



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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

APPROVAL OF THE MINUTES OF THE CODE ENFORCEMENT BOARD

Approval of the June 16, 2015 Code Enforcement Minutes

OPENING STATEMENT

SWEARING IN WITNESSES

AGENDA

NEW BUSINESS

Case No. 13-973
Wallace

Bank of Camden
214 Second Street
Clermont, FL 34711

REQUEST:

Joint Motion for Order
Approving Stipulation

Case No. 2015-000035
Wallace

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

REQUEST:

Reduction of Fines

Case No. 2015-000093
Wallace

Kings Ridge Golf Club, LLC
c/o Leland Management
Stormwater area located on
Alternate Key 3771231
Clermont, FL 34711

VIOLATION:

Chapter 86, Section 86-141, Violation of
Conditional Use Permit

Case No. 2015-000157
Crain

Hurtak Family Partnership LTD
Clermont Furniture, Inc.
604 E. Highway 50
Clermont, FL 34711

VIOLATION:

Chapter 14, Section 701.2
(Responsibility), 702.1 (Means of Egress),
704.1 (Fire protection systems), 704.1.1
(Automatic sprinkler systems)

CODE ENFORCEMENT BOARD MEETING
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CITY HALL at 685 WEST MONTROSE STREET
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Case No. 2015-000161
Crain

Craig & Melissa Post
Safeguard Properties
Green Tree Outsourcing
278 East Ave.
Clermont, FL 34711

VIOLATION:

Chapter 14, Section 302 (Exterior property maintenance), 304.1 (Exterior structure), 308.1 (Rubbish & garbage), 301.3 (Vacant structures and lands), Chapter 34, Section 34-95 (Prohibit storage of certain items), 34-61 (Enumeration of prohibited items, conditions, or actions constituting nuisances)

Case No. 2015-000177
Wallace

Fulvan at Clermont, LLC
741 SR 50
Clermont, FL 34711

VIOLATION:

Chapter 14, Section 702.2 (Means of Egress), Chapter 34, Section 34-62 Creation or maintenance of nuisance by property owner declared unlawful)

Case No. 2015-000188
Crain

Patricia L Hobensack Estate
197 Pitt St.
Clermont, FL 34711

VIOLATION:

Chapter 14, Section 704.1 (Fire protection systems), 704.2 (Smoke alarms), 305 (Interior structure), 304.14 (Insect screens), 403.2 (Bathrooms and toilet rooms), 504.1 (Plumbing systems and fixtures), 504.3 (Plumbing system hazards), 505.4 (Water heating facilities), 502.1 (Dwelling units), 108.1.3 (Structure unfit for occupancy), 108.1.2 (Unsafe equipment), 108.1.5 (9) (Dangerous structure or premises), 304.13.2 (Operable windows), 305.3 (Interior surfaces), 604.3 (Electrical system hazards), 605.2 (Receptacles), Chapter 122, Section 122-344 (Building permit required) 305.3 (Interior Surfaces),

CODE ENFORCEMENT BOARD MEETING
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Case No. 2015-000210
Wallace

Schiff Enterprises
2465 S. Highway 27
Clermont, FL 34711

VIOLATION:

Chapter 14, Section 302.3 Sidewalks and driveways

Case No. 2015-000212
Wallace

Joel & Rachel Rivera
272 Linden St.
Clermont, FL 34711

VIOLATION:

Chapter 14, Section 302.7 Accessory structure

Case No. 2015-000256
Crain

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

REPEAT 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
JUNE 16, 2015**

The regular meeting of the Code Enforcement Board was called to order on Tuesday, June 16, 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 Development Services Director Barbara Hollerand, 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 May 19, 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. 2015-000076

S.W. Williams Family, LLC
901 Twelfth St.
Clermont, FL 34711

LOCATION OF VIOLATION: 901 Twelfth St., Clermont, FL 34711

VIOLATION: Chapter 14, Section 304.1 Exterior Structure, Section 302.4 Weeds

City Attorney Mantzaris introduced the case.

The Respondent who was present, was sworn in.

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, dates, and staff recommendation for the record.

David Williams, 454 Pine Brook Blvd., Ocoee, stated that he represents the S.W. Williams Family, LLC. He stated that they have spent over \$5000 to maintain the property over the past six months. He stated that they previously had three renters who were responsible for the maintenance of the property. He stated that his last renter vacated the property this past March. He stated that they have made the decision to demolish the building, and sell the property. He stated that the landscape company will be there to mow the property this week and once every two to three weeks until the property is sold. He stated that he would like 90 days to allow time to demolish the property.

**CITY OF CLERMONT
MINUTES
CODE ENFORCEMENT BOARD
JUNE 16, 2015**

Board member Mannella stated that this property has been before the Board before. He stated that they should be given 30 days to mow the property, then allowed additional time to demolish the building.

Board member Rosenberg asked if the Respondent has talked to the city to see what is allowed on this property.

Mr. Williams stated that his commercial real estate advisor will be meeting with the economic development director to discuss what options he has.

Board member Rosenberg stated that his issue is allowing 90 days for compliance.

Board member Rini asked what assurances he has that the contractor hired to demolish the building, will actually complete the job.

Mr. Williams stated that they have realized that the building is an eyesore which is why they have chosen to demolish the building. He stated that his advisor will review the contract.

Board member Rosenberg made a motion to find the Respondent in violation with a fine of \$250 per day for every day past July 16, 2015 for Section 302.4, and a fine of \$250 per day for every day past August 16, 2015 for Section 304.1; seconded by Board member Mannella. The vote was unanimous in favor of finding violation.

