



**CODE ENFORCEMENT SPECIAL
MAGISTRATE HEARING
TUESDAY, MARCH 19, 2019
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 - Case No. C2019-000060
Reusch**

Hurtak Family Partnership LTD
604 E Highway 50 (Clermont Furniture
Inc)

VIOLATION:

REPEAT VIOLATION
Chapter 14, Section 14-9, IPMC Chapter
7, Fire Safety Requirements
Chapter 14, Section 14-9, 702.1 Means of
Egress
Chapter 14, Section 14-9, 702.2 Aisles
Chapter 14, Section 14-9, 704.1 Fire
Protection Systems

**Item 2 - Case No. C2018-000570
Reusch**

SRGC LLC
2601 Diamond Club Drive

VIOLATION:

Chapter 14, Section 14-9, IPMC Section
305.3 Interior Surfaces
Chapter 14, Section 14-9, IPMC Section
605.1 Electrical Equipment

**Item 3 - Case No. C2018-000571
Reusch**

Hillside Terrace Condominium
Association
230 E Desoto Street

VIOLATION:

Chapter 122, Section 122-344 Property
Maintenance
Chapter 34, Section 34-61 Enumeration of
Prohibited Items
Chapter 34, Section 34-62 Creation or
Maintenance of Nuisance

**CODE ENFORCEMENT SPECIAL
MAGISTRATE HEARING
TUESDAY, MARCH 19, 2019
CITY HALL at 685 WEST MONTROSE STREET
At 1:30 PM**

Item 4 - Case No. C2018-000529
Neill

Lucas Richard Strawn Estate
1654 Sunset Drive

VIOLATION:

Chapter 122, Section 122-344 Property
Maintenance
Chapter 34, Section 34-61 Enumeration of
Prohibited Items
Chapter 14, Section 14-9, IPMC Section
302.8 Motor Vehicles

Item 5 - Case No. C2019-000079
Neill

LGCC Holdings LLC
Legendary Blvd
Alt Key #3806671

VIOLATION:

REPEAT VIOLATION
Chapter 122, Section 122-344 Property
Maintenance

Item 6 - Case No. C2018-000569
Reusch

Jose Gonzalez
1250 Shorecrest Cir

VIOLATION:

Chapter 14, Section 14-9, IPMC Section
302.8 Motor Vehicles
Chapter 34, Section 34-95 Vehicles

Item 7 - Case No. C2018-000291
Reusch

Fred R. Jackson
598 East Highland Ave

VIOLATION:

MOTION TO LIEN

Item 8 - Case No. C2017-000308
Reusch

Ricky E. and Connie A. Wright
and Bayview Loan Servicing, LLC
650 Anderson St

VIOLATION:

MOTION TO LIEN

Item 9 - Case No. C2018-000284
Reusch

Ahmad Alyahya
East Minneola Ave
Alt Key #1616689

VIOLATION:

MOTION TO LIEN

ADJOURN

**CODE ENFORCEMENT SPECIAL
MAGISTRATE HEARING
TUESDAY, MARCH 19, 2019
CITY HALL at 685 WEST MONTROSE STREET
At 1:30 PM**

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

NOTICE OF HEARING ON REPEAT VIOLATION

CITY OF CLERMONT,

Petitioner,

vs.

HURTAK FAMILY PARTNERSHIP LTD & CLERMONT

FURNITURE, INC.,

Respondents

Case No. C2019-000060

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:

TUESDAY, MARCH 19, 2019, 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 Repeat 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 on Repeat Violation has been furnished by Certified Mail/Personal Service to Respondent, HURTAK FAMILY PARTNERSHIP LTD, 525 NE 58th St, Miami, FL 33137 & South Lake Plaza, 656 E Hwy 50, Clermont, FL, 34711 and to Clermont Furniture, Inc., 604 E Hwy 50, Clermont, FL 34711. 1 9171 9690 0935 0198 1797 07

Certified Mail/Return Receipt Requested #

2

9171 9690 0935 0198 1797 14

3

9171 9690 0935 0198 1797 21

BY:



Lori Crain-Code, Code Enforcement Officer
this 29th day of January, 2019

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

NOTICE OF REPEAT VIOLATION

January 29, 2019

Violation # C2019-000060

To: HURTAK FAMILY PARTNERSHIP LTD
525 NE 58TH ST
MIAMI, FL 33137

CLERMONT FURNITURE, INC
604 E HWY 50
CLERMONT, FL 34711

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

You are hereby notified that you are in **REPEAT** violation of the referenced sections of the City of Clermont Code of Ordinances and the Florida Fire Prevention Code, Sixth Edition (6th) for the parcel located at 604 E HWY 50, ALT#1746833 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 entire fire protection system, including alarms, detectors are tested & are properly maintained by your fire alarm company; when all fire alarms and warning devices are visible & the storage of items currently obstructing them have been removed; when building has been inspected and passed said inspection approved by a City of Clermont Fire Inspector and City of Clermont Code Enforcement Officer.

**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.

Type of Violation: 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.

Type of Violation: 702.2 AISLES

The required width of aisles in accordance with the International Fire Code shall be unobstructed.

Type of Violation: 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.

Type of Violation: Other Violations

NFPA 101:7.10

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

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.

