



**CODE ENFORCEMENT SPECIAL
MAGISTRATE HEARING
TUESDAY, SEPTEMBER 17, 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 - C2017-000125
Reusch

John P. Adams & Ann D. Adams Family
2575 East Highway 50

VIOLATION:

JOINT MOTION FOR ORDER
APPROVING STIPULATION

Section 122-33 Building Permit Required

Item 2 - C2017-000361 & C2018-000291
Reusch

Fred R. Jackson
598 East Highland

VIOLATION:

AUTHORIZATION TO FORECLOSE

IMPC Chapter 14, Section 308.1 & 302
Sanitation.

Section 34-61 Nuisances

Section 122-344 Property Maintenance

Section 34-61 Enumeration of Prohibited
Items

Section 34-62 Creation or Maintenance of
Nuisance

Item 3 - C2018-000284
Reusch

Ahmad Alyahya
East Minneola

VIOLATION:

AUTHORIZATION TO FORELOSE

Section 122-344 Property Maintenance
IPMC Section 301.3 Vacant Structures
and Lands

IPMC Section 302.4 Weeds

**CODE ENFORCEMENT SPECIAL
MAGISTRATE HEARING
TUESDAY, SEPTEMBER 17, 2019
CITY HALL at 685 WEST MONTROSE STREET
At 1:30 PM**

Item 4 - C2018-000418
Neill

LGCC Holdings LLC
Liberty Hill Drive

VIOLATION:

LIEN

IPMC Section 302.4 Weeds
Section 122-344 Property Maintenance

Item 5 - C2018-000419
Neill

LGCC HOLDINGS LLC
LEGENDARY BLVD

VIOLATION:

LIEN

IPMC Section 302.4 Weeds
Section 122-344 Property Maintenance

Item 6 - C2019-000079
Neill

Holdings LGCC LLC
Legendary Blvd

VIOLATION:

LIEN

Section 122-344 Property Maintenance

Item 7 - C2019-000273
Neill

LGCC Holdings LLC
1700 Legendary

VIOLATION:

LIEN

Section 122-344 Property Maintenance
IPMC Section 302.4 Weeds

Item 8 - C2019-000289
Neill

LGCC Holdings LLC
Liberty Hill Drive

VIOLATION:

LIEN

Section 122-344 Property Maintenance
IPMC Section 302.4 Weeds

**CODE ENFORCEMENT SPECIAL
MAGISTRATE HEARING
TUESDAY, SEPTEMBER 17, 2019
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At 1:30 PM**

Item 9 - C2019-000511
Neill

LGCC Holdings LLC
Legendary Blvd

VIOLATION:

REPEAT VIOLATION

IPMC Section 302.4 Weeds
Section 122-344 Property Maintenance

Item 10 - C2019-000512
Neill

LGCC Holdings LLC
Liberty Hill Drive

VIOLATION:

REPEAT VIOLATION

IPMC Section 122-344
Section 122-344 Property Maintenance

Item 11 - C2019-000513
Neill

LGCC Holdings LLC
Beacon Ridge Way

VIOLATION:

REPEAT VIOLATION

IPMC Section 302.4 Weeds
Section 122-344 Property Maintenance

Item 12 - C2019-000517
Neill

LGCC Holdings LLC
Derby Glen

VIOLATION:

REPEAT VIOLATIONS

IPMC Section 302.4 Weeds
Section 122-344 Property Maintenance

Item 13 - C2019-000522
Neill

LGCC Holdings LLC
Lakemist Lane

VIOLATION:

IPMC Section 302.4 Weeds
Section 122-344 Property Maintenance

Item 14 - C2019-000523
Neill

LGCC Holdings LLC
Legendary Blvd

VIOLATION:

IPMC Section 302.4 Weeds
Section 122-344 Property Maintenance

**CODE ENFORCEMENT SPECIAL
MAGISTRATE HEARING
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At 1:30 PM**

Item 15 - C2019-000446
Neill

Bienenstock Sam Trustee
736 Anderson St

VIOLATION:

Section 122-344 Building Permit
Required

Item 16 - C2019-000546
Reusch

John & Vickie Wetzel
West Highway 50

VIOLATION:

IPMC Section 302.4 Weeds
IPMC Section 301.3 Vacant Structures
and Lands
Section 122-344 Property Maintenance

ADJOURN

Any person wishing to appeal any decision made by the Code Enforcement Special Magistrate at this meeting will need a record of the proceedings. For that purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

In accordance with the Americans with Disabilities Act (ADA), if any person with a disability as defined by the ADA needs special accommodation to participate in this proceeding, then not later than two (2) business days prior to the proceeding, he or she should contact the Development Services Department at 352-241-7302.

Please be advised that if you intend to show any document, picture, video or items to the Council or Board in support or opposition to any item on the agenda; a copy of the document, picture, video or item must be provided to the Recording Clerk for the City's records.

City of Clermont

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

VIOLATION NOTICE

April 04, 2017

Violation # C2017-000125

To: JOHN P ADAMS & ANN D ADAMS FAM
PO BOX 1667
WINTER HAVEN, FL 33882

Violation/Property address: 2575 EAST HIGHWAY 50 CLERMONT, FL. 34711 (METRO PCS)

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 2575 EAST HIGHWAY 50. **IN REFERENCE TO UNPERMITTED WORK FOR CHANGE OF USE IN REAR OF THE UNIT WHERE METRO PCS IS LOCATED.**

Compliance with the Violation(s) listed will be when the following condition(s) are met:
BUILDING PERMIT WAS APPLIED FOR BUT FIRE AND BUILDING DPT REJECTED SET OF PLANS BACK IN FEBRUARY.

CONTACT BUILDING OFFICIAL, MARK GRENIER AND ROBIN GUTTERING, FIRE PLANS EXAMINER TO RECTIFY MATTER AND PROVIDE PROPER SET OF PLANS FOR THE ABOVE VIOLATION.

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.

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 **NO LATER THAN APRIL 28TH, 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:



E. Wallace
Code Enforcement Officer

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

CITY OF CLERMONT

Petitioner,

vs.

**JOHN P. ADAMS and
ANN D. ADAMS FAM,**

Respondents.

**Case No: C2017-000125
2575 East Highway 50
Clermont, Florida**

FINDINGS OF FACT, CONCLUSION OF LAW and ORDER

THIS MATTER came before the Code Enforcement Special Magistrate of the City of Clermont for hearing on **August 15, 2017** and the Special Magistrate having heard sworn testimony and received evidence from **Evie Wallace, Code Enforcement Officer**, for the City and having noted that Respondent was represented by **Louis Falto, Property Manager**, 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 April 4, 2017.
- 3) Work and renovations have been performed on the property as part of a change of use and without required permits.

II. CONCLUSION OF LAW

The Code Enforcement Special Magistrate finds the Respondents, **JOHN P. ADAMS & ANN D. ADAMS FAM**, are in violation of City of Clermont Code Section 122.344 Building "Permit Required".

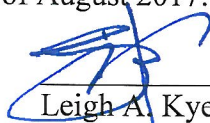
III. ORDER

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

- 1) Respondents shall correct the above-stated violation on or before **September 15, 2017** by taking the remedial action as set forth in the Violation Notice dated April 4, 2017. If the Respondents fail to timely correct the violation a fine of **TWO HUNDRED 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) 241-7304 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.

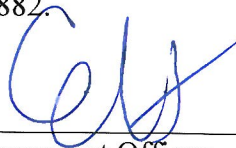
Done and Ordered this 25 day of August 2017.



