



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

CALL TO ORDER

SWEARING IN WITNESSES

AGENDA

OTHER BUSINESS

UNFINISHED BUSINESS

NEW BUSINESS

Item 1 - CEB 07-358
Neill

James Pool
1301 Lake

VIOLATION:

AUTHORIZATION TO FORECLOSE

Section 34-61 Enumeration of prohibited
items, conditions, or actions constituting
nuisances

Item 2 - C2017-000484
Reusch

Richard J Klass Trust
332 & 334 Palm

VIOLATION:

AUTHORIZATION TO FORECLOSE

Section 302.7 Accessory Structures
Section 304.7 Roofs and Drainage
Section 304.1 Exterior Structure
Section 304.2 Fence Maintenance
Section 34-61 Enumeration of Prohibited
Items, Conditions, or Actions Constituting
Nuisances
Section 301.3 Vacant Structure and Lands
Section 302.4 Weeds
Section 34-62 Creation of Nuisances
Section 122-344 Property Maintenance
Section 302 Sanitation
Section 118-35 Maintenance and Pruning

Item 3 - CEB 15-000045, C2015-000187, C2015-
000256, C2015-000342
Neill

Martin Wright Estate
775 East Juniata

VIOLATION:

AUTHORIZATION TO FORECLOSE

Section 302.4 Weeds

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

Item 4 - C2018-000526
Reusch

ALP Investments LLC
975 Pitt

VIOLATION:

AUTHORIZATION TO FORECLOSE

Section 122-344 Property maintenance
Section 34-61 Nuisances
Section 34-62 Creation or maintenance of
nuisance by property owner declared
unlawful
IPMC Section 308.1 Rubbish and garbage
IPMC Section 301.2 Vacant structures
and lands
IPMC Section 302 Sanitation
IPMC Section 302.4 Weeds

Item 5 - C2019-000271
Reusch

John R Prickett
1800 US Hwy 27

VIOLATION:

LIEN

Section 34-61 Enumeration of prohibited
items
Section 34-62 Creation or maintenance of
nuisance by property owner declared
unlawful
Section 34-62 Nuisances
Section 34-95 Prohibition of storage of
certain items
IPMC Section 301.8 Rubbish and garbage
IPMC Section 302.8 Motor vehicles

Item 6 - C2018-000570
Neill

SRGC LLC
2601 Diamond Club

VIOLATION:

LIEN

Section 15.2 Adoption of Fire Prevention
Code
IPMC Section 305.3 Interior surfaces
IPMC Section 605.1 Electrical equipment
NFPA Section 1;11.1.6.6, 1;11.1.5.6,
1;11.1.8

**CODE ENFORCEMENT SPECIAL
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CITY HALL at 685 WEST MONTROSE STREET
At 1:30 PM**

Item 7 - CEB 11-764
Neill

James Pool
1301 Lake

VIOLATION:

LIEN

Section 34-61 Enumeration of prohibited items, conditions, or actions constituting nuisances

Item 8 - CEB 11-775
Neill

James Pool
1301 Lake

VIOLATION:

LIEN

Section 34-95 Prohibited storage

Item 9 - C2019-000695
Reusch

Troy White & Seema Lall
1948 Knollcrest

VIOLATION:

REPEAT VIOLATION

Section 62-33 Truck and trailer prohibited in residential areas

Item 10 - C2019-000728
Neill

Martin Wright Estate
775 East Juniata

VIOLATION:

REPEAT VIOLATION

IPMC Section 302.4 Weeds

Item 11 - C2019-000735
Neill

POP Florida Properties LLC
16530 SR 50

VIOLATION:

REPEAT VIOLATION

Section 102-8 (7) Wind signs

Item 12 - C2019-000604
Reusch

Summit Greens Residents Assn Inc
1190 Summit Greens

VIOLATION:

IPMC Section 108.1.1 Unsafe structure
IPMC Section Unsafe structures and equipment

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

Item 13 - C2019-000465
Reusch

Advenir @ Castle Hill LLC
13708 Hartle Groves

VIOLATION:

Section 702.1 Means of Egress
Section 122-344 Building permit required
Florida Fire Prevention Code 101,
13.2.2.2.6 & 101, 7.2.1.6.2

Item 14 - C2019-000717
Neill

John P Adams & Ann D Adams Family
LP
365 Citrus Tower

VIOLATION:

Section 102-8 (7) Wind signs

Item 15 - C2019-000737
Neill

John P Adams & Ann D Adams Family
LP
1600 Hancock

VIOLATION:

Section 102-8 (7) Wind signs

Item 16 - C2019-000602
Neill

Carolyn & Anthony Deck
1588 Silhouette

VIOLATION:

Section 122-344 Property Maintenance
IPMC Section 302.4 Weeds

ADJOURN

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

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

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

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

CITY OF CLERMONT

Petitioner,

**Case No.: 07-358
1301 Lake Avenue
Clermont, FL 34711**

vs

JAMES M. POOL, et al,

Respondents.

ORDER IMPOSING ADMINISTRATIVE FINE/LIEN

THIS CAUSE came on for public hearing before the Code Enforcement Board on **November 18, 2008**, after due notice to Respondent upon Petitioner's Motion for Order Imposing Fine and Creating Lien, at which time the Board was advised that the Respondent has not complied with the Board's Order of August 21, 2007 by failing to timely take the corrective action as required by the Board.

It is hereby ORDERED THAT:

1. A fine is imposed in the amount of \$19,800.00 and shall continue to accrue at the rate of \$250.00 per day until the property is brought into compliance
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.

Tax Id No. 24-22-25-010006200500

Legal Description :

CLERMONT CLERMONT LOTS 5, 6, N 1/2 OF LOT X, BLK 62 PB 8 PG 17 ORB 1145 PG 0519, ORB 1218 PG 1746, ORB 1218 PG 1748
--

AS LISTED IN LAKE COUNTY PUBLIC RECORDS
--

3. This Order shall supersede any prior Order of this Board Imposing a Fine and Creating a Lien in this matter.

DONE and ORDERED this 2 day of December 2008.

CODE ENFORCEMENT BOARD OF THE
CITY OF CLERMONT, FLORIDA

A.D. Van De Mark
Vice-Chairman Arden D. Van De Mark

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 2nd day of December 2008, by Arden D. Van De Mark, as Vice-Chairman of the City of Clermont Code Enforcement Board who is personally known to me or produced _____ as identification.

[Signature]
Signature of person taking acknowledgment

Lisa Howard
Name of Officer taking acknowledgment--typed,
printed or stamped

NOTARY PUBLIC-STATE OF FLORIDA
Lisa Howard
Commission #DD741765
Expires: DEC. 13, 2011
BONDED THRU ATLANTIC BONDING CO., INC.

I HEREBY CERTIFY that on this 20th day of November 2008, a true and correct copy of this Order has been furnished by certified and regular mail to the Respondent, James Pool, 1301 Lake Avenue, Clermont, FL 34711.

7006 0810 0001 2612 6150

[Signature]
Code Enforcement Officer

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

**CITY OF CLERMONT
Petitioner,**

Case No: 07-358

vs

**JAMES M. POOL, et al,
Respondents.**

**AMENDED
NOTICE OF HEARING AND MOTION FOR
ORDER IMPOSING FINE AND CREATING LIEN ON PROPERTY AND
INCREASING DAILY FINE TO TWO HUNDRED AND FIFTY DOLLARS (\$250)**

YOU ARE HEREBY ADVISED that the Code Enforcement Board shall conduct a hearing on **November 18, 2008, at 7:00p.m. in the Council Chambers, Clermont City Hall, 685 West Montrose Street, Clermont, Florida**, to consider the Petitioner's request as set forth below for an Order Imposing a Fine and Creating Lien and an Order increasing the daily fine in this matter to **TWO HUNDRED AND FIFTY DOLLARS (\$250.00)**.

1. This motion is pursuant to Chapter 162, Florida Statutes.
2. At its October 16, 2007 hearing the Code Enforcement Board issued a Findings of Fact, Conclusion of Law and Order finding that City Code violations had occurred on the above property related to unlawful maintenance of nuisances. The Board's written order provided that Respondent would correct the violation on or before October 16, 2007 a fine of \$50.00 per day would accrue. The Respondent has failed to correct the violation in a timely manner and a fine has started to accrue based on the above-referenced Order of the Board. As of the date of this motion the fine has accrued to **NINETEEN THOUSAND EIGHT HUNDRED DOLLARS (\$19,800)** and the fine remains unpaid.
3. Despite the above-referenced fine and an additional courtesy notice sent to the Respondent dated September 12, 2008 regarding the continued violations on the property, Respondent has not brought the property into compliance and has in fact allowed or permitted the conditions that constitute a nuisance to worsen.