NFPA 1:11.1.2

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

Please contact me at 352-241-7307 or LCRAIN@CLERMONTFL.ORG when you comply, so an inspection to determine compliance can be scheduled.

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 You are directed to take action immediately.

THIS CASE WILL BE PRESENTED AT THE CODE ENFORCEMENT HEARING (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

By:

Fire Inspector, City of Clermont, FL

*IPMC=International Property Maintenance Code

Code Enforcement Special Magistrate
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,
Petitioner

Case No. C2018-000570

vs.
SRGC 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:

TUESDAY, MARCH 19, 2019, 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, SRGC LLC, 2601 DIAMOND CLUB DR, CLERMONT, FL 34711. Certified Mail/Return Receipt Requested.

BY:



Lori Crain-Code, Code Enforcement Officer
this 1th day of February, 2019

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

December 19, 2018

Violation # C2018-000570

To: SRGC LLC
2601 DIAMOND CLUB DR
CLERMONT, FL 34711

Violation/Property address: 2601 DIAMOND CLUB DR, 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 2601 DIAMOND CLUB DR--parcel# **222226190000400000**

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

All electrical violations per Fire Inspector and Code Enforcement Officer are in full compliance as determined by Fire Inspector and Code Officer.

Type of Violation: 305.3 Interior Surfaces. *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.

Ceiling tiles need to be replaced in the dining room and supply closet by Matt Clinger's office as well as hole in wall of same supply closet.

Type of Violation: 605.1 Electrical Equipment IPMC

605.1

Installation. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.

604.3 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.

605.2 ...All receptacle outlets shall have the appropriate faceplate cover for the location.

The outlet by the TV in pro shop needs to have a cover plate on it.

NFPA 1;11.1.6.6 & 1;11.1.5.6 Extension cords shall be plugged directly into an approved receptacle, power tap or multi-plug adapter and shall, except for approved multi-plug extension cords, serve only one portable appliance.

NFPA 1; 11.1.8 Permanent wiring shall be installed and maintained according to the Code.

605.4 Flexible cords shall not be used for permanent wiring, or for running through doors, windows, or cabinets, or concealed within walls, floors or ceilings.

The extension cords in the pro shop going through the ceiling need to be removed.

Type of Violation: Other Violations

Sec. 15-2. - Adoption of Fire Prevention Code.

Pursuant to F.S. § 633.025, the most current edition of the Florida Fire Prevention Code, NFPA 1, adopted by the state fire marshal is adopted and enacted as the Fire Prevention Code of the City of Clermont as fully as if set out at length in this section.

Please contact me at (352)-241-7307 or LCRAIN@CLERMONTFL.ORG when you comply, so an inspection to determine compliance can be scheduled.

You are directed to take action by 8:00 AM, Monday, January 14, 2019. 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:

A handwritten signature in cursive script that reads "Lori Crain".

Lori Crain-Code
Code Enforcement Officer

*IPMC: International Property Maintenance Code

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

January 04, 2019

Violation # C2018-000571

To: HILLSIDE TERRACE CONDOMINIUM A
PO BOX 121553
CLERMONT, FL 34712

Violation/Property address: 230 E DESOTO ST

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 230 E DESOTO ST. BETWEEN DREW AVE & SHADY NOOK.

Compliance with the Violation(s) listed will be when the following condition(s) are met:
WHEN ENTIRE PROPERTY IS MOWED AND MAINTAINED IN COMPLIANCE FROM HERE FORWARD.

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: 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 352-241-7307 or LCRAIN@CLERMONTFL.ORG when you comply, so an inspection to determine compliance can be scheduled.

You are directed to take action by 8:00 AM, FRIDAY, JANUARY 18, 2019. 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:

A handwritten signature in cursive script that reads "Lori Crain". The signature is written in dark ink and is positioned above a horizontal line.

Lori Crain
Code Enforcement Officer

Code Enforcement Special Magistrate
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner,

vs.

HILLSIDE TERRACE CONDOMINIUM ASSN INC,

Respondent,

Case No. C2018-000571

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:

TUESDAY, MARCH 19, 2019, 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, HILLSIDE TERRACE CONDOMINIUM ASSN, INC, PO BOX 121553, CLERMONT, FL 34712-1553. Certified Mail/Return Receipt Requested #

BY:



Lori Crain-Code, Code Enforcement Officer
this 1th day of February, 2019

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,

CASE # C2018-000571

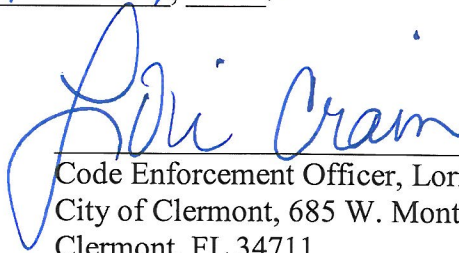
VS.

HILLSIDE TERRACE CONDOMINIUM ASSN, INC,
Respondent,

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

That a copy of the Violation Notice and the Hearing Notice was posted at the south public entrance of Clermont City Hall, 685 W. Montrose Street, Clermont, FL 34711, in addition to the real property known as 230 E DESOTO AVE, CLERMONT, FL, 34711 on the 14TH day of FEBRUARY, 2019.

Sworn to and subscribed before me this 14th day of February, 2019


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

The forgoing instrument was acknowledged before me this 14th day of Feb., 2019, by Lori Crain, Code Enforcement Officer for the City of Clermont, who is personally known to me and who did take an oath.