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 25th day of August 2017, a true and correct copy of this Order has been furnished by certified and regular mail to Respondents, John P. and Ann D. Adams FAM, P.O. Box 1667, Winter Haven, FL 33882.



Code Enforcement Officer

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

CITY OF CLERMONT

Petitioner,

vs.

**JOHN P. ADAMS and
ANN D. ADAMS FAM,**

Respondents.

**Case No: C2017-000125
2575 East Highway 50
Clermont, Florida**

**JOINT MOTION FOR ORDER
APPROVING STIPULATION**

Petitioner and Respondents jointly request that the Code Enforcement Special Magistrate approve the following Stipulation between the Parties and enter an Order consistent with the terms contained herein. The parties agree and acknowledge as follows:

1. Special Magistrate Leigh Kyer entered that certain Findings of Fact, Conclusion of Law and Order dated August 25, 2017 finding certain violations of the Clermont City Code and ordering that compliance with the violations be attained on or before September 15, 2017, hereinafter the "Order".
2. On or about June 6, 2019, the Respondents caused to be corrected the violations set forth in the Order.
3. By operation of the Order, a fine has accrued in the amount of \$162,000.
5. The Respondent shall on or before November 1, 2019, pay to the City a reduced fine in the amount of FORTY-SEVEN THOUSAND DOLLARS (\$47,000), which Petitioner shall accept in full satisfaction of the accrued fine in this matter.
6. If Respondent fails to timely pay the reduced amount as set forth above, the fine shall revert to its original amount of \$162,000.

Attorney for Respondent:

Attorney for Petitioner:

Jonathan Huels, Esquire
Florida Bar No. _____

Daniel F. Mantzaris, Esquire
Florida Bar No. 562327

Date: _____

Date: _____

**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".

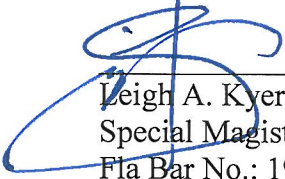
III. ORDER

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.

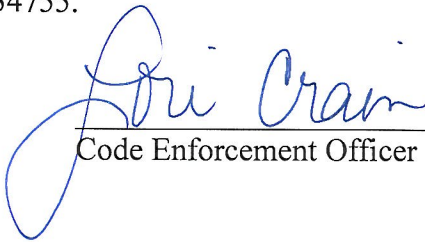
CODE ENFORCEMENT SPECIAL
MAGISTRATE OF THE
CITY OF CLERMONT, FLORIDA



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:

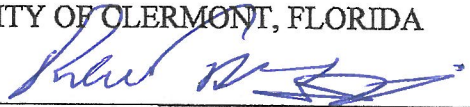
1) A fine is imposed in the amount of **FIVE HUNDRED DOLLARS (\$500.00) PER DAY** after June 28, 2018 and shall continue to accrue until such time as it has been corrected.

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.

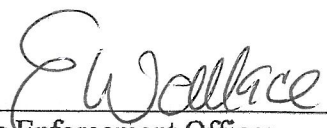
Done and Ordered this 4th day of ~~September~~ ^{October} 2018.

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

CODE ENFORCEMENT BOARD OF THE
CITY OF CLERMONT, FLORIDA

CITY OF CLERMONT,

Petitioner,

VS.

FRED R. JACKSON,
Respondent.

Case No: C2017-000361 &
C2018-000291
598 East Highland Avenue
CLERMONT, FL

ORDER IMPOSING ADMINISTRATIVE FINE AND CREATING LIEN

THIS CAUSE came on for public hearing before the Code Enforcement Special Magistrate on March 19, 2019, after due notice to Respondents upon Petitioner's Motion for Order Imposing Fine and Creating Lien, at which time the Special Magistrate noted that Respondent was present and was advised that the Respondent did not timely comply with the Special Magistrate's Orders of September 27, 2017 and October 4, 2018 and that the subject property remains in non-compliance.

It is hereby ORDERED THAT:

1. A fine is imposed in the amount of ONE HUNDRED THIRTY-THREE THOUSAND DOLLARS (\$133,000) and shall continue to accrue thereafter at the rate of FIVE HUNDRED DOLLARS (\$500.00) per day until the date that compliance has been documented by the Code Enforcement Officer.

2. This Order shall be recorded in the Public Records of Lake County and thereafter shall constitute a lien against the following described land on which the violation exists and upon any other real or personal property owned by Respondent.

Parcel Id No. 19-22-26-1500-000-00100

Alt Key: 1629250

Legal Description:

CLERMONT, WOODLAWN REPLAT LOT 1 PB 16 PG 22
ORB 3243 PG 471
AS LISTED IN LAKE COUNTY PUBLIC RECORDS

Case No: C2017-000361 & C2018-000291

3. This Order shall be in addition to any other Imposing a Fine and Creating a Lien in this matter.

DONE and ORDERED this 29th day of March, 2019.

Andrew Lanius

Andrew Lanius, Esquire
Special Magistrate
Fla Bar No.: 93427

STATE OF FLORIDA

COUNTY OF Lake

The foregoing instrument was acknowledged before me this 29 day of March 2019, by Andrew Lanius, as City of Clermont Code Enforcement Special Magistrate who is personally known to me or produced R.D.R. L.C. as identification.

Lynette Seebach
Signature of person taking acknowledgment

Lynette Seebach
Name of Officer taking acknowledgment typed,
printed or stamped



I HEREBY CERTIFY that on this 29 day of March, 2019, a true and correct copy of this Order has been furnished by certified and regular first class mail to the Respondent, Fred R. Jackson, P.O. Box 210, Minneola, FL 34755.

Matthew Reusch

Matthew Reusch, Code Enforcement Officer

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.

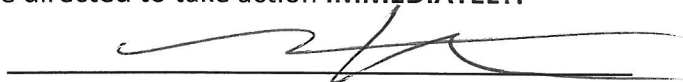
Type of Violation: Section 34-62 - Creation or Maintenance of Nuisance by Property Owner Declared Unlawful.

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

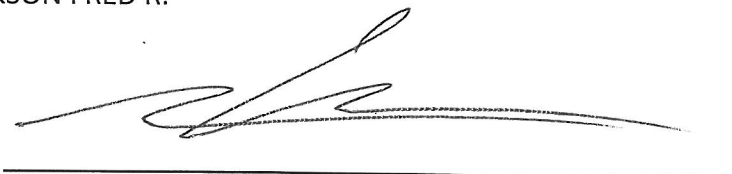
**685 West Montrose Street, Clermont, Florida.
Council Chambers of City Hall**

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 BOARD OF THE
CITY OF CLERMONT, FLORIDA**

CITY OF CLERMONT,

Petitioner,

VS.

**FRED R. JACKSON,
Respondent.**

**Case No: C2017-000361 &
C2018-000291
598 East Highland Avenue
CLERMONT, FL**

**NOTICE OF HEARING AND MOTION FOR AUTHORIZATION
TO FORECLOSE ON CODE ENFORCEMENT LIEN**

YOU ARE HEREBY ADVISED that the Code Enforcement Special Magistrate shall conduct a hearing on **September 17, 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 foreclose and execute on the code enforcement lien in this matter.