CASE NO. 2015-000211

Investor Trustee Services, LLC Trustee
BM Land Trust
268 East Ave.
Clermont, FL 34711

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

VIOLATION: Chapter 14, Sections 109.1 Imminent danger, 109.2 Temporary safeguards, 109.3 Closings, 109.4 Emergency repairs, 109.5 Costs of Emergency repairs, 109.6 Hearing, 304.1.1 (8) Unsafe Conditions, 304.7 Roofs and Drainage, 304.14 Insect Screens, 305.3 Interior Surfaces, 401.2 Responsibility, 403.2 Bathrooms and toilet rooms, 404.4.5 Other requirements, 504.1 Plumbing, General, 304.13.2 Openable windows, 602.3 Heat Supply, 604.3 Electrical Facilities, System Hazards, 605.2 Electrical Equipment, Receptacles, 704.2 Fire Protection Systems, Smoke Alarms, 309.4 Pest Elimination-multiple occupants, 308.1 Rubbish and Garbage, 108.1.3 Structure Unfit for Occupancy, 108.1.1 Unsafe Structure

City Attorney Mantzaris introduced the case.

The Respondent was not present.

**CITY OF CLERMONT
MINUTES
CODE ENFORCEMENT BOARD
JUNE 16, 2015**

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, dates, and staff recommendation for the record.

Board member Mannella made a motion to find the Respondent in violation with a fine of \$250 per day for every day past June 30, 2015 and to further find the property a threat to the public health, safety and welfare of the public; seconded by Board member Rini. The vote was unanimous in favor of finding violation.

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

Dave Holt, Chairman

Attest:

Rae Chidlow, Code Enforcement Clerk

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

CITY OF CLERMONT

Petitioner,

vs.

BANK OF CAMDEN,

Respondent,

**Case No: CEB 13-973
2144 2nd St.
Clermont, Florida 34711**

JOINT MOTION FOR ORDER

APPROVING STIPULATION

Petitioner and Respondent jointly request that the Code Enforcement Board approve the following Stipulation between the Parties and enter an Amended Final Order of this Board consistent with the terms contained herein. Subject to approval by the Code Enforcement Board and compliance with the terms and conditions contained herein, Petitioner and Respondent agree as follows:

1. Respondent shall immediately dismiss with prejudice that certain pending Lake County Circuit Court appeal case entitled Bank of Camden v. City of Clermont, Case No.: 2013 CA 003326.

2. The Bank of Camden ("Bank") shall on or before July 11, 2015, submit a complete demolition permit application to the City of Clermont ("City") for the demolition of the garage/accessory structure located on the property that is the subject matter of this case.

3. The Bank of Camden shall complete in accordance with the approved permit the demolition of the garage/accessory structure within forty-five (45) days of the latter of the issuance of the demolition permit or the date of the Code Enforcement Board's Order approving this Stipulation.

4. If the Bank of Camden fails to substantially meet the requirements of Sections 1, 2 and 3 of this Stipulation, then the fine imposed by the November 19, 2013 Code Enforcement Board Findings of Fact, Conclusion of Law and Order ("Order") shall, without further notice to Respondent, become a Code Enforcement Lien on the subject property in the total amount of \$148,200.00 which shall continue to accrue at the rate of Two Hundred and Fifty Dollars (\$250) per

day until the Respondent complies with the Order of November 19, 2013. If the Bank timely meets the substantial requirements of Sections 1, 2, and 3 of this Stipulation, then the fine created by the Order shall be reduced to a total of Five Thousand Dollars (\$5,000) if the reduced fine is paid to City within forty-five (45) days of the date of the Board's Order approving this stipulation, the fine shall be deemed to be satisfied, released and discharged. If the reduced fine is not timely paid, it shall revert to its original amount of \$148,200.

5. If the Bank of Camden timely completes the requirements of Sections 1, 2 and 3 above, the Bank of Camden shall be deemed in compliance with the violations stated in the November 19, 2013 Code Enforcement Board's Order related to the garage/accessory structure. If the Bank of Camden timely completes the requirements of Sections 1, 2 and 3 above, then the Compliance Date set forth in the November 19, 2013 Code Enforcement Board shall be extended to November 1, 2015 for Respondent to correct all remaining code violations existing on the subject property. If Respondent fails to timely correct the violations by the extended compliance date a fine of Two Hundred and Fifty Dollars (\$250) per day shall accrue for each day the violations continue past November 1, 2015. As a further condition hereof the Bank of Camden agrees to take all possible measures to ensure that the subject property is secured so that trespassers and uninvited individual are prohibited from accessing the remaining structure on the property.

6. The time period herein may be extended by further Order of the Code Enforcement Board if appropriate under the doctrine of force majeure if an extraordinary event beyond the Bank's control causes a delay in complying with the time requirements.

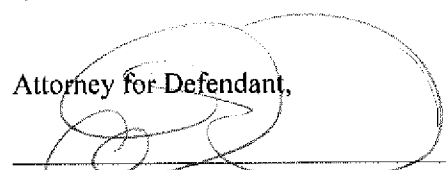
Attorney for Plaintiff:


LADD H. FASSETT, Esquire
Florida Bar No. 295922

Date:

7/2/15

Attorney for Defendant,


DANIEL F. MANTZARIS, Esquire
Florida Bar No. 562327

Date:

7/2/15

July 1, 2015

TO: City of Clermont Code Enforced Board
Attn: Ms. Evie Wallace, Code Enforcement Supervisor

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

REFERENCE: Case # C2015-000035 (Address listed above)

SUBJECT: Request to Appear Before the Board

Dear Ms. Wallace;

Thank you for the notice regarding my code enforcement case. This letter serves as my non-concurrence of the boards final decision regarding the fines imposed upon me by the board.

I respectfully request an opportunity to address the board to explain the circumstances for my disagreement with the board's decision and thereby request an adjustment of the fines imposed on me be considered and granted.

My wife and/or I would like to request to appear before the board at their next meeting scheduled for July 21, 2015. Please provide confirmation of our attendance.