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

1. Authorize recording of an Order Imposing Administrative Fine/Lien as provided in Chapter 162, Florida Statutes in the amount of \$50 per day since October 16, 2007, and to continue to accrue as set for in the original Finding of Fact, Conclusion of Law and Order; and

2. Supplement and amend its prior Findings of Fact, Conclusion of Law and Order to provide that if the violation is not corrected by November 18, 2008, the fine of \$50 per day shall be increased to \$250 per day for each day the violation continues past November 18, 2008.

I HEREBY CERTIFY that on this 15th day of October 2008, a true and correct copy of this Notice of Hearing and Motion has been furnished by certified and regular mail to Respondent, JAMES POOL, 1310 LAKE AVENUE, CLERMONT, FL 34711.



Daniel F. Mantzaris, City Attorney
P.O. Box 87
Orlando, FL 32802
(407) 422-2454 / (407) 992-3541 (Fax)
FBN: 562327

Return to:
City of Clermont
City Clerk
P.O. Box 120219
Clermont, FL 34712-0219

Code Enforcement Board of the City of Clermont

CFN 2007160515
Bk 03552 Pgs 0359 - 360; (2pgs)
DATE: 12/11/2007 09:16:55 AM
NEIL KELLY, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 18.50

City of Clermont,
Petitioner,

Case No. 07-358
Violation No. 0821

James M. Pool, et al
Respondent

ORDER IMPOSING ADMINISTRATIVE LIEN

THIS CAUSE came on for public hearing before the Code Enforcement Board, October 16, 2007, after due notice to the Respondent, at which time the Board heard testimony under oath, received evidence, and issued its Findings of Fact and Conclusions of Law and thereupon issued its oral Order which was reduced to writing and furnished to Respondent.

Said Order required Respondent to take certain Corrective Action by a time certain, as more specifically set forth in that Order.

An Affidavit of Non-Compliance, bearing the date of October 24, 2007, has been filed with the Board by the Code Enforcement Officer, which Affidavit certifies under oath that the required corrective action has not been taken as ordered.

Accordingly, it having been brought to the Board's attention that Respondent has not complied with the Order dated October 17, 2007, it is hereby:

ORDERED that Respondent pay to the CITY OF CLERMONT, FLORIDA, a fine in the amount of \$50.00 per day for each and every day the violation exists, in addition to any and all fees attached to the filing of this document with the Lake County Clerk of Court, on the property located at 1301 LAKE AVENUE, CLERMONT, FL, legally described as CLERMONT LOTS 5, 6, N1/2 OF LOT X, BLK 62, PB 8 PG 17, ORB 1145 PG 0519, ORB 1218 PG 1746, ORB 1218 PG 1748, PARCEL 24 22 25 0100 062 00500, LAKE COUNTY, FLORIDA, and continues to exist past October 16, 2007, which was the date previously set by the Board's Order for compliance. This Order can be recorded and shall constitute a lien against the above-described property pursuant to Florida Statutes Section 162.09.

PAGE 1 OF 2

Case No. 07-358

DONE and ORDERED this 20TH of November 2007, at Clermont, Lake County, Florida.

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

Dawn Stalnaker
Witness

By

James T. Purvis
JAMES T. PURVIS, CHAIRMAN

Denise Noak
Witness

By

Tracy Ackroyd
TRACY ACKROYD, CITY CLERK

**STATE OF FLORIDA
COUNTY OF LAKE**

The foregoing instrument was acknowledged before me this 20TH day of November, 2007, by James T. Purvis, ~~Chairman of the~~ Code Enforcement Board, and by Tracy Ackroyd, as the City Clerk of the City of Clermont, a municipal corporation, on behalf of the corporation. They are personally known to me or have produced _____ as identification and who did/did not take an oath.

Joy L. Thys
Signature

(SEAL)

Printed Name

NOTARY PUBLIC-STATE OF FLORIDA
Joy L. Thys
Commission # DD446285
Expires: JUNE 30, 2009
Bonded Thru Atlantic Bonding Co., Inc.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the above and foregoing Order Imposing Administrative Lien has been furnished by United States Certified Mail, Return Receipt Requested, to Respondent, JAMES M. POOL, 1301 LAKE AVENUE, CLERMONT, FL 34711, this 20TH day of November, 2007.

