the Property and to verify that the violations have been corrected, and the property has been brought into compliance with the City Code Sections as cited above. Respondent shall call (352) 241-7343 to request an inspection.
- 3) Any fine imposed shall accrue from the date it is imposed until the date that the violation is corrected as verified by the City of Clermont Code Enforcement Department.

Done and Ordered this 26 day of September, 2017.

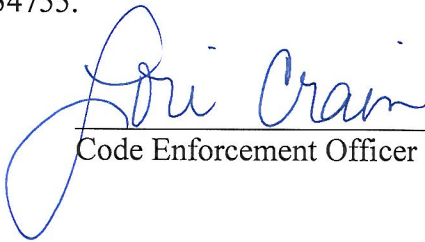
CODE ENFORCEMENT SPECIAL
MAGISTRATE OF THE
CITY OF CLERMONT, FLORIDA



Leigh A. Kyer, Esq.
Special Magistrate
Fla Bar No.: 192325

An aggrieved party, including the City Council of the City of Clermont, may appeal a final administrative order of the Code Enforcement Board to the Circuit Court. Any such appeal shall be filed within thirty (30) days of the rendition of this Order as set forth in Section 162.11, Florida Statutes.

I HEREBY CERTIFY that on this 27th day of September, 2017, a true and correct copy of this Order has been furnished by certified and regular mail to the Respondent, Fred R. Jackson, P.O. Box 210, Minneola, FL 34755.



Code Enforcement Officer