I look forward to your response to my formal request for attendance.

Very Respectfully



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

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

VIOLATION NOTICE

March 24, 2015

Violation # C2015-000093

**To: KINGS RIDGE GOLF CLUB LLC
701 GOLF PARK DR
CELEBRATION, FL 34747**

9171 9690 0935 0075 2982 86

And

**KINGS RIDGE COMMUNITY ASSOCIATION INC
C/O LELAND MANAGEMENT
1900 KINGS RIDGE BLVD
CLERMONT, FL. 34711**

9171 9690 0935 0075 2982 93

Violation/Property address: STORM WATER AREA LOCATED ON KING'S RIDGE GOLF COURSE (ALT KEY#3771231) OFF OF FARMINGTON CT AND WEST STRATFORD NEIGHBORHOOD, 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 BY 1950 KINGS RIDGE BLVD CLERMONT, FL. 34711 due to the violation of the CONDITIONAL USE PERMIT, RESOLUTION #1455, adopted on January 22nd of November, 2005.

Page 10, Section G- Stormwater Management Plan Requirements, #5 states "A duly authorized and sanctioned Home (Master Property) Owners Association, shall be the entity responsible for the maintenance of the stormwater management system."

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

- HIRE A CIVIL ENGINEER TO PROVIDE SITE WORK ASSESSMENTS FOR NEEDED REPAIRS.
- REBUILD THE POND SO THAT THE WALLS ARE STABLE AND THERE IS NO FURTHER EROSION.
- EROSION AND SEDIMENTATION NEEDS TO BE REPAIRED AND THE OUTFALL NEEDS TO BE RE-DESIGNED TO PREVENT EROSION AND SEDIMENTATION PROBLEMS.
- ROUTINE MAINTENANCE IS PERFORMED BY BOTH PARTIES TO ELIMINATE ANY FUTURE ISSUES OF BLOCKAGE, BACKUPS, WATERFLOW ISSUES, ETC.
- ALL WIRING, EXPOSED PIPES, ETC ARE COVERED ACCORDINGLY

Type of Violation: Other Violations

Storm Water
Violation of CUP
CHAPTER 86, SECTION 86-141

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

FAILURE TO REMEDY THE VIOLATION WITHIN THE ALLOTTED TIME WILL RESULT IN A NOTICE TO APPEAR FOR A HEARING BEFORE A CODE ENFORCEMENT BOARD.

You are directed to take action by JUNE 24TH, 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:

A handwritten signature in black ink, appearing to read 'E. Wallace', is written over a horizontal line.

E. Wallace #5080

Code Enforcement Officer

Code Enforcement Board of the
City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2015-000093

vs.

KINGS RIDGE GOLF CLUB LLC and KINGS RIDGE
COMMUNITY ASSOCIATION INC C/O LELAND
MANAGEMENT

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:

JULY 21ST, 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, KINGS RIDGE GOLF CLUB LLC. 701 GOLF PARK DR. CELEBRATION, FL. 34787 and KINGS RIDGE COMMUNITY ASSOCIATION INC. C/O LELAND MNGT. 1900 KINGS RIDGE BLVD. CLERMONT, FL. 34711

Certified Mail/Return Receipt Requested #

9171 9690 0935 0075 2986 13 *HOA*

BY:



Evie Wallace, Code Enforcement Officer
this 1th day of July, 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 27, 2015

Violation # C2015-000157

To: HURTAK FAMILY PARTNERSHIP LTD
525 NE 58TH ST
MIAMI, FL 33137
9171 9690 0935 0076 1884 56
CLERMONT FURNITURE, INC
604 E HWY 50
CLERMONT, FL 34711
9171 9690 0935 0076 1884 63

Violation/Property address: 604 E HWY 50, CLERMONT, FL 34711

You are hereby notified that you are in violation of the referenced sections of the City of Clermont Code of Ordinances and the Florida Fire Prevention Code, Fifth Edition, for the parcel located at 604 E HWY 50, PARCEL #302226040000020000.

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

When all means of egress are cleared from any obstructions or blockages to provide a straight, visible access at all times for all occupants of structure; When all electric panels and equipment are visible and have clear minimum access of 36"; When entire fire protection system including sprinklers, alarms and detectors have been inspected, tested and are properly maintained by your sprinkler company and are no longer in "red tag" status; When all fire alarms and devices are visible and the storage of items currently obstructing them have been removed; When building has been inspected, passed and approved by a City of Clermont Fire Inspector.

Type of Violation: CHAPTER 14, SECTION 14-9, IPMC CHAPTER 7, FIRE SAFETY REQUIREMENTS:

701.2 RESPONSIBILITY-The owner of the premises shall provide and maintain such fire safety facilities and equipment in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any premises that do not comply with the requirements of this chapter.

702.1 MEANS OF EGRESS-A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way.

NFPA 101:7.1.10

Means of egress shall be continuously maintained, free of obstructions or impediments, to full instant use in case of fire or other emergency.

Emergency exits were blocked or partially and completely obstructed by items not allowing free and instant use in case of fire, as observed by Code Enforcement Officer at above listed address on April 21, 2015.

NFPA 1:11.1.2

Provide 36" clear access to all electric panels and equipment.

Electric panels were partially or completely obstructed by items clearly not providing 36" of clear access to the panels, as observed by Code Enforcement Officer at above listed

address on April 21, 2015.

704.1 FIRE PROTECTION SYSTEMS-GENERAL-All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times.

704.1.1-Automatic sprinkler systems-Inspection, testing and maintenance of automatic sprinkler systems shall be in accordance with NFPA.

NFPA 1:13.3.1.1

Commodity not within NFPA 13 requirements; contact your fire sprinkler company for guidance.

NFPA 1:13.3.1.1

Fire sprinkler system "red tagged"; contact fire sprinkler company.