This Motion is pursuant to Chapter 162, Florida Statutes and the Code Enforcement Magistrate's Order Imposing Administrative Fine and Creating Lien dated March 29, 2019 and in support thereof, the Petitioner states as follows:

1. The Clermont Code Enforcement Special Magistrate issued its original Order in this matter on September 26, 2017 finding violations of the City Code and requiring the violations be brought into compliance on or before November 20, 2017 or a fine of \$100 per day would accrue.
2. Thereafter, the Clermont Code Enforcement Special Magistrate entered an Order in this matter on October 4, 2018, finding repeat violations of the City Code and imposing a find of \$500 per day from June 28, 2018.
3. Subsequent thereto, and having been advised that the property has not been brought into compliance, the Code Enforcement Special Magistrate entered an Order Imposing Administrative Fine and Creating Lien dated March 29, 2019, a copy of that order is attached hereto and incorporated herein.
4. As of the date of this Motion the property remains in non-compliance with City Codes and the lien in this matter has accrued to \$213,000.

5. The above-referenced lien remains unpaid for in excess of three months from the date it was created.

WHEREFORE, the City of Clermont requests the Code Enforcement Board authorize foreclosure and execution on the subject lien as provided in Chapter 162, Florida Statutes.

I HEREBY CERTIFY that on this 28th day of August, 2019, a true and correct copy of this Order has been furnished by certified and regular first class mail to the Respondent, Fred R. Jackson, P.O. Box 210, Minneola, FL 34755.

A handwritten signature in black ink, appearing to read "Daniel F. Mantzaris", is written over a horizontal line.

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

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,

Case No: C2018-000284
East Minneola Avenue
CLERMONT, FL

VS.

AHMAD ALYAHYA,
Respondent.

ORDER IMPOSING ADMINISTRATIVE FINE AND CREATING LIEN

THIS CAUSE came on for public hearing before the Code Enforcement Special Magistrate on March 19, 2019, after due notice to Respondents upon Petitioner's Motion for Order Imposing Fine and Creating Lien, at which time the Special Magistrate noted that Respondent was not present and was advised that the Respondent did not timely comply with the Special Magistrate's Order of September 18, 2018 and that the subject property remains in non-compliance.

It is hereby ORDERED THAT:

1. A fine is imposed in the amount of THIRTY SEVEN THOUSAND AND SEVEN HUNDRED AND FIFTY DOLLARS (\$37,750) and shall continue to accrue thereafter at the rate of TWO HUNDRED DOLLARS (\$250.00) per day until the date that compliance has been documented by the Code Enforcement Officer.

2. This Order shall be recorded in the Public Records of Lake County and thereafter shall constitute a lien against the following described land on which the violation exists and upon any other real or personal property owned by Respondent.

Parcel Id No. 24-22-25-0150-000-00208

Alt Key: 1616689
Legal Description:

CLERMONT S 190 FT OF E 215 FT OF LOT 2 BLK O PB 3 PG 5
ORB 4349 PG 2376
AS LISTED IN LAKE COUNTY PUBLIC RECORDS

Case No: C2017-000308

3. This Order shall be in addition to any other Order Imposing a Fine and Creating a Lien in this matter.

DONE and ORDERED this 4th day of April, 2019.

Andrew Lanius

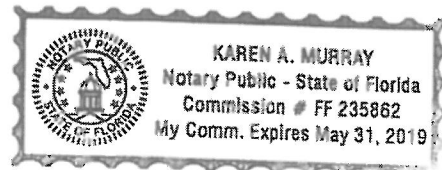
Andrew Lanius, Esquire
Special Magistrate
Fla Bar No.: 93427

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 4th day of April 2019, by Andrew Lanius, as City of Clermont Code Enforcement Special Magistrate who is personally known to me or produced FL DRIVERS LIC. as identification.

Karen A. Murray
Signature of person taking acknowledgment

KAREN A. MURRAY
Name of Officer taking acknowledgment typed,
printed or stamped



I HEREBY CERTIFY that on this 19 day of April, 2019, a true and correct copy of this Order has been furnished by certified and regular first class mail to the Respondent, Ahmad H N. Alyahya, 14001 Fairway Island Drive, Apt. 528, Orlando, FL 32837.

Matthew Reusch
Matthew Reusch, Code Enforcement Officer

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

**CITY OF CLERMONT,
Petitioner,**

**Case No: C2018-000284
East Minneola Avenue
CLERMONT, FL**

VS.

**AHMAD ALYAHYA,
Respondent.**

_____ /

**NOTICE OF HEARING AND MOTION FOR AUTHORIZATION
TO FORECLOSE ON CODE ENFORCEMENT LIEN**

YOU ARE HEREBY ADVISED that the Code Enforcement Special Magistrate shall conduct a hearing on **September 17, 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 foreclose and execute on the code enforcement lien in this matter.

This Motion is pursuant to Chapter 162, Florida Statutes and the Code Enforcement Magistrate's Order Imposing Administrative Fine and Creating Lien dated April 4, 2019 and in support thereof, the Petitioner states as follows:

1. The Clermont Code Enforcement Special Magistrate issued its original Order in this matter on October 4, 2018 finding violations of the City Code and requiring the violations be brought into compliance on or before October 19, 2018 or a fine of \$250 per day would accrue.
2. Subsequent thereto, and having been advised that the property has not been brought into compliance, the Code Enforcement Special Magistrate entered an Order Imposing Administrative Fine and Creating Lien dated April 4, 2019, a copy of that order is attached hereto and incorporated herein.
3. As of the date of this Motion the property remains in non-compliance with City Codes and the lien in this matter has accrued to \$78,250.
4. The above-referenced lien remains unpaid for in excess of three months from the date it was created.

WHEREFORE, the City of Clermont requests the Code Enforcement Board authorize

foreclosure and execution on the subject 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 first class 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

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

CITY OF CLERMONT

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

Petitioner,

vs.

AHMAD ALYAHYA,

Respondent.

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 18, 2018** and the Special Magistrate having heard sworn testimony and received evidence from **Matt Reusch Code Enforcement Officer**, for the City and having noted that Respondent, Ahmad H. N. Alyahya 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 Violation Notice dated June 21, 2018.
- 3) The property is overgrown with weeds and grass in excess of 18 inches.

II. CONCLUSION OF LAW

The Code Enforcement Special Magistrate finds the Respondent, **AHMAD H. N. ALYAHYA**, is in violation of City of Clermont Section 122-344 "Property Maintenance", Section 301.3-IPMC "Vacant Structures and Lands" and Section 302.4-IPMC "Weeds".

III. ORDER

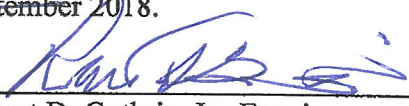
Based on the above-stated findings and conclusion of law, it is hereby Ordered that:

- 1) Respondent shall correct the above-stated violation on or before **October 19, 2018** by taking the remedial action as set forth in the Violation Notice dated June 21, 2018. If the Respondent fails 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.

CASE NO: C2018-000284

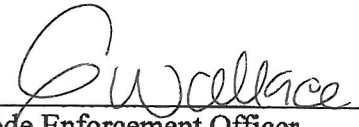
- 2) Respondent bears the burden of, and shall contact the City of Clermont Code Enforcement Department to arrange for a re-inspection of the Property and to verify that the violations have been corrected, and the property has been brought into compliance with the City Code Sections as cited above. Respondent shall call (352) 241-7304 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 4th day of ~~September~~^{October} 2018.


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

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

I HEREBY CERTIFY that on this 9th day of ~~September~~^{October} 2018, a true and correct copy of this Order has been furnished by certified and regular mail to Respondent, Ahmad H N Alyahya, 14001 Fairway Island Drive, Apt. 528, Orlando, FL 32837.

 for 
Code Enforcement Officer

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

CITY OF CLERMONT

Petitioner,

vs.