Signature: Dawn Stalnakier

Printed Name: Dawn Stalnakier

9171 9690 0935 0198 1792 88
Code Enforcement Special Magistrate
City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2018-000529

vs.

LUCAS RICHARD STRAWN ESTATE C/

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:

March 19th, 2019 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, LUCAS RICHARD STRAWN ESTATE C/.
Certified Mail/Return Receipt Requested #

BY:



Katherine Neill, Code Enforcement Officer
this 29th day of January, 2019

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

December 18, 2018

Violation # C2018-000529

To: LUCAS RICHARD STRAWN ESTATE
C/O RICHARD S LUCAS JR
284 SEBASTIAN CT
CINCINNATI, OH 45238

Violation/Property address: 1654 SUNSET DR, CLERMONT, FL 34711

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at 1654 SUNSET DR, CLERMONT, FL 34711.

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

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: 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.

(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.

(5)

Noises. All unnecessary or unauthorized noises and annoying vibrations, including animal noises.

(6)

Odors and stench. All disagreeable or obnoxious odors and stench, as well as the conditions, substances or other causes which give rise to the emission or generation of such odors and stench.

(7)

Carcasses of animals. The carcasses of animals or fowl not disposed of within a reasonable time after death.

(8)

Pollution of bodies of water. The pollution of any public well or cistern, stream, lake, canal or body of water by sewage, dead animals, creamery wastes, industrial wastes or other substances.

(9)

Places where illegal activities take place. Any building, structure or other place or location where any activity which is in violation of local, state or

Type of Violation: Section 302.8 IPMC Motor Vehicles

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

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 KNEILL@CLERMONTFL.ORG when you comply, so an inspection to determine compliance can be scheduled.

You are directed to take action by **January 1st, 2019**. 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:



Katherine Neill
Code Enforcement Officer

Code Enforcement Special Magistrate
City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2019-000079

vs.

LGCC HOLDINGS 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:

March 19th, 2019 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, LGCC HOLDINGS LLC.

Certified Mail/Return Receipt Requested #

BY:



Katherine Neill, Code Enforcement Officer
this 30th day of January, 2019

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

City of Clermont

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

REPEAT VIOLATION NOTICE

January 29, 2019

Violation # C2019-000079

To: LGCC HOLDINGS LLC
3862 BEACON RIDGE WAY
CLERMONT, FL 34711

Violation/Property address: LEGENDARY BLVD, CLERMONT, FL 34711 (ALTERNATE KEY 3806671)

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 LEGENDARY BLVD, CLERMONT, FL 34711 (ALTERNATE KEY 3806671). There has been a prior Code Case (C2018-000419) that has appeared before the Special Magistrate and was found to be in violation. This case is eligible to be moved directly to hearing as there are repeat violations from the previous case listed above.

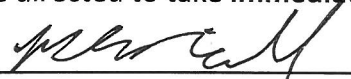
Type of Violation: Property Maintenance Section 122-344

(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 352-241-7343 or KNEILL@CLERMONTFL.ORG when you comply, so an inspection to determine compliance can be scheduled. This case will be presented at the Code Enforcement Special Magistrate (see included Notice of Hearing) as a repeat violation, even if the violation has been corrected prior to the hearing date.

You are directed to take **immediately**.

By:



Katherine Neill
Code Enforcement Officer

Code Enforcement Special Magistrate
City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2018-000569

vs.

GONZALEZ JOSE A

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:

MARCH 19TH, 2019 AT 1:30PM

at

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

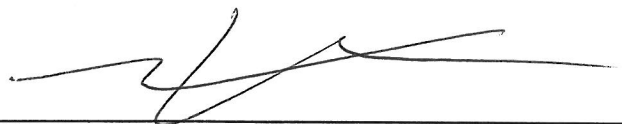
The Special Magistrate will receive testimony and evidence at said Public Hearing and shall make such findings of fact as are supported by the testimony and evidence pertaining to the matters alleged in the Violation Notice. If the violation is corrected and then recurs, or if the violation is not corrected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

Certified Mail/Return Receipt Requested #

BY:



Matthew Reusch, Code Enforcement Officer
this 9th day of January, 2019

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

December 18, 2018

Violation # C2018-000569

To: GONZALEZ JOSE A
1250 SHORECREST CIR
CLERMONT, FL 34711

Violation/Property address: 1250 SHORECREST CIR, 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 1250 SHORECREST CIR. IN REFERENCE TO; CODE ENFORCEMENT INVESTIGATORS RECEIVED A COMPLAINT THAT THERE WERE MULTIPLE VEHICLES IN VARIOUS STAGES OF DISREPAIR LOCATED ON THE PROPERTY. INVESTIGATORS CONDUCTED AN INSPECTION OF THE PROPERTY AND FOUND IT TO BE IN VIOLATION.

Compliance with the Violation(s) listed will be when the following condition(s) are met: VEHICLES THAT ARE IN STATE OF DISREPAIR MUST BE REMOVED FROM THE DRIVEWAY AND STORED IN AN ENCLOSED STRUCTURE SUCH AS A GARAGE OR WAREHOUSE. ALL VEHICLES MUST HAVE VALID REGISTRATION AND LICENSE PLATES ATTACHED TO THEM.