Per Fire Inspector J. Pierce's observation at above address on April 21, 2015, Fire protection systems were not in compliance with NFPA requirements.

NFPA 1:13.7.1.4.10.5

Fire alarm devices not visible due to storage; all storage must be within the NFPA 1, 101 and 13 guidelines.

Several fire alarm devices were not visible due to the large amount of items stored in and around these areas throughout the above listed property as observed by Code Enforcement Officer on April 21, 2015.

Due to the hazard and danger of these violations Immediate compliance is required to ensure the life, health, property and safety of the occupants as well as the public.

Failure to remedy the violations will result in a Notice to Appear for a hearing before the Code Enforcement Board.

By:



Code Enforcement Officer, City of Clermont, FL

By:



Fire Inspector, City of Clermont, FL

Code Enforcement Board of the
City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner,

vs.

**CLERMONT FURNITURE INC AND
HURTAK FAMILY PARTNERSHIP LTD,**

Respondents,

Case No. C2015-000157

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, JULY 21, 2015 AT 6:00 PM,

at

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

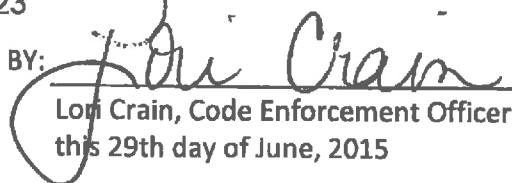
The Board will receive testimony and evidence at said Public Hearing and shall make such findings of fact as are supported by the testimony and evidence pertaining to the matters alleged in the Violation Notice. If the violation is corrected and the recurs, or if the violation is not corrected by the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

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

PLEASE GOVERN YOURSELF ACCORDINGLY.

I hereby certify that a true and correct copy of the above and foregoing Notice of Hearing has been furnished by Certified Mail/Personal Service to Respondent, CLERMONT FURNITURE INC. 604 E HWY 50, CLERMONT, FL 34711 Certified Mail/Return Receipt Requested # 9171 9690 0935 0090 7147 16
AND HURTAK FAMILY PARTNERSHIP LTD, 525 NE 58TH ST, MIAMI, FL 33137 Certified Mail/Return Receipt Requested # 9171 9690 0935 0090 7147 23

BY:


Lori Crain, Code Enforcement Officer
this 29th day of June, 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

May 20, 2015

Violation # C2015-000161

To: CRAIG & MELISSA POST
278 EAST AVE
CLERMONT, FL 34711

Violation/Property address: 278 EAST AVE, 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 278 EAST AVE, PARCEL # 242225040000400700.

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

The vacant residence is repaired completely or is boarded up to prevent a danger to the public, especially school children; Fence needs to be removed or replaced; all refuse, garbage, debris, trash, propane tanks, old grill, trailers, shingles, rotten wood, cement blocks, cloth, paper, bottles etc has been cleaned up and properly disposed of; and property is maintained in compliance from here forward.

Type of Violation: Exterior Property Maintenance Section 302-IPMC

Sanitation, weeds, harboring of rats, drainage issues; All exterior property and premises shall be maintained in a clean, safe, and sanitary condition.

A homemade enclosed trailer has had rats and cats living in it as observed by Code Enforcement Officer at this property.

Type of Violation: Exterior Structure Section 304.1-IPMC

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

The exterior structure of the vacant house shows many areas of deterioration, rotting wood, loose drain pipes and gutters, broken and cracked windows; the picket fence is in disrepair as observed at above address by Code Enforcement Officer. This property is located immediately across street from an elementary school.

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

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

Two unlicensed, un registered dilapidated trailers being stored on property outside. Both are full of trash, debris, garbage. One is described as a homemade covered single axel trailer, the 2nd one is an old boat trailer. Observed at above address by Code Enforcement officer.

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. The entire property has several piles of rubbish and garbage around it as observed by Code Enforcement Officer.

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. There are weeds growing in and around the structures as well as along the north property line.

(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. On the property are various types of refuse including: old shingles, propane gas tanks, rotting wood, bricks, bottles, rags etc.

(3) Harborage for rats, snakes and other vermin. Any condition which provides harborage for rats, mice, snakes and other vermin. The condition of this property makes for perfect harborage for all types of vermin, animals and creatures. Rats and cats have been personally observed by Code Enforcement Officer.

(4) Dilapidated buildings. Any building or other structure which is in such a dilapidated condition that it is unfit for human habitation, or kept in such an insanitary condition that it is a menace to the health of people residing in the vicinity thereof, or presents a more than ordinarily dangerous fire hazard in the vicinity where it is located. The deterioration of all structures on the property are unsanitary and creates a fire hazard. This is located immediately across the street from an elementary school.

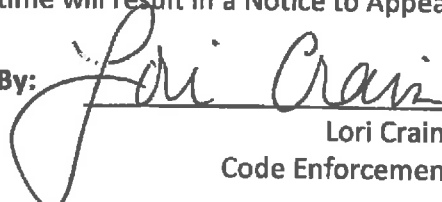
Type of Violation: Vacant Structures and Lands Section 301.3-IPMC

All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition. As previously stated and observed by Code Enforcement Officer, this property and structure is vacant and has not been maintained in a sanitary or safe condition.

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

You are directed to take action by 5:00 PM, JUNE 1, 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

City of Clermont

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

VIOLATION NOTICE

May 20, 2015

Violation # C2015-000161

To: SAFEGUARD PROPERTIES
CODE COMPLIANCE FOR
278 EAST AVE
CLERMONT, FL 34711

Violation/Property address: 278 EAST AVE, 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 278 EAST AVE, PARCEL # 242225040000400700.