LGCC HOLDINGS LLC,

Respondent.

Case No: C2018-000418

Liberty Hill Drive

Clermont, Florida

FINDINGS OF FACT, CONCLUSION OF LAW and ORDER

THIS MATTER came before the Code Enforcement Special Magistrate of the City of Clermont for hearing on November 27, 2018 and the Special Magistrate having heard sworn testimony and received evidence from **Matt Reusch Code Enforcement Officer**, for the City, **Lorelle Moeckel** for the Respondent and neighbors, **Bob Yarnell and Karen Kest**, 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 September 26, 2018.
- 3) The property has overgrow weeds or plant growth and debris.

II. CONCLUSION OF LAW

The Code Enforcement Special Magistrate finds the Respondent, **LGCC HOLDINGS, LLC**, is in violation of City of Clermont Section 122-344 "Property Maintenance" and Section 302.4-IPMC "Weeds".

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 of Section 122-344 and Section 302.4-IPMC on or before **December 12, 2018** by taking the remedial action as set forth in the Violation Notice dated September 26, 2018. If the Respondent fails 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.

Case No: C2018-000418

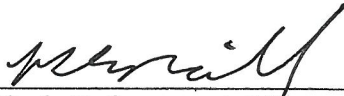
- 2) Respondent bears the burden of, and shall contact the City of Clermont Code Enforcement Department to arrange for a re-inspection of the Property and to verify that the violations have been corrected, and the property has been brought into compliance with the City Code Sections as cited above. Respondent 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 7th day of January 2019.


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

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

I HEREBY CERTIFY that on this 14th day of January 2019, a true and correct copy of this Order has been furnished by certified and regular mail to Respondent, LGCC Holdings, LLC, 3862 Beacon Ridge Way, Clermont, FL 34711.


Code Enforcement Officer

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

CITY OF CLERMONT

Petitioner,

vs.

LGCC HOLDINGS LLC,

Respondent.

Case No: C2019-000418

**Liberty Hill Drive
Clermont, Florida**

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

YOU ARE HEREBY ADVISED that the Code Enforcement Special Magistrate shall conduct a hearing on **September 17, 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.

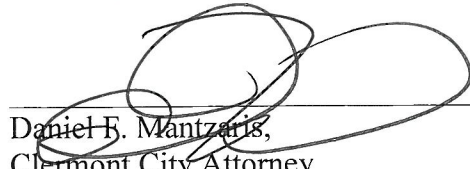
This motion is pursuant to Chapter 162, Florida Statutes. At the May 21, 2019 hearing, the Code Enforcement Special Magistrate issued a Findings of Fact, Conclusion of Law and Order of Repeat Violation and Imposing Fine finding that repeat City Code violations existed on the above property related to City Code Section 122-344 "Property Maintenance" and Section 302.4 IPMC "Weeds".

The Special Magistrate order dated January 7, 2019, provided a fine would accrue in the amount of TWO HUNDRED DOLLARS (\$250.00) per day from December 13, 2018, the date the violation was repeated, until January 1, 2019, the date the violation was corrected, for a total imposed fine of FIVE THOUSAND DOLLARS (\$5,000), which remains unpaid.

WHEREFORE, the City of Clermont requests the Code Enforcement Special Magistrate

enter an Order Imposing Administrative Fine and Creating Lien in the above amount as provided in Chapter 162, Florida Statutes.

I HEREBY CERTIFY that on this 30th day of ~~September~~ ^{August} 2019, a true and correct copy of this Order has been furnished by regular mail to Respondent, LGCC Holdings, LLC, 3862 Beacon Ridge Way, Clermont, FL 34711 and Jimmy D. Crawford, Esquire, Crawford, Modica & Holt, 702 West Montrose Street, Clermont, FL 34711.



Daniel F. Mantzaris,
Clermont City Attorney
DeBeaubien, Simmons, Knight,
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

VIOLATION NOTICE

September 26, 2018

Violation # C2018-000418

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

Violation/Property address: LIBERTY HILL 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 LIBERTY HILL DR, CLERMONT, FL 34711. IN REFERENCE TO: OFFICERS RECEIVED A COMPLAINT REFRENCING THE PROPERTY BEING OVERGROWN. AN INSPECTION WAS CONDUCTED AND THE PROPERTY WAS FOUND TO BE IN VIOLATION.

Compliance with the Violation(s) listed will be when the following condition(s) are met: Property must be mowed and cleared of all overgrowth. Property must be maintained in accordance with the statutes and ordnances listed below.

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: 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 325-241-7343 or KNEILL@CLERMONTFL.ORG when you comply, so an inspection to determine compliance can be scheduled.

You are directed to take action by **October 17th, 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:



Katherine Neill
Code Enforcement Officer

City of Clermont

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

VIOLATION NOTICE

September 26, 2018

Violation # C2018-000419

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

Violation/Property address: LEGENDARY BLVD, 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 LEGENDARY BLVD, CLERMONT, FL 34711. IN REFERENCE TO: OFFICERS RECEIVED A COMPLAINT REFRENCING THE PROPERTY BEING OVERGROWN. AN INSPECTION WAS CONDUCTED AND THE PROPERTY WAS FOUND TO BE IN VIOLATION.

Compliance with the Violation(s) listed will be when the following condition(s) are met: Property must be mowed and cleared of all overgrowth. Property must be maintained in accordance with the statutes and ordnances listed below.

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: 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 October 17th, 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: 

Katherine Neill
Code Enforcement Officer

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

CITY OF CLERMONT

Petitioner,

vs.

LGCC HOLDINGS LLC,

Respondent.

Case No: C2018-000419

**Legendary Blvd
Clermont, Florida**

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

YOU ARE HEREBY ADVISED that the Code Enforcement Special Magistrate shall conduct a hearing on **September 17, 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.

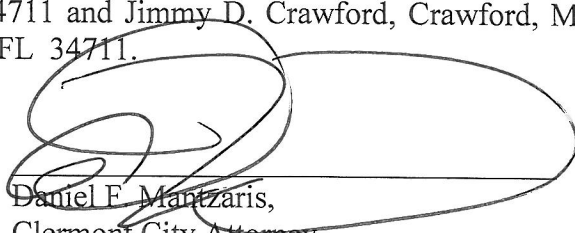
This motion is pursuant to Chapter 162, Florida Statutes. At the November 27, 2018 hearing, the Code Enforcement Special Magistrate issued a Findings of Fact, Conclusion of Law and Order finding that City Code violations existed on the above property related to City Code Section 122-344 "Property Maintenance" and Section 302.4 IPMC "Weeds".

The Special Magistrate order dated December 28, 2018, provided a fine would accrue in the amount of TWO HUNDRED AND FIFTY DOLLARS (\$250.00) per day for each day that the violations were not corrected after December 12, 2018. Thereafter, the Code Enforcement Officer inspected the property and as of January 7, 2019, found that the corrective action had been completed. In accordance with the Special Magistrate's Order a fine has accrued in the amount of SIX THOUSAND TWO HUNDRED AND FIFTY DOLLARS (\$6,250) which remains unpaid.

WHEREFORE, the City of Clermont requests the Code Enforcement Special Magistrate

enter an Order Imposing Administrative Fine and Creating Lien in the above amount as provided in Chapter 162, Florida Statutes.

I HEREBY CERTIFY that on this 10th day of September 2019, a true and correct copy of this Order has been furnished by regular mail to Respondent, LGCC Holdings, LLC, 3862 Beacon Ridge Way, Clermont, FL 34711 and Jimmy D. Crawford, Crawford, Modica & Holt, 702 West Montrose Street, Clermont, FL 34711.