Type of Violation: Section 302.8 IPMC Motor Vehicles

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

Type of Violation: VEHICLES

Sec. 34-95. - Prohibition of storage of certain items.

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

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 JANUARY 8TH, 2019. 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:

A handwritten signature in black ink, appearing to be 'Matthew Reusch', written over a horizontal line.

Matthew Reusch
Code Enforcement Officer

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

AFFIDAVIT OF POSTING

CITY OF CLERMONT
Petitioner

CEB CASE # C2018-000569

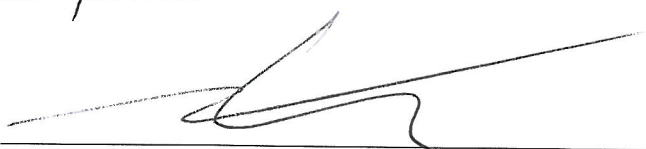
VS.

GONZALEZ JOSE A ()
Respondent

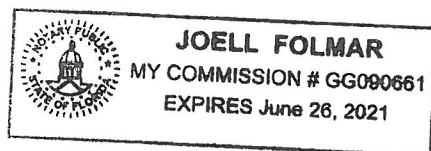
Personally appeared before me, Matthew Reusch Code Enforcement Officer of the City of Clermont:

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 1250 SHORECREST CIR (), CLERMONT, FL, 34711 on the .

Sworn to and subscribed before me this 24 day of January, 2019.


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

The forgoing instrument was acknowledged before me this 24 day of January, 2019, by Matthew Reusch, Code Enforcement Officer for the City of Clermont, who is personally known to me and who did take an oath.



Signature: _____

Joell Folmar

Printed Name: _____

Joell Folmar

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.

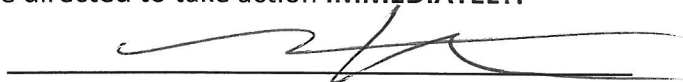
Type of Violation: Section 34-62 - Creation or Maintenance of Nuisance by Property Owner Declared Unlawful.

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

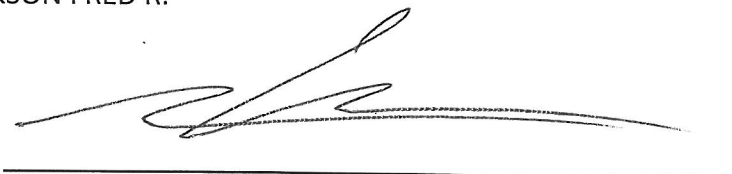
**685 West Montrose Street, Clermont, Florida.
Council Chambers of City Hall**

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.

**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".

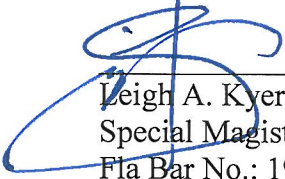
III. ORDER

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.

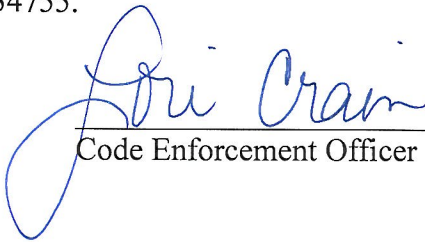
CODE ENFORCEMENT SPECIAL
MAGISTRATE OF THE
CITY OF CLERMONT, FLORIDA



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

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

CITY OF CLERMONT

Petitioner,

vs.

FRED R. JACKSON,

Respondent.

**Case No: C2018-000291
598 East Highland Avenue
Clermont, Florida**

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

THIS MATTER came before the Code Enforcement Board of the City of Clermont for hearing on **September 18, 2018** and the Board having heard sworn testimony and received evidence from **Matt Reusch Code Enforcement Officer**, for the City and having noted that Respondent was 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 Respondent.
- 2) The Respondent is the owner of and in custody and control of the property described in the Repeat Violation Notice dated June 28, 2018.
- 3) There exists on the property debris, refuse and trash and the exterior of the property is not maintained in a clean, safe and sanitary condition.
- 4) The above-stated conditions violation constitutes a repeat violation of the Special Magistrate's Order of September 26, 2017.

II. CONCLUSION OF LAW

The Code Enforcement Board finds the Respondent, **FRED R. JACKSON**, was in repeat violation of Section 34-61 "Nuisances", Section 122-344 "Property Maintenance, Section 308.1-IPMC, Section 302-IPMC "Sanitation:, Section 34-61 "Enumeration of prohibited items, conditions or actions constituting nuisances and Section 34-62 "Creation or maintenance of nuisance by Property Owner declared unlawful".

III. ORDER

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

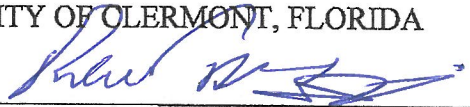
1) A fine is imposed in the amount of **FIVE HUNDRED DOLLARS (\$500.00) PER DAY** after June 28, 2018 and shall continue to accrue until such time as it has been corrected.

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) The fine imposed shall accrue from June 28, 2018 until the date that the violation is corrected as verified by the City of Clermont Code Enforcement Department.

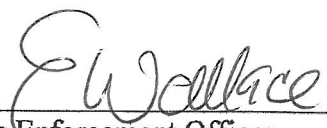
Done and Ordered this 4th day of ~~September~~ ^{October} 2018.