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

The vacant residence is repaired completely or is boarded up to prevent a danger to the public, especially school children; Fence needs to be removed or replaced; all refuse, garbage, debris, trash, propane tanks, old grill, trailers, shingles, rotten wood, cement blocks, cloth, paper, bottles etc has been cleaned up and properly disposed of; and property is maintained in compliance from here forward.

Type of Violation: Exterior Property Maintenance Section 302-IPMC

Sanitation, weeds, harboring of rats, drainage issues; All exterior property and premises shall be maintained in a clean, safe, and sanitary condition.

A homemade enclosed trailer has had rats and cats living in it as observed by Code Enforcement Officer at this property.

Type of Violation: Exterior Structure Section 304.1-IPMC

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

The exterior structure of the vacant house shows many areas of deterioration, rotting wood, loose drain pipes and gutters, broken and cracked windows; the picket fence is in disrepair as observed at above address by Code Enforcement Officer. This property is located immediately across street from an elementary school.

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

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

Two unlicensed, un registered dilapidated trailers being stored on property outside. Both are full of trash, debris, garbage. One is described as a homemade covered single axel trailer, the 2nd one is an old boat trailer. Observed at above address by Code Enforcement officer.

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. The entire property has several piles of rubbish and garbage around it as observed by Code Enforcement Officer.

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. There are weeds growing in and around the structures as well as along the north property line.

(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. On the property are various types of refuse including: old shingles, propane gas tanks, rotting wood, bricks, bottles, rags etc.

(3) Harborage for rats, snakes and other vermin. Any condition which provides harborage for rats, mice, snakes and other vermin. The condition of this property makes for perfect harborage for all types of vermin, animals and creatures. Rats and cats have been personally observed by Code Enforcement Officer.

(4) Dilapidated buildings. Any building or other structure which is in such a dilapidated condition that it is unfit for human habitation, or kept in such an insanitary condition that it is a menace to the health of people residing in the vicinity thereof, or presents a more than ordinarily dangerous fire hazard in the vicinity where it is located. The deterioration of all structures on the property are unsanitary and creates a fire hazard. This is located immediately across the street from an elementary school.

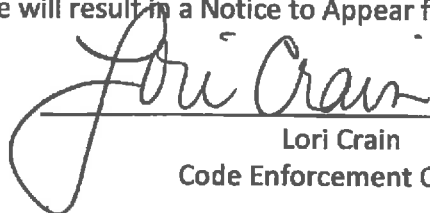
Type of Violation: Vacant Structures and Lands Section 301.3-IPMC

All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition. As previously stated and observed by Code Enforcement Officer, this property and structure is vacant and has not been maintained in a sanitary or safe condition.

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, JUNE 1, 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

City of Clermont

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

VIOLATION NOTICE

May 20, 2015

Violation # C2015-000161

To: GREEN TREE OUTSOURCING (130403)
1 CORELOGIC DRIVE
WESTLAKE, TX 76262

Violation/Property address: 278 EAST AVE, 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 278 EAST AVE, PARCEL # 242225040000400700.

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

The vacant residence is repaired completely or is boarded up to prevent a danger to the public, especially school children; Fence needs to be removed or replaced; all refuse, garbage, debris, trash, propane tanks, old grill, trailers, shingles, rotten wood, cement blocks, cloth, paper, bottles etc has been cleaned up and properly disposed of; and property is maintained in compliance from here forward.

Type of Violation: Exterior Property Maintenance Section 302-IPMC

Sanitation, weeds, harboring of rats, drainage issues; All exterior property and premises shall be maintained in a clean, safe, and sanitary condition.

A homemade enclosed trailer has had rats and cats living in it as observed by Code Enforcement Officer at this property.

Type of Violation: Exterior Structure Section 304.1-IPMC

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

The exterior structure of the vacant house shows many areas of deterioration, rotting wood, loose drain pipes and gutters, broken and cracked windows; the picket fence is in disrepair as observed at above address by Code Enforcement Officer. This property is located immediately across street from an elementary school.

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

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

Two unlicensed, un registered dilapidated trailers being stored on property outside. Both are full of trash, debris, garbage. One is described as a homemade covered single axle trailer, the 2nd one is an old boat trailer. Observed at above address by Code Enforcement officer.

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. The entire property has several piles of rubbish and garbage around it as observed by Code Enforcement Officer.

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:

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(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. On the property are various types of refuse including: old shingles, propane gas tanks, rotting wood, bricks, bottles, rags etc.

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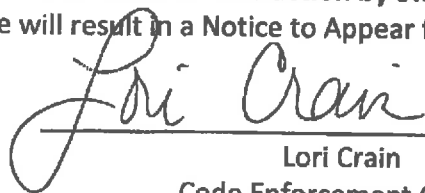
Type of Violation: **Vacant Structures and Lands Section 301.3-IPMC**

All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition. As previously stated and observed by Code Enforcement Officer, this property and structure is vacant and has not been maintained in a sanitary or safe condition.

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, JUNE 1, 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.

CRAIG & MELISSA POST,

Respondents,

Case No. C2015-000161

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, JULY 21, 2015, AT 6:00 PM,

at

685 West Montrose Street, Clermont, Florida.

Council Chambers of City Hall

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

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

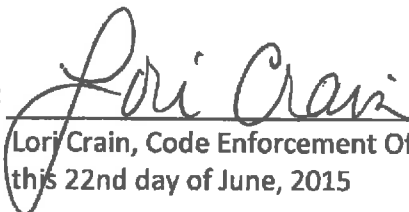
PLEASE GOVERN YOURSELF ACCORDINGLY.

I hereby certify that a true and correct copy of the above and foregoing Notice of Hearing has been furnished by Certified Mail/Personal Service to Respondent, CRAIG & MELISSA POST, 278 EAST AVE, CLERMONT, FL 34711.