Daniel F. Mantzaris,
Clermont City Attorney
DeBeaubien, Simmons, Knight,
Mantzaris & Neal, LLP
P.O. Box 87
Orlando, FL 32802
(407) 422-2454 / (407) 992-3541 (Fax)
FBN: 562327

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

CITY OF CLERMONT

Petitioner,

vs.

LGCC HOLDINGS LLC,

Respondent.

Case No: C2018-000419

Legendary Boulevard

Clermont, Florida

FINDINGS OF FACT, CONCLUSION OF LAW and ORDER

THIS MATTER came before the Code Enforcement Special Magistrate of the City of Clermont for hearing on **November 27, 2018** and the Special Magistrate having heard sworn testimony and received evidence from **Matt Reusch Code Enforcement Officer**, for the City, **Lorelle Moeckel** for the Respondent and neighbors, **Bob Yarnell** and **Karen Kest**, 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 September 26, 2018.
- 3) The property has overgrown weeds or plant growth and debris.

II. CONCLUSION OF LAW

The Code Enforcement Special Magistrate finds the Respondent, **LGCC HOLDINGS, LLC**, is in violation of City of Clermont Section 122-344 "Property Maintenance" and Section 302.4-IPMC "Weeds".

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 of Section 122-344 and Section 302.4-IPMC on or before **December 12, 2018** by taking the remedial action as set forth in the Violation Notice dated September 26, 2018. If the Respondent fails 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) 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.

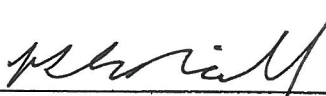
3) Any fine imposed shall accrue from the date it is imposed until the date that the violation is corrected as verified by the City of Clermont Code Enforcement Department.

Done and Ordered this 28th day of December 2018.


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

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

I HEREBY CERTIFY that on this 4th day of January 2019, a true and correct copy of this Order has been furnished by certified and regular mail to Respondent, LGCC Holdings, LLC, 3862 Beacon Ridge Way, Clermont, FL 34711.


Code Enforcement Officer

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF CLERMONT, FLORIDA

CITY OF CLERMONT

Case No: C2019-000079

Petitioner,

Legendary Blvd.
Clermont, Florida

vs.

LGCC HOLDINGS, LLC,

Respondent.

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 **March 19, 2019** and the Board having heard sworn testimony and received evidence from **Katherine Neill, Code Enforcement Officer**, for the City and from **David Nameniuk**, on behalf of Respondent, **LGCC Holdings LLC**, 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 January 29, 2019.
- 3) As of January 30, 2019, there existed on the property weeds, cut and dead plant material, grass, broken concrete and refuse.
- 4) The above-stated conditions constitute a repeat violation of the Special Magistrate's Order of November 11, 2018.
- 5) As of February 11, 2019 the Respondent had corrected the above-stated conditions.

II. CONCLUSION OF LAW

The Code Enforcement Board finds the Respondent, **LGCC HOLDINGS, LLC**, was in repeat violation of Clermont City Code Section 122-344 "Property Maintenance".

III. ORDER

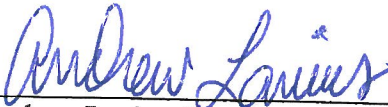
Based on the above-stated findings and conclusion of law, it is hereby Ordered that:

Case No: C2019-000079

1) A fine is imposed in the amount of **THREE HUNDRED AND FIFTY DOLLARS (\$350.00)** for each day the violation was repeated from January 30, 2019 until February 9, 2019, for a total imposed by this Order of **THREE THOUSAND EIGHT HUNDRED AND FIFTY DOLLARS (\$3,850)**.

2) Respondents shall refrain from repeating the violations. In the event that the violations are repeated the Petitioner may bring this matter back before the Special Magistrate as a repeat violation in accordance with applicable law. Any fine that may accrue due to a repeat violation shall accrue from the date that it is repeated until the date it is corrected as observed and documented by the Code enforcement Officer.

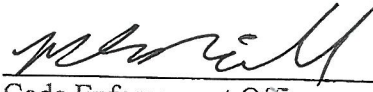
Done and Ordered this 29th day of March 2019.



Andrew Lanius, Esquire
Special Magistrate
Fla Bar No.: 93427

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 2nd day of April 2019, a true and correct copy of this Order has been furnished by certified and regular mail to the Respondents, LGCC Holdings, LLC, 3862 Beacon Ridge Way, Clermont, FL 34711.



Code Enforcement Officer

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

CITY OF CLERMONT

Petitioner,

vs.

LGCC HOLDINGS LLC,

Respondent.

**Case No: C2019-000079
Legendary Blvd
Clermont, Florida**

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

YOU ARE HEREBY ADVISED that the Code Enforcement Special Magistrate shall conduct a hearing on **September 17, 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 the March 19, 2019 hearing, the Code Enforcement Special Magistrate issued a Findings of Fact, Conclusion of Law and Order of Repeat Violation and Imposing Fine finding that repeat City Code violations existed on the above property related to City Code Section 122-344 "Property Maintenance".

The Special Magistrate order dated March 29, 2019, provided a fine would accrue in the amount of THREE HUNDRED AND FIFTY DOLLARS (\$350.00) per day from January 30, 2019, the date the violation was repeated, until February 9, 2019, the date the violation was corrected, for a total imposed fine of THREE THOUSAND EIGHT HUNDRED AND FIFTY DOLLARS (\$3,850), which remains unpaid.

WHEREFORE, the City of Clermont requests the Code Enforcement Special Magistrate

enter an Order Imposing Administrative Fine and Creating Lien in the above amount as provided in Chapter 162, Florida Statutes.

I HEREBY CERTIFY that on this 30th day of ~~September~~ ^{AUGUST} 2019, a true and correct copy of this Order has been furnished by regular mail to Respondent, LGCC Holdings, LLC, 3862 Beacon Ridge Way, Clermont, FL 34711 and Jimmy D. Crawford, Esquire, Crawford, Modica & Holt, 702 West Montrose Street, Clermont, FL 34711.



Daniel F. Mantzaris,
Clermont City Attorney
DeBeaubien, Simmons, Knight,
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

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.

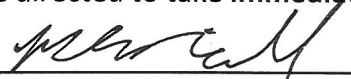
Type of Violation: Property Maintenance Section 122-344

(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, FLORIDA**

CITY OF CLERMONT

Petitioner,

vs.

LGCC HOLDINGS LLC,

Respondent.

**Case No: C2019-000273
1700 Legendary Blvd
Clermont, Florida**

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

YOU ARE HEREBY ADVISED that the Code Enforcement Special Magistrate shall conduct a hearing on **September 17, 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.

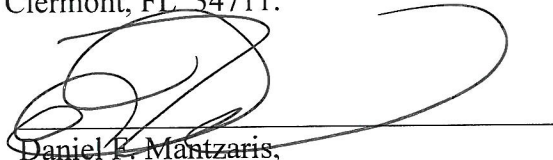
This motion is pursuant to Chapter 162, Florida Statutes. At the May 21, 2019 hearing, the Code Enforcement Special Magistrate issued a Findings of Fact, Conclusion of Law and Order of Repeat Violation and Imposing Fine finding that repeat City Code violations existed on the above property related to City Code Section 122-344 "Property Maintenance" and Section 302.4 IPMC "Weeds".