CODE ENFORCEMENT BOARD OF THE
CITY OF CLERMONT, FLORIDA


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 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 9th day of ~~September~~ ^{OCTOBER} 2018, 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

for Matt Revett

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

AFFIDAVIT OF POSTING

CITY OF CLERMONT
Petitioner

CEB CASE # C2018-000291

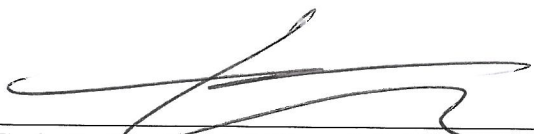
VS.

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 BOARD OF THE
CITY OF CLERMONT, FLORIDA**

CITY OF CLERMONT

Petitioner,

vs.

FRED R. JACKSON,

Respondent,

**Case No: C2018-000291
598 East Highland Avenue
Clermont, Florida 34711**

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

YOU ARE HEREBY ADVISED that the Code Enforcement Board shall conduct a hearing on **March 19, 2019 at 1:30 p.m. in the Council Chambers, City Hall, 685 West Montrose Street, Clermont, Florida**, to consider the petitioner's request as set forth below for authorization to impose a fine and create a code enforcement lien in this matter.

This motion is pursuant to Chapter 162, Florida Statutes. At its September 19, 2017, hearing the Code Enforcement Board issued a Findings of Fact, Conclusion of Law and Order finding that City Code violations exist on the above property related to the following:

City Code Chapter 14, IPMC Sections:

308.1 & 302 "Sanitation"

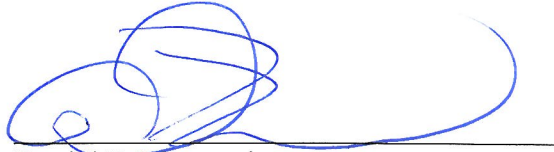
City Code, Sections

34-61	"Nuisances"
122-344	"Property maintenance"
34-61	"Enumeration of prohibited items, conditions or actions constituting nuisances"
34-62	"Creation or maintenance of nuisance by property owner declared unlawful"

The Board's written order dated October 4, 2018, provided that Respondent would correct the violations on or before June 28, 2018 or a fine of FIVE HUNDRED DOLLARS (\$500.00) per day would accrue. The Respondent failed to correct the violations in a timely manner and a fine has accrued based on the above-referenced Order of the Board. The violations continue to exist on the property and the fine remains unpaid as of the date hereof.

WHEREFORE, the City of Clermont requests the Code Enforcement Board authorize recording of an Order Imposing Administrative Fine/Lien as provided in Chapter 162, Florida Statutes.

I HEREBY CERTIFY that on this 28th day of March, 2019, 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.



Daniel F. Mantzaris,
Clermont City Attorney
DeBeaubien, Knight, Simmons,
Mantzaris & Neal, LLP
P.O. Box 87
Orlando, FL 32802
(407) 422-2454 / (407) 849-1845 (Fax)
FBN: 562327

Code Enforcement Special Magistrate
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner,

vs.

RICKY E & CONNIE A WRIGHT,

AND BAYVIEW LOAN SERVICING, LLC,

Respondents.

Case No. C2017-000308

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:

TUESDAY, SEPTEMBER 19, 2017, 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, RICKY E & CONNIE A WRIGHT, 6969 N CARL G ROSE HWY, HERNANDO, FL 34442; BAYVIEW LOAN SERVICING, LLC, JOANNA NAVARRO, 4435 PONCE DE LEON BLVD, CORAL GABLES, FL 33146. Certified Mail/Return Receipt Requested.

BY:



Lori Crain, Code Enforcement Officer
this 16th day of August, 2017

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

NOTICE OF NUISANCE AND DEMAND TO ABATE NUISANCE ON PROPERTY
LOCATED AT:

650 ANDERSON ST, CLERMONT, FL

TO: BAYVIEW LOAN SERVICING, LLC, 4435 PONCE DE LEON BLVD, CORAL GABLES, FL 33146; RICKY & CONNIE WRIGHT, 2716 COVENTRY LN, OCOEE, FL , 34761-8619.

PROPERTY STREET ADDRESS AND LEGAL:

650 ANDERSON ST, CLERMONT FL 34711; CLERMONT, CLERMONT, SHADY NOOK UNITS 1 & 3 FROM N'LY COR OF LOT 21 RUN |S 33-41-58 W ALONG NW'LY LINE OF SAID LOT 24.89 FT, S |58-42-20 E 97.98 FT FOR POB, RUN N 33-18-15 E 28.62 FT TO |NE'LY LINE OF SAID LOT 21, S 60-53-07 E ALONG SAID NE'LY |LINE 82.08 FT TO NE COR OF LOT 21, S 01-49-42 E 84.26 FT TO |SE COR OF LOT 21, N 56-03-51 W ALONG SW'LY LINE OF SAID LOT |21 A DIST OF 130.36 FT, N 33-18-15 E 32.85 TO POB

In accordance with chapter 14 of the City Code of Clermont, you are hereby advised that upon the above –referenced property the following conditions exist, as more particularly described in Sections 108.1.3 *Structure Unfit for human occupancy*; (108.2) *Closing of vacant structure*; Sections 109 (109.2) *Temporary safeguards*; (109.4) *Emergency repairs*; and (109.5) *Costs of emergency repairs*.