Certified Mail/Return Receipt Requested #

9171 9690 0935 0090 7146 62

BY:



Lori Crain, Code Enforcement Officer
this 22nd day of June, 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

May 04, 2015

Violation # C2015-000177

To: FULVAN AT CLERMONT LLC
1724 E 12TH ST
BROOKLYN, NY 11229

Violation/Property address: 741 SR 50 CLERMONT, FL. 34711 (DOLLAR GENERAL)

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 741 SR 50. CLERMONT, FL. 34711 as owner of plaza.

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

- **AISLES INSIDE STORE ARE TO BE UNOBSTRUCTED FOR CUSTOMERS TO HAVE A CLEAR PATH FOR THEIR SAFETY.**
- **STOCKED MERCHANDISE OBSERVED IN MANY AISLES OBSTRUCTING PEDESTRIAN TRAFFIC.**

***LET IT BE NOTED THAT THIS HAS OCCURRED SEVERAL TIMES IN THE LAST YEAR WITH VERBAL WARNING EACH TIME UNTIL NOW. MANAGER NOTIFIED ON 4-30-15 THAT SHE WAS IN VIOLATION DUE TO STOCK MERCHANDISE ON SEVERAL AISLES (PICTURES TAKEN) OBSTRUCTING CUSTOMER TRAFFIC.**

- **Also observed in back room -restroom was "out of order" and restroom always needs to be available by law.**
- **Fire extinguisher was blocked by boxes and stocked merchandise which is a fire code violation. Fire extinguisher always needs to be available and unobstructed.**

Type of Violation: OTHER VIOLATION (MEANS OF EGRESS) SECTION 702-IPMC

- **702.2 AISLES-THE REQUIRED WIDTH OF AISLES IN ACCORDANCE WITH THE INTERNATIONAL FIRE CODE SHALL BE UNOBSTRUCTED.**

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

- **IT SHALL BE UNLAWFUL FOR A PERSON TO CREATE A NUISANCE OR PERMIT FOR A NUISANCE TO EXIST ON PROPERTY WHICH IS UNDER HIS CARE, CUSTODY OR CONTROL.**

Please contact me at 352-241-7304 or ewallace@clermontfl.org when you comply, so an inspection to determine compliance can be scheduled. PLEASE ADVISE STORE MANAGERS THEY WILL NEED TO RESTOCK BEFORE BUSINESS HOURS, SO THAT FUTURE VIOLATIONS WILL NOT OCCUR.

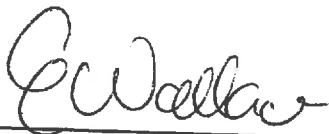
JUST SO YOU ARE AWARE THAT COMPLIANCE BY SAID ONLY WILL ENSURE THIS CASE WILL BE CLOSED. IF FUTURE VIOLATIONS ARE OBSERVED AND ARE OF THE SAME VIOLATION, LISTED PROPERTY OWNER OR HIS REPRESENTATIVE MAY HAVE TO APPEAR BEFORE A CODE BOARD HEARING WITH POSSIBLE FINES UP TO \$250 DAY ACCRUING.

- PLEASE CONTACT MANAGER TO CALL ME FOR REINSPECTION ON THIS CASE.

IF YOU HAVE ANY QUESTIONS OR CONCERNS PLEASE FEEL FREE TO CONTACT ME FOR FUTHER INFORMATION ON THIS CASE.

You are directed to take action by **MAY 29TH, 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 Supervisor

Code Enforcement Board of the
City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

vs.

FULVAN AT CLERMONT LLC

Respondent

Case No. C2015-000177

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:

JULY 21ST, 2015 at 6 pm.

at

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

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

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, FULVAN AT CLERMONT LLC. 1724 E 12th St Brooklyn, NY 11229

Certified Mail/Return Receipt Requested #

9171 9690 0935 0075 2985 52

9171 9690 0935 0075 2985 69

BY:



Evie Wallace, Code Enforcement Officer
this 1th day of July, 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 # C2015-000177

VS.

FULVAN AT CLERMONT 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 741 SR 50 (Dollar General), CLERMONT, FL, 34711 on the 7/10/2015.

Sworn to and subscribed before me this 10 day of July, 2015

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

The forgoing instrument was acknowledged before me this 10 day of July, 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: L. Widican

Printed Name: Lisa Widican

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

VIOLATION NOTICE

May 11, 2015

Violation # C2015-000188

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

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

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at 197 PITT ST, PARCEL #19-22-26-010000007000

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

When basement interior of structure is completely demolished and restored to original and previous zoning of single family housing. This will require applying for and being issued a Demolition Permit with the City of Clermont's Development Services Department. This shall be done by June 1, 2015. Demolition shall be completed by December 1, 2015. Property owner has the option of providing evidence of all construction done to structure to form into a duplex was previously zoned, permitted, inspected and approved by City of Clermont's Building Official. This option shall also be completed by June 1, 2015.

FIRE PROTECTION SYSTEMS-GENERAL 704.1

All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times.

Smoke alarms Section 704.2 Smoke alarms shall be installed and maintained: 1.on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. 2. In each room used for sleeping purposes.

No smoke detectors or alarms of any kind were present in the basement apartment as observed by Code Enforcement Officer at above listed property on May 8, 2015.

Type of Violation: Interior Structure Section 305-IPMC

The interior of a structure and equipment shall be maintained in good repair, structurally sound and in sanitary condition. The wall between the bathroom and bedroom contains mold, mildew and obvious water damage. This does not create a sanitary condition.

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. This property, address and/or location is not zoned for duplex housing. This is a single-family housing property only. The structure has been formed into a duplex without first going through the proper process to achieve zoning for duplex housing. This was confirmed through the Development Services Department at the City of Clermont on Friday, May 8, 2015, by Code Enforcement Officer.