The Special Magistrate order dated June 5, 2019, provided a fine would accrue in the amount of TWO HUNDRED DOLLARS (\$200.00) per day from April 25, 2019, the date the violation was repeated, until May 7, 2019, the date the violation was corrected, for a total imposed fine of TWO THOUSAND FOUR HUNDRED DOLLARS (\$2,400), which remains unpaid.

WHEREFORE, the City of Clermont requests the Code Enforcement Special Magistrate

enter an Order Imposing Administrative Fine and Creating Lien in the above amount as provided in Chapter 162, Florida Statutes.

I HEREBY CERTIFY that on this 30th day of ~~September~~ ^{AUGUST} 2019, a true and correct copy of this Order has been furnished by regular mail to Respondent, LGCC Holdings, LLC, 3862 Beacon Ridge Way, Clermont, FL 34711 and Jimmy D. Crawford, Esquire, Crawford, Modica & Holt, 702 West Montrose Street, Clermont, FL 34711.



Daniel R. Mantzaris,
Clermont City Attorney
DeBeaubien, Simmons, Knight,
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, FLORIDA**

CITY OF CLERMONT

**Case No: C2019-000273
1700 Legendary Blvd.
Clermont, Florida**

Petitioner,

vs.

LGCC HOLDINGS LLC,

Respondent.

**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 **May 21, 2019** and the Special Magistrate having heard sworn testimony and received evidence from **Katherine Neill, Code Enforcement Officer**, and argument from **Daniel Mantzaris, City Attorney**, for the City and evidence from **Miquel Vidal and David Namenick** and argument from **Lindsay Holt, Esquire** for Respondent **LGCC HOLDINGS LLC**, 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 **LGCC Holdings LLC** is the owner and is in custody and control of the property described in the Repeat Violation Notice dated April 25, 2019.
- 3) As of April 25, 2019 there existed on the property weeds or plant growth in excess of 18 inches.
- 4) The above-stated conditions constitute repeat violations of the Clermont Code Enforcement Special Magistrate Order dated December 28, 2018.
- 5) As of May 7, 2019, the Respondent has corrected the above-stated conditions.

II. CONCLUSION OF LAW

The Code Enforcement Board finds the Respondent, **LGCC HOLDINGS LLC**, was in repeat violation of Section 122-344 of the City Code "Property Maintenance" and Section 302.4-IPMC "Weeds".

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 **TWO HUNDRED DOLLARS (\$200.00)** for each day the violations were repeated from April 25, 2019 until May 7, 2019, for a total imposed fine by this Order of **TWO THOUSAND FOUR HUNDRED DOLLARS (\$2,400)**.

2) Respondent shall refrain from repeating the violations. In the event that the violations are repeated the Petitioner may bring this matter back before the Special Magistrate as a repeat violation in accordance with applicable law. Any fine that may accrue due to a repeat violation shall accrue from the date that it is repeated until the date it is corrected as observed and documented by the Code enforcement Officer.

Done and Ordered this 5th day of June 2019.



Andrew Lanius, Esquire
Special Magistrate
Fla Bar No.: 93427

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 10th day of June 2019, a true and correct copy of this Order has been furnished by certified and regular mail to the Respondent, LGCC Holdings LLC, 3862 Beacon Ridge Way, Clermont, FL 34711 and Lindsay Candace Taylor Holt, Esquire, Crawford, Modica & Holt, 702 W. Montrose Street, Clermont, FL 34711.



Katherine Neill, Code Enforcement Officer

City of Clermont

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

REPEAT VIOLATION NOTICE

April 25, 2019

Violation # C2019-000273

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

Violation/Property address: 1700 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 1700 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.

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. 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 action **immediately**.

By:



Katherine Neill
Code Enforcement Officer

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

CITY OF CLERMONT

Petitioner,

vs.

LGCC HOLDINGS LLC,

Respondent.

**Case No: C2019-000289
Liberty Hill Drive
Clermont, Florida**

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

YOU ARE HEREBY ADVISED that the Code Enforcement Special Magistrate shall conduct a hearing on **September 17, 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.

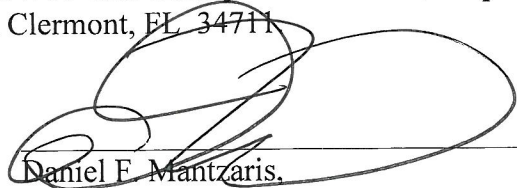
This motion is pursuant to Chapter 162, Florida Statutes. At the May 21, 2019 hearing, the Code Enforcement Special Magistrate issued a Findings of Fact, Conclusion of Law and Order of Repeat Violation and Imposing Fine finding that repeat City Code violations existed on the above property related to Section 302.4-IMPC "Weeds" and Section 122-344 "Property Maintenance".

The Special Magistrate order dated June 5, 2019, provided a fine would accrue in the amount of TWO HUNDRED DOLLARS (\$200.00) per day from April 30, 2019, the date the violation was repeated, until May 7, 2019, the date the violation was corrected, for a total imposed fine of ONE THOUSAND FOUR HUNDRED DOLLARS (\$1,400) which remains unpaid.

WHEREFORE, the City of Clermont requests the Code Enforcement Special Magistrate

enter an Order Imposing Administrative Fine and Creating Lien in the above amount as provided in Chapter 162, Florida Statutes.

I HEREBY CERTIFY that on this 30th day of ~~September~~ ^{AUGUST} 2019, a true and correct copy of this Order has been furnished by regular mail to Respondent, LGCC Holdings, LLC, 3862 Beacon Ridge Way, Clermont, FL 34711 and Jimmy D. Crawford, Esquire, Crawford, Modica & Holt, 702 West Montrose Street, Clermont, FL 34711.



Daniel F. Mantzaris,

Clermont City Attorney
DeBeaubien, Simmons, Knight,
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

REPEAT VIOLATION NOTICE

April 30, 2019

Violation # C2019-000289

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

Violation/Property address: LIBERTY HILL DR, CLERMONT, FL 34711 (ALTERNATE KEY 3806670)

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 LIBERTY HILL DR CLERMONT, FL 34711 (ALTERNATE KEY 3806670). There has been a prior Code Case (2018-000418) 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 violation 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.

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. 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 dat.

You are directed to take **immediately**.

By: 
Katherine Neill
Code Enforcement Officer

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

CITY OF CLERMONT

Case No: C2019-000289

Petitioner,

**Liberty Hill Drive
Clermont, Florida**

vs.

LGCC HOLDINGS LLC,

Respondent.

**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 **May 21, 2019** and the Special Magistrate having heard sworn testimony and received evidence from **Katherine Neill, Code Enforcement Officer**, and argument from **Daniel Mantzaris**, City Attorney, for the City and evidence from **Miquel Vidal and David Namenick** and argument from **Lindsay Holt, Esquire** for Respondent **LGCC HOLDINGS LLC**, 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 **LGCC Holdings LLC** is the owner is in custody and control of the property described in the Repeat Violation Notice dated April 30, 2019.
- 3) As of April 30, 2019 there existed on the property weeds or plant growth in excess of 18 inches.
- 4) The above-stated conditions constitute repeat violations of the Clermont Code Enforcement Special Magistrate Order dated January 7, 2019.
- 5) As of May 7, 2019, the Respondent has corrected the above-stated conditions.

II. CONCLUSION OF LAW

The Code Enforcement Board finds the Respondent, **LGCC HOLDINGS LLC**, are in repeat violation of Section 122-344 of the City Code "Property Maintenance" and Section 302.4-IPMC "Weeds".