YOU ARE FURTHER ADVISED THAT PURSUANT TO SECTION 108.6 OF CHAPTER 14 OF THE CLERMONT CITY CODE, YOU HAVE UNTIL 5:00 PM, MONDAY, SEPTEMBER 4, 2017, TO ABATE THE ABOVE-REFERENCED CONDITIONS ON THE PROPERTY. IF YOU FAIL TO TIMELY ABATE THE CONDITIONS, THE CITY OF CLERMONT SHALL ENTER UPON THE PROPERTY TO ABATE THE CONDITIONS AND A BILL SHALL BE SENT TO YOU FOR THE COST INCURRED BY THE CITY. IF

**YOU FAIL TO PAY THE BILL WITHIN THIRTY (30) DAYS A LIEN SHALL BE IMPOSED
AND ENFORCED AGAINST THE PROPERTY.**

Dated this 1st day of September, 2017.

Lori Crain, Code Enforcement Officer

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

July 10, 2017

Violation # C2017-000308

To: RICKY E & CONNIE A WRIGHT
2716 COVENTRY LN
OCOE, FL 34761-8619

BAYVIEW LOAN SERVICING, LLC
JOANNA NAVARRO
4435 PONCE DE LEON BLVD
CORAL GABLES, FL 33146

Violation/Property address: 650 ANDERSON 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 650 ANDERSON ST #192226130000002102

Compliance with the Violation(s) listed will be when the following condition(s) are met: WHEN ALL WEEDS AND OVERGROWTH IS MOWED AND REMOVED; WHEN TREES ARE PRUNED AND YARD WASTE IS REMOVED; WHEN ROTTEN WOOD LANDSCAPE TIMBERS ARE REMOVED; WHEN DECAYED CORNER OF ROOF IS REPAIRED; WHEN BATHROOM WINDOW HAS A SCREEN AND ANY OTHER WINDOWS ON THE HOUSE; WHEN CENTRAL AIR UNIT IS REPAIRED OR REPLACED INTO PROPER WORKING CONDITION; WHEN CONCRETE BLOCK WALL IS REPAIRED, REPLACED OR REMOVED; WHEN ROTTEN WOODEN WALKWAY IN REAR OF PROPERTY IS REPLACED; WHEN WASP/FLYING INSECT NESTS ON FRONT PORCH HAVE BEEN REMOVED; WHEN OUTDOOR ELECTRICAL OUTLET HAS COVER; WHEN PORCH LIGHT IS REPLACED; WHEN WATER SERVICE HAS BEEN RESTORED TO TENANTS; WHEN PROPERTY IS MAINTAINED IN COMPLIANCE.

Type of Violation: 304.7 Roofs and Drainage.

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutter and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

Type of Violation: 603 Mechanical Equipment

603.1 Mechanical Appliances. All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

Type of Violation: 605.1 Electrical Equipment

605.1 Installation. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.

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.

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.

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: 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.
- (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.

Type of Violation: Weeds Section 302.4-IPMC

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

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

You are directed to take action by 5:00 PM, THURSDAY, AUGUST 10, 2017. 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:

A handwritten signature in cursive script that reads "Lori Crain".

Lori Crain
Code Enforcement Officer

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301

CURRENT RESIDENT
650 ANDERSON ST
CLERMONT, FL 34711

City of Clermont

NOTICE OF NUISANCE AND DEMAND TO ABATE NUISANCE ON PROPERTY
LOCATED AT:

650 ANDERSON ST, CLERMONT, FL

TO: BAYVIEW LOAN SERVICING, LLC, 4435 PONCE DE LEON BLVD, CORAL GABLES, FL 33146; RICKY & CONNIE WRIGHT, 2716 COVENTRY LN, OCOEE, FL , 34761-8619.

PROPERTY STREET ADDRESS AND LEGAL:

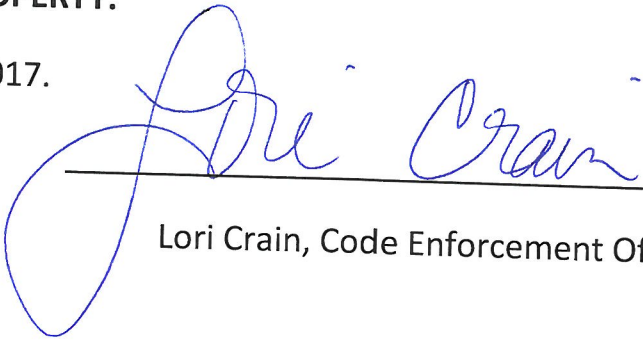
650 ANDERSON ST, CLERMONT FL 34711; CLERMONT, CLERMONT, SHADY NOOK UNITS 1 & 3 FROM N'LY COR OF LOT 21 RUN | S 33-41-58 W ALONG NW'LY LINE OF SAID LOT 24.89 FT, S | 58-42-20 E 97.98 FT FOR POB, RUN N 33-18-15 E 28.62 FT TO | NE'LY LINE OF SAID LOT 21, S 60-53-07 E ALONG SAID NE'LY | LINE 82.08 FT TO NE COR OF LOT 21, S 01-49-42 E 84.26 FT TO | SE COR OF LOT 21, N 56-03-51 W ALONG SW'LY LINE OF SAID LOT | 21 A DIST OF 130.36 FT, N 33-18-15 E 32.85 TO POB

In accordance with chapter 14 of the City Code of Clermont, you are hereby advised that upon the above –referenced property the following conditions exist, as more particularly described in Sections 108.1.3 *Structure Unfit for human occupancy*; (108.2) *Closing of vacant structure*; Sections 109 (109.2) *Temporary safeguards*; (109.4) *Emergency repairs*; and (109.5) *Costs of emergency repairs*.