Type of Violation: Insect Screens Section 304.14-IPMC

Every door, window and outside opening required for ventilation shall have tightly fitted screens and the screen doors used for insect control shall have a self-closing device in good working condition. No insect screens are present on any of the windows as observed by Code Enforcement Officer at above property on May 8, 2015.

**Type of
Violations:**

VENTILATION

Bathrooms and toilet rooms Section 403.2 Every bathroom and toilet room shall comply with the ventilation requirements for habitable spaces. There is no existing fan in the bathroom, nor is there any window to allow proper venting of this area as observed by Code Enforcement Officer at above property.

PLUMBING SYSTEMS AND FIXTURES

General 504.1 All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. There has been obvious leakage in bathroom. The wall is moldy and has mildew. There is a large hole in bottom near floor.

Plumbing system hazards Section 504.3 Where it is found that a plumbing system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, inadequate venting, cross connection, back-siphonage, improper installation, deterioration or damage or for similar reasons, the Code Official shall require the defects

to be corrected to eliminate the hazard. Per the City of Clermont's Building Official and Code Enforcement Officer, the current plumbing system constitutes a hazard for reasons listed on this notice at the above listed property.

Water heating facilities Section 505.4

Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, bathtub, shower, laundry, etc. The water heater for the basement apartment is not properly installed.

REQUIRED PLUMBING FACILITIES

Dwelling units Section 502.1 Every dwelling unit shall contain its own bathtub or shower, lavatory, water closet and kitchen sink which shall be maintained in a sanitary, safe working condition. The current shower for basement apartment is not installed correctly and the leaks and defects from this shower has created mold, mildew and decay. This does not constitute safe, sanitary or working condition.

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

The structure is unsafe, unlawful or structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination or lacks ventilation, or constitutes a hazard to the occupants or public. Due to these several violations, the basement apartment is not safe, making it a hazard for the occupants. It is also unlawful due to being formed into a duplex when not zoned for this type of property.

**Type of
Violations:**

Unsafe Equipment Section 108.1.2-IPMC

Unsafe Equipment that is hazard to life, health, property or safety of the public or occupants of the premises or structure. Due to improper wiring, plumbing and construction, this property contains unsafe equipment which is hazardous to the occupants.

Dangerous structure or premises Section 108.1.5(9) Any structure or premises that has any of the conditions or defects described shall be considered dangerous:
A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, ventilation, mechanical or plumbing system, or otherwise is determined by the Code Official to be unsanitary, unfit for human habitation or in such condition that is likely to cause sickness or disease. The basement apartment has not been constructed for human occupancy due to inadequate ventilation, plumbing, arrangement and sanitation as observed at above listed property by Code Enforcement Officer.

Type of Violation: Operable windows Section 304.13.2 –IPMC

Every window, other than a fixed window, shall be easily opened and capable of being held in position by window hardware. Windows are missing screens, hardware and not able to be held open. One window in the living room is completely missing and the apartment is open to the outside as observed by Code Enforcement Officer at above

listed property.

Type of Violation: Interior surfaces Section 305.3.-IPMC

All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected. There is obvious decay on bathroom walls and holes due to water leaking, mold and mildew.

**Type of
Violations:**

Electrical system hazards Section 604.3.-IPMC

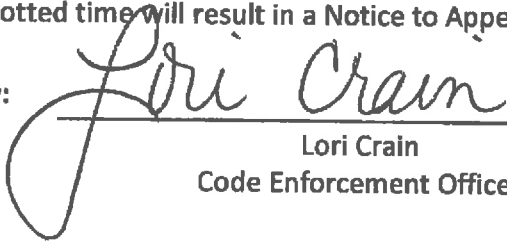
Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard. As previously listed, improper wiring and installation is present in the basement apartment in the bedroom and kitchen at above listed address as observed by Code Enforcement Officer. This presents a hazard to the occupants and must be corrected.

Receptacles Section 605.2 Every habitable space in a dwelling shall contain at least two separate and remote receptacle outlets. Every laundry area shall contain at least one grounded-type receptacle or a receptacle with a ground fault circuit interrupter. All receptacle outlets shall have the appropriate faceplate cover for the location. The kitchen stove receptacle is not properly installed with a faceplate. The outlet for the water heater faceplate is not completely attached to the wall. Unknown if GFI's are in kitchen and bathroom.

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, Monday, June 1, 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. C2015-000188

vs.

PATRICIA L HOBENSACK ESTATE,
Respondent

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

TUESDAY, JULY 20, 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.

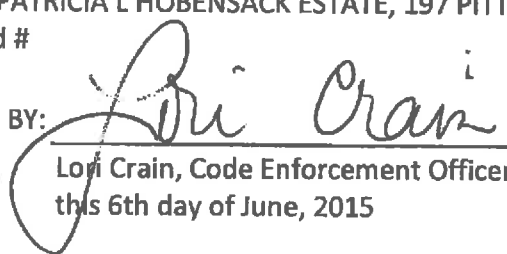
Any letters, lists, pictures of items displayed, presented or handed out at a public meeting for any City Commission, Board, Council or City public meeting, must be left with the recording clerk at the meeting at that time. No cell phone or electronic displays are permitted unless a printed copy is supplied 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, PATRICIA L HOBENSACK ESTATE, 197 PITT ST, CLERMONT, FL 34711. Certified Mail/Return Receipt Requested #

9171 9690 0935 0090 7145 32

BY:


Lori Crain, Code Enforcement Officer
this 6th day of June, 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

June 03, 2015

Violation # C2015-000210

To: SCHIFF ENTERPRISES
1004 NEW RD
NORTHFIELD, NJ 08330

Violation/Property address: 2465 US HWY 27 CLERMONT, FL. 34711 AT BUFFALO WILD WINGS LOCATED IN CLERMONT LANDING.