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 **TWO HUNDRED DOLLARS (\$200.00)** for each day the violations were repeated from April 30, 2019 until May 7, 2019, for a total imposed fine by this Order of **ONE THOUSAND FOUR HUNDRED DOLLARS (\$1,400)**.

2) Respondent shall refrain from repeating the violations. In the event that the violations are repeated the Petitioner may bring this matter back before the Special Magistrate as a repeat violation in accordance with applicable law. Any fine that may accrue due to a repeat violation shall accrue from the date that it is repeated until the date it is corrected as observed and documented by the Code enforcement Officer.

Done and Ordered this 5th day of June 2019.



Andrew Lanius, Esquire
Special Magistrate
Fla Bar No.: 93427

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 10th day of June 2019, a true and correct copy of this Order has been furnished by certified and regular mail to the Respondent, LGCC Holdings LLC, 3862 Beacon Ridge Way, Clermont, FL 34711 and Lindsay Candace Taylor Holt, Esquire, Crawford, Modica & Holt, 702 W. Montrose Street, Clermont, FL 34711.



Katherine Neill, Code Enforcement Officer

City of Clermont

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

REPEAT VIOLATION NOTICE

July 17, 2019

Violation # C2019-000511

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 Enforcement case (C2018-000419, C2019-000079, & C2019-000273) that has appeared before the Special Magistrate and was found to be in violation. This case is eligible to be moved directly to a 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.

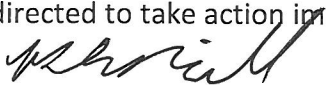
Type of Violation: Weeds Section 302.4-IPMC

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. 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 action immediately.

By:



Katherine Neill
Code Enforcement Officer

Code Enforcement Special Magistrate
City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

vs.

LGCC HOLDINGS LLC

Respondent

Case No. C2019-000511

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 17th, 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 #

9171 9690 0935 0198 1845 89

BY:



Katherine Neill, Code Enforcement Officer
this 17th day of July, 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.

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

CITY OF CLERMONT

Petitioner,

vs.

LGCC HOLDINGS LLC,

Respondent.

Case No: C2018-000419

Legendary Boulevard

Clermont, Florida

FINDINGS OF FACT, CONCLUSION OF LAW and ORDER

THIS MATTER came before the Code Enforcement Special Magistrate of the City of Clermont for hearing on **November 27, 2018** and the Special Magistrate having heard sworn testimony and received evidence from **Matt Reusch Code Enforcement Officer**, for the City, **Lorelle Moeckel** for the Respondent and neighbors, **Bob Yarnell** and **Karen Kest**, 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 September 26, 2018.
- 3) The property has overgrown weeds or plant growth and debris.

II. CONCLUSION OF LAW

The Code Enforcement Special Magistrate finds the Respondent, **LGCC HOLDINGS, LLC**, is in violation of City of Clermont Section 122-344 "Property Maintenance" and Section 302.4-IPMC "Weeds".

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 of Section 122-344 and Section 302.4-IPMC on or before **December 12, 2018** by taking the remedial action as set forth in the Violation Notice dated September 26, 2018. If the Respondent fails 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) 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.

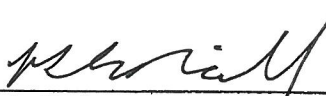
Done and Ordered this 28th day of December 2018.



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

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

I HEREBY CERTIFY that on this 4th day of January 2019, a true and correct copy of this Order has been furnished by certified and regular mail to Respondent, LGCC Holdings, LLC, 3862 Beacon Ridge Way, Clermont, FL 34711.



Code Enforcement Officer

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

REPEAT VIOLATION NOTICE

July 17, 2019

Violation # C2019-000512

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

Violation/Property address: LIBERTY HILL DR, CLERMONT, FL 34711 (ALTERNATE KEY 3806670)

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 LIBERTY HILL DR, CLERMONT, FL 34711 (ALTERNATE KEY 3806670). There has been a prior Code Enforcement case (C2018-000418 & C2019-000289) that have 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 violation 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.

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. 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 action immediately.

By:



Katherine Neill
Code Enforcement Officer

Code Enforcement Special Magistrate
City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2019-000512

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:

September 17th, 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 #

9171 9690 0935 0198 1845 96

BY: 

Katherine Neill, Code Enforcement Officer
this 17th day of July, 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.

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

CITY OF CLERMONT

Petitioner,

vs.

LGCC HOLDINGS LLC,

Respondent.

Case No: C2018-000418

Liberty Hill Drive

Clermont, Florida

FINDINGS OF FACT, CONCLUSION OF LAW and ORDER

THIS MATTER came before the Code Enforcement Special Magistrate of the City of Clermont for hearing on November 27, 2018 and the Special Magistrate having heard sworn testimony and received evidence from **Matt Reusch Code Enforcement Officer**, for the City, **Lorelle Moeckel** for the Respondent and neighbors, **Bob Yarnell and Karen Kest**, 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 September 26, 2018.
- 3) The property has overgrow weeds or plant growth and debris.

II. CONCLUSION OF LAW

The Code Enforcement Special Magistrate finds the Respondent, **LGCC HOLDINGS, LLC**, is in violation of City of Clermont Section 122-344 "Property Maintenance" and Section 302.4-IPMC "Weeds".

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 of Section 122-344 and Section 302.4-IPMC on or before **December 12, 2018** by taking the remedial action as set forth in the Violation Notice dated September 26, 2018. If the Respondent fails 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.

Case No: C2018-000418

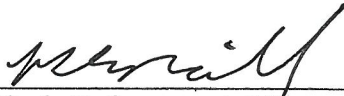
- 2) Respondent bears the burden of, and shall contact the City of Clermont Code Enforcement Department to arrange for a re-inspection of the Property and to verify that the violations have been corrected, and the property has been brought into compliance with the City Code Sections as cited above. Respondent 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 7th day of January 2019.


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

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

I HEREBY CERTIFY that on this 14th day of January 2019, a true and correct copy of this Order has been furnished by certified and regular mail to Respondent, LGCC Holdings, LLC, 3862 Beacon Ridge Way, Clermont, FL 34711.


Code Enforcement Officer

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

VIOLATION NOTICE

July 17, 2019

Violation # C2019-000513

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

Violation/Property address: BEACON RIDGE WAY, CLERMONT, FL 34711 (ALTERNATE KEY 3806669)

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 BEACON RIDGE WAY, CLERMONT, FL 34711 (ALTERNATE KEY 3806669). There has been a prior Code Enforcement case (C2018-000417) 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 violation 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.

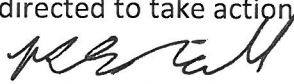
Type of Violation: Weeds Section 302.4-IPMC

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. 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 action immediately.

By:



Katherine Neill
Code Enforcement Officer

Code Enforcement Special Magistrate
City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2019-000513

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:

September 17th, 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 #

9171 9690 0935 0198 1846 02

BY:



Katherine Neill, Code Enforcement Officer
this 17th day of July, 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.

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

CITY OF CLERMONT

Petitioner,

vs.

LGCC HOLDINGS LLC,

Respondent.

Case No: C2018-000417

**Beacon Ridge Way
Clermont, Florida**

FINDINGS OF FACT, CONCLUSION OF LAW and ORDER

THIS MATTER came before the Code Enforcement Special Magistrate of the City of Clermont for hearing on November 27, 2018 and the Special Magistrate having heard sworn testimony and received evidence from **Matt Reusch Code Enforcement Officer**, for the City, **Lorelle Moeckel** for the Respondent and neighbors, Bob Yarnell and Karen Teft, 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 September 26, 2018.
- 3) The property has overgrown weeds or plant growth and debris.