YOU ARE FURTHER ADVISED THAT PURSUANT TO SECTION 108.6 OF CHAPTER 14 OF THE CLERMONT CITY CODE, YOU HAVE UNTIL 5:00 PM, MONDAY, SEPTEMBER 4, 2017, TO ABATE THE ABOVE-REFERENCED CONDITIONS ON THE PROPERTY. IF YOU FAIL TO TIMELY ABATE THE CONDITIONS, THE CITY OF CLERMONT SHALL ENTER UPON THE PROPERTY TO ABATE THE CONDITIONS AND A BILL SHALL BE SENT TO YOU FOR THE COST INCURRED BY THE CITY. IF

**YOU FAIL TO PAY THE BILL WITHIN THIRTY (30) DAYS A LIEN SHALL BE IMPOSED
AND ENFORCED AGAINST THE PROPERTY.**

Dated this 1st day of September, 2017.



Lori Crain, Code Enforcement Officer

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

AFFIDAVIT OF POSTING

CITY OF CLERMONT,
Petitioner,

CEB CASE # C2017-000308

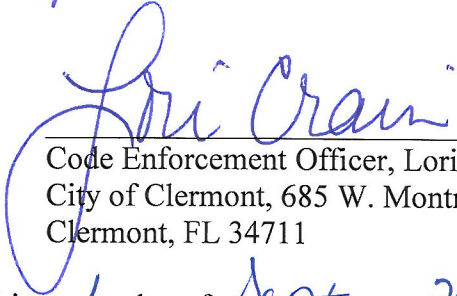
VS.

RICKY E & CONNIE A WRIGHT,
And BAYVIEW LOAN SERVICING, LLC
Respondents.

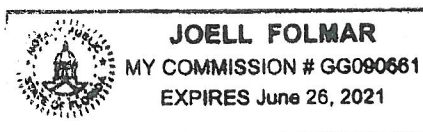
Personally appeared before me, Lori Crain Code Enforcement Officer of the City of Clermont:

That a copy of the Violation Notice and the Hearing Notice was posted at the south public entrance of Clermont City Hall, 685 W. Montrose Street, Clermont, FL 34711, in addition to the real property known as 650 ANDERSON ST, CLERMONT, FL, 34711 on the 1st day of September, 2017.

Sworn to and subscribed before me this 1st day of Sept, 2017.


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

The forgoing instrument was acknowledged before me this 1 day of Sept, 2017, by Lori Crain, Code Enforcement Officer for the City of Clermont, who is personally known to me and who did take an oath.



Signature: Joell Folmar

Printed Name: Joell Folmar

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

CITY OF CLERMONT,

Petitioner,

Case No: C2017-000308

**650 Anderson Street
Clermont, Florida**

vs.

**RICKY E. and CONNIE A. WRIGHT
and BAYVIEW LOAN SERVICING, LLC,**

Respondents.

_____ /

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 **September 19, 2017**, and the Special Magistrate having heard sworn testimony and received evidence from **Lori Crain, 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 July 10, 2017.
- 3) As of July 10, 2017, there existed on the property a roof in need of repair or replacement; weeds and overgrown trees and bushes; yard waste, rotten wood landscape timbers, non-screened windows, non-working air conditioner, decaying concrete wall, rotten wooden walkway, insect/wasp nests, uncovered outdoor electrical outlet, non-working porch light and no water for tenants.

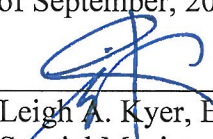
II. CONCLUSION OF LAW

The Code Enforcement Special Magistrate finds the Respondents, **RICKY E. and CONNIE A. WRIGHT and BAYVIEW LOAN SERVICING, LLC**, are in violation of City of Clermont Code Section 304.7 "Roofs and Drainage; Section 603 "Mechanical Equipment; Section 605.1 "Electrical Equipment; Exterior Structure Section 304.1-IPMC; 122-344"; Insect Screens Section 304.14-IPMC"; Section 122-344 "Property Maintenance"; Section 302-IPMC "Sanitation"; Section 34-61 "Enumeration of prohibited items, conditions or actions constituting nuisances; Section 302.4-IPMC "Weeds".

III. ORDER

- 1) Respondents shall correct the above-stated violation on or before **October 20, 2017**, by taking the remedial action as set forth in the Violation Notice dated July 10, 2017. 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. Respondents 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.

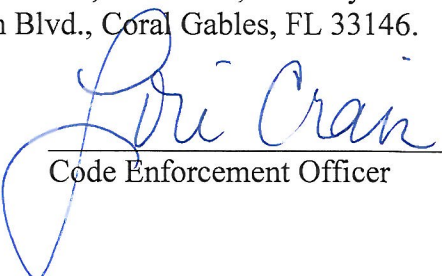
Done and Ordered this 26 day of September, 2017.