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 2465 US HWY 27, CLERMONT, FL. 34711 ALT KEY#3879625, PARCEL # 29-22-26-100000000300

DUE TO A GRATE IN THE PARKING LOT OF PROPERTY IN THE NORTH CORNER OUTSIDE THE PATIO TOO SMALL IN SIZE AND NEEDS REPLACEMENT.

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

WHEN THE GRATE IS REPLACED DUE TO THE SIZE NOT FITTING CORRECTLY AND CAN BE A SAFETY ISSUE FOR ANY SMALL CHILD AND/OR ANIMAL. THE OPENING IS SEVERAL INCHES WIDE AND ANYONE CAN GET THEIR SHOE AND FOOT CAUGHT IN IT WHICH CAN CAUSE INJURY.

Type of Violation: Sidewalks and driveways Section 302.3 "INTERNATIONAL PROPERTY MAINTENANCE CODE"

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

Please contact me at 352-241-7304 or ewallace@clermontfl.org when you comply, so an inspection to determine compliance can be scheduled. *WE DO HAVE AN ADDRESS IN ORLANDO TO INQUIRE ABOUT REPLACEMENTS IF YOU NEED ASSISTANCE IN LOCATING ONE, JUST ADVISE AND CONTACT ME.

You are directed to take action by JULY 3RD, 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. C2015-000210

vs.

SCHIFF ENTERPRISES

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:

JULY 21ST, 2015 at 6pm

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, SCHIFF ENTERPRISES. 1004 New Rd Northfield, NJ 08330
Certified Mail/Return Receipt Requested #

9171 9690 0935 0075 2985 76

BY:



Evie Wallace, Code Enforcement Officer
this 2nd day of July, 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

June 03, 2015

Violation # C2015-000212

To: RIVERA JOEL & RACHEL
15837 HIDDEN LAKE CIR
CLERMONT, FL 34711

Violation/Property address: 272 LINDEN 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 272 LINDEN ST. CLERMONT , FL. 34711 ALT KEY#1627729, PARCEL #25-22-25-100001501300

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

THE DILAPIDATED FENCE IS REPAIRED COMPLETELY, NO BROKEN PANELS ETC.

- **LET IT BE NOTED THE BROKEN AREAS OF THE FENCE LOCATED BEHIND CHESTNUT PARK HAS BECOME A RISK TO ALL WHO ENTER AND A SAFETY ISSUE TO THE CHILDREN PLAYING. A PICTURE WAS OBTAINED OF A DOG LOCATED IN THE BACKYARD OF THIS LOCATION STICKING HIS/HER HEAD OUT AND BARKING AT THE CHILDREN.**

Type of Violation: ACCESSORY STRUCTURE Section 302.7 IPMC

ALL FENCES SHALL BE STRUCTURALLY SOUND AND IN GOOD REPAIR. (INTERNATIONAL PROPERTY MAINTENANCE CODE ADOPTED BY THE CLERMONT CITY CODE OF ORDINANCES)

- **LOCATED ON THIS PROPERTY IS A DILAPIDATED FENCE IN SEVERE DISREPAIR CAUSING A THREAT TO THE PUBLIC SAFETY, HEALTH AND WELFARE DUE TO LARGE SIZE DOG OBSERVED AND VISIBLY JUMPING AND BARKING AT CHILDREN IN CHESTNUT STREET PARK.**

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 JUNE 24TH, 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 with possible fines accrued.

By:



E. Wallace, Code Enforcement Supervisor

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

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2015-000212

vs.

RIVERA JOEL & RACHEL

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:

JULY 21ST, 2015 at 6pm

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, RIVERA JOEL & RACHEL, ~~272 Linden St.~~ *15837 Hidden Lake Cir,* Clermont Fl. 34711
Certified Mail/Return Receipt Requested #

BY:



Evie Wallace, Code Enforcement Officer
this 2nd day of July, 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 0090 7149 76

City of Clermont

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

REPEAT VIOLATION NOTICE

July 7, 2015

Violation # C2015-000256

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.

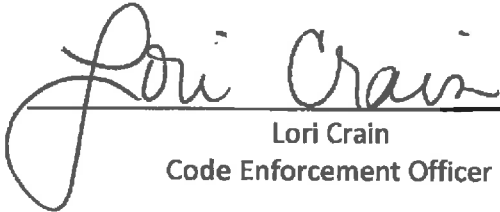
Type of Violation: Weeds Section 302.4-IPMC

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,

vs.

MARTIN WRIGHT ESTATE,

Respondent,

Case No. C2015-000256

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, JULY 21, 2015, AT 6:00 PM

at

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

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

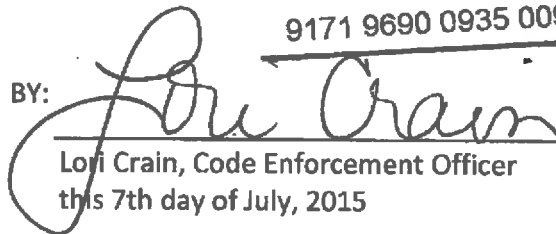
Any letters, lists, pictures of items displayed, presented or handed out at a public meeting for any City Commission, Board, Council or City public meeting, must be left with the recording clerk at the meeting at that time. No cell phone or electronic displays are permitted unless a printed copy is supplied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

PLEASE GOVERN YOURSELF ACCORDINGLY.

I hereby certify that a true and correct copy of the above and foregoing Notice of Hearing has been furnished by Certified Mail/Personal Service to Respondent, MARTIN WRIGHT ESTATE, C/O MARTIN WRIGHT JR. 1390 BUCKINGHAM DR, HAMPTON, GA 30228. Certified Mail/Return Receipt Requested #

9171 9690 0935 0090 7149 76

BY:


Lori Crain, Code Enforcement Officer
this 7th day of July, 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.