II. CONCLUSION OF LAW

The Code Enforcement Special Magistrate finds the Respondent, **LGCC HOLDINGS, LLC**, is in violation of City of Clermont Section 122-344 "Property Maintenance" and Section 302.4-IPMC "Weeds".

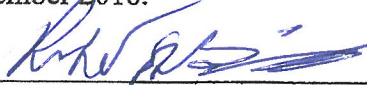
III. ORDER

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

- 1) Respondent shall correct the above-stated violation of Section 122-344 and Section 302.4-IPMC on or before **December 12, 2018** by taking the remedial action as set forth in the Violation Notice dated September 26, 2018. If the Respondent fails 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.

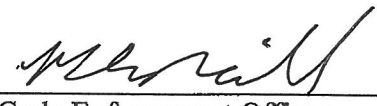
- 2) Respondent bears the burden of, and shall contact the City of Clermont Code Enforcement Department to arrange for a re-inspection of the Property and to verify that the violations have been corrected, and the property has been brought into compliance with the City Code Sections as cited above. Respondent 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 28th day of December 2018.


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

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

I HEREBY CERTIFY that on this 4th day of January 2019, a true and correct copy of this Order has been furnished by certified and regular mail to Respondent, LGCC Holdings, LLC, 3862 Beacon Ridge Way, Clermont, FL 34711.


Code Enforcement Officer

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

CITY OF CLERMONT

Case No: C2018-000481

Petitioner,

**Derby Glen
Clermont, Florida**

vs.

LGCC HOLDINGS LLC,

Respondent.

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 **January 15, 2019** and the Special Magistrate having heard sworn testimony and received evidence from **Katherine Neill Code Enforcement Officer**, for the City, **Lorelle Moeckel** for the Respondent and **Bob Yarnell**, 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 November 2, 2018.
- 3) The property had overgrown weeds or plant growth and debris.
- 4) The Respondent corrected the violation after the Violation Notice and before January 15, 2019.

II. CONCLUSION OF LAW

The Code Enforcement Special Magistrate finds the Respondent, **LGCC HOLDINGS, LLC**, was in violation of City of Clermont Section 122-344 "Property Maintenance" and Section 302.4-IPMC "Weeds".

III. ORDER

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

Respondent shall refrain from repeating the above-stated violations. If the violations are repeated, the City may bring the matter back before the Special Magistrate as a repeat violation

in accordance with applicable law.

Done and Ordered this 29th day of January 2019.



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

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

I HEREBY CERTIFY that on this 31st day of January 2019, a true and correct copy of this Order has been furnished by certified and regular mail to Respondent, LGCC Holdings, LLC, 3862 Beacon Ridge Way, Clermont, FL 34711.



Code Enforcement Officer

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

REPEAT VIOLATION NOTICE

July 17, 2019

Violation # C2019-000517

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

Violation/Property address: DERBY GLEN, CLERMONT, FL 34711 (ALTERNATE KEY 3806666)

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 DERBY GLEN, CLERMONT, FL 34711 (ALTERNATE KEY 3806666). There has been a prior Code Enforcement case (C2018-000481) 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.

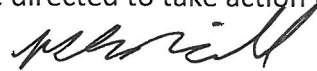
Type of Violation: Weeds Section 302.4-IPMC

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. 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 action immediately.

By:



Katherine Neill
Code Enforcement Officer

Code Enforcement Special Magistrate
City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

vs.

LGCC HOLDINGS LLC

Respondent

Case No. C2019-000517

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 17th, 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 Requester

9171 9690 0935 0198 1846 19

BY:



Katherine Neill, Code Enforcement Officer
this 17th day of July, 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.

Code Enforcement Special Magistrate
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2019-000522

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:

September 17th, 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, LGCC HOLDINGS LLC.

Certified Mail/Return Receipt Requested #

9171 9690 0935 0198 1841 14

BY:



Katherine Neill, Code Enforcement Officer

this 19th day of August, 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

August 01, 2019

Violation # C2019-000522

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

Violation/Property address: LAKEMIST LANE, CLERMONT, FL 34711 (ALTERNATE KEY 3806667)

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 LAKEMIST LANE, CLERMONT, FL 34711 (ALTERNATE KEY 3806667).

Compliance with the Violation(s) listed will be when the following condition(s) are met: Property must be cleared of all overgrowth and grass/ weeds must be maintained below 18in.

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.

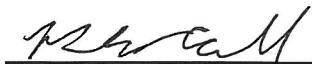
Type of Violation: Weeds Section 302.4-IPMC

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 **August 15th, 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

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

VIOLATION NOTICE

August 01, 2019

Violation # C2019-000523

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

Violation/Property address: LEGENDARY BLVD, CLERMONT, FL 34711 (ALTERNATE KEY 3806668)

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 3806668).

Compliance with the Violation(s) listed will be when the following condition(s) are met: Property must be cleared of all overgrowth and grass/ weeds must be maintained below 18in.

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: 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 **August 15th, 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. C2019-000523

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:

September 17th, 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 #

9171 9690 0935 0198 1841 21

BY:



Katherine Neill, Code Enforcement Officer

this 19th day of August, 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.

Code Enforcement Special Magistrate
City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2019-000446

vs.

BIENENSTOCK SAM TRUSTEE

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 17th, 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, BIENENSTOCK SAM TRUSTEE.

Certified Mail/Return Receipt Requested #

9171 9690 0935 0198 1840 39

BY:



Katherine Neill, Code Enforcement Officer
this 7th day of August, 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

July 09, 2019

Violation # C2019-000446

To: BIENENSTOCK SAM TRUSTEE
2801 CENTRE ST #106
MONTREAL Qc H3K-3C4
Canada

Violation/Property address: 736 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 736 ANDERSON ST, CLERMONT, FL 34711.

Compliance with the Violation(s) listed will be when the following condition(s) are met: Permit #18-1367 for roof replacement must be issued, finalized, and all work that has been done inspected. Please contact Development Services located on the first floor of City Hall at 685 W Montrose St for assistance.

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.

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 **July 23rd, 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

City of Clermont

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

VIOLATION NOTICE

July 26, 2019

Violation # C2019-000546

To: WETZEL JOHN & VICKIE
17648 COUNTY ROAD 455
MONTVERDE, FL 34756

Violation/Property address: ALT KEY 1611547 (Vacant Lot) West HWY 50, Clermont FL 34711

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at ALT KEY 1611547 (Vacant Lot) West HWY 50, Clermont FL 34711. IN REFERENCE TO; CODE ENFORCEMENT DIVISION RECEIVED A COMPLAINT THAT THE VACANT PARCEL AT THE ABOVE LISTED ADDRESS WAS OVERGROWN. OFFICERS 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: PROPERTY MUST BE CLEARED OF ANY AND ALL OVERGROWTH AND KEPT IN COMPLIANCE WITH ALL APPROPRIATE CODES AND ORDINANCES.

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)241-7303 or MREUSCH@CLERMONTFL.ORG when you comply, so an inspection to determine compliance can be scheduled.

You are directed to take action by AUGUST 12TH, 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:



Matthew Reusch
Code Enforcement Officer

Code Enforcement Special Magistrate
City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2019-000546

vs.

WETZEL JOHN & VICKIE

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 17TH, 2019 AT 1:30 P.M.

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, WETZEL JOHN & VICKIE.

Certified Mail/Return Receipt Requested #

9171 9690 0935 0198 1840 53

BY:



Matthew Reusch, Code Enforcement Officer
this 12th day of August, 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.