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 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 27th day of September, 2017, a true and correct copy of this Order has been furnished by certified and regular mail to Respondents, Ricky E. and Connie A. Wright, 2716 Coventry Lane, Ocoee, FL 34761; and Bayview Loan Servicing, LLC, c/o Joanna Navarro, 4435 Ponce De Leon Blvd., Coral Gables, FL 33146.



Code Enforcement Officer

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

CITY OF CLERMONT

Petitioner,

vs.

**RICKY E. and CONNIE A. WRIGHT
and BAYVIEW LOAN SERVICING, LLC,**

Respondent,

**Case No: C2017-000308
650 Anderson Street
Clermont, Florida 34711**

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

YOU ARE HEREBY ADVISED that the Code Enforcement Board shall conduct a hearing on **March 19, 2019 at 1:30 p.m. in the Council Chambers, City Hall, 685 West Montrose Street, Clermont, Florida**, to consider the petitioner's request as set forth below for authorization to impose a fine and create a code enforcement lien in this matter.

This motion is pursuant to Chapter 162, Florida Statutes. At its September 26, 2017, hearing the Code Enforcement Board issued a Findings of Fact, Conclusion of Law and Order finding that City Code violations exist on the above property related to the following:

City Code Chapter 14, IPMC Sections:

304.1; 122-344 "Exterior Structure"
304.14 "Insect Screens"
302 "Sanitation"
302.4 "Weeds"

City Code, Sections

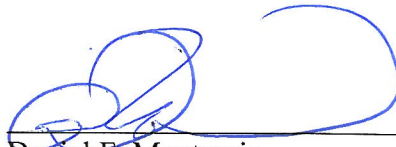
304.7 "Roofs and Drainage
603 "Mechanical Equipment
605.1 "Electrical Equipment"
34-61 "Enumeration of prohibited items, conditions or actions constituting nuisances"

The Board's written order dated September 26, 2017, provided that Respondent would correct the violations on or before October 20, 2017 or a fine of TWO HUNDRED and FIFTY

DOLLARS (\$250.00) per day would accrue. The Respondent failed to correct the violations in a timely manner and a fine has accrued based on the above-referenced Order of the Board. The violations continue to exist on the property and the fine remains unpaid as of the date hereof.

WHEREFORE, the City of Clermont requests the Code Enforcement Board authorize recording of an Order Imposing Administrative Fine/Lien as provided in Chapter 162, Florida Statutes.

I HEREBY CERTIFY that on this 28th day of February, 2019, a true and correct copy of this Order has been furnished by certified and regular mail to the Respondent, Ricky E. and Connie A. Wright, 2716 Coventry Lane, Ocoee, FL 34761 and BayView Loan Servicing, LLC, c/o Joanna Navarro, 4435 Ponce De Leon Blvd, Coral Gables, FL 33146.



Daniel F. Mantzaris,
Clermont City Attorney
DeBeaubien, Knight, Simmons,
Mantzaris & Neal, LLP
P.O. Box 87
Orlando, FL 32802
(407) 422-2454 / (407) 849-1845 (Fax)
FBN: 562327

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

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

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 BOARD OF THE
CITY OF CLERMONT, FLORIDA**

CITY OF CLERMONT

Petitioner,

vs.

AHMAD ALYAHYA,

Respondent,

**Case No: C2018-000284
East Minneola Avenue
Clermont, Florida 34711**

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

YOU ARE HEREBY ADVISED that the Code Enforcement Board shall conduct a hearing on **March 19, 2019 at 1:30 p.m. in the Council Chambers, City Hall, 685 West Montrose Street, Clermont, Florida**, to consider the petitioner's request as set forth below for authorization to impose a fine and create a code enforcement lien in this matter.

This motion is pursuant to Chapter 162, Florida Statutes. At its September 18, 2018, hearing the Code Enforcement Board issued a Findings of Fact, Conclusion of Law and Order finding that City Code violations exist on the above property related to the following:

City Code Chapter 14, IPMC Sections:

302.4 "Weeds"

301.3 "Vacant structures and lands"

City Code, Section

122-344 "Property maintenance"

The Board's written order dated September 18, 2018, provided that Respondent would correct the violations on or before October 19, 2018 or a fine of TWO HUNDRED and FIFTY DOLLARS (\$250.00) per day would accrue. The Respondent failed to correct the violations in a timely manner and a fine has accrued based on the above-referenced Order of the Board. The violations continue to exist on the property and the fine remains unpaid as of the date hereof.

WHEREFORE, the City of Clermont requests the Code Enforcement Board authorize recording of an Order Imposing Administrative Fine/Lien as provided in Chapter 162, Florida Statutes.

I HEREBY CERTIFY that on this 28th day of February, 2019, a true and correct copy of this Order has been furnished by certified and regular mail to the Respondent, Ahmad H. N. Alyahya, 14001 Fairway Island Drive, Apt. 528, Orlando, FL 32837.



Daniel F. Mantzaris,
Clermont City Attorney
DeBeaubien, Knight, Simmons,
Mantzaris & Neal, LLP
P.O. Box 87
Orlando, FL 32802
(407) 422-2454 / (407) 849-1845 (Fax)
FBN: 562327