(CERTIFIED MAIL, Return Receipt Requested # 7005 0390 0006 4785 6446)

By

Tracy Ackroyd
TRACY ACKROYD, CITY CLERK

PAGE 2 OF 2

City of Clermont

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

AFFIDAVIT OF NON-COMPLIANCE

In the matter of:

CASE NO. 07-358
JAMES M. POOL et al
1301 LAKE AVENUE
CLERMONT, FL 34711

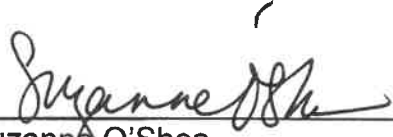
Before me, the undersigned authority, personally appeared Suzanne O'Shea, Code Enforcement Officer for the City of Clermont, Florida, who after being duly sworn, deposes and states:

1. That on October 16, 2007, the Code Enforcement Board held a Public Hearing and issued its Order in the above-styled matter.
2. That, pursuant to said Order, Respondent was to have taken certain corrective action(s) by or before October 16, 2007, for this violation.
3. That re-inspections were performed routinely from October 16, 2007, until date, and found that the corrective action(s) ordered by the Board have not been taken and that the violation has not been corrected.

FURTHER AFFIANT SAYETH NOT.

Dated this 24th day of OCT., 2007

State of Florida
County of Lake


Suzanne O'Shea
Code Enforcement Officer

The foregoing instrument was acknowledged before me this 24th day of OCT., 2007, by Suzanne O'Shea, as the Code Enforcement Officer for the City of Clermont, who is personally known to me and who did take an oath.

Signature: _____

Printed Name: _____

NOTARY PUBLIC-STATE OF FLORIDA
 Joy L. Thys
Commission # DD446285
Expires: JUNE 30, 2009
Bonded Thru Atlantic Bonding Co., Inc.

Code Enforcement Board of the City of Clermont

City of Clermont
Petitioner,

Case No. 07-358

JAMES M. POOL, et al
Respondents

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER

THIS CAUSE came on for public hearing before the Code Enforcement Board, October 16, 2007, after due notice to the Respondents, and the Code Enforcement Board having heard testimony under oath, having received evidence and having heard argument of counsel (if any), thereupon issues its Findings of Fact, Conclusions of Law and Order, as follows:

1. The Respondents were cited 8/29/07, for Violation of Ordinance 232-C, Chapter 34, Section 34-61, (attached).
2. Respondents did not appear at public hearing held before Code Enforcement Board on October 16, 2007, at 7:00 PM.
3. Code Enforcement Officer, Suzanne O'Shea, reported that the property has not been brought into compliance.
4. The City of Clermont Code Enforcement Board found the Respondents guilty of violating the Code of Ordinances of the City of Clermont, as referenced and shown in attachment.
5. Respondents are hereby directed to correct said violation and that said corrections are to be completed on or before October 16, 2007. If Respondents fail to comply with this Order on or before October 16, 2007, then in that event Respondents are ordered to pay a fine of \$50.00 per day for each and every day the violation continues to exist past the date set for compliance.
6. Respondents must notify the appropriate Code Enforcement Officer of compliance once the date set for compliance has passed.
7. Upon the accrual of any fine hereunder, the Chairman of the Board is authorized to execute an order imposing fine and lien to be recorded in the Public Records of Lake County to create a lien on any real or personal property owned by the Respondent as provided by law.
8. After three months from the filing of any lien, which remains unpaid or is not in compliance, the City of Clermont Code Enforcement Board may authorize the City Attorney to foreclose on said lien.

DONE and ORDERED this 17th day of October, 2007, at Clermont, Lake County, FL.

CODE ENFORCEMENT BOARD OF CLERMONT, FLORIDA

BY: _____

James T. Purvis, Chairman

City of Clermont

P.O. Box 120210, Clermont, FL 34712-0219

VIOLATION NOTICE

August 29, 2007

Violation # 0821

To: JAMES POOL
1301 LAKE AVE
CLERMONT, FL 34711

Certified Mail, Return Receipt Requested #: 7005 0390 0006 4785 5227

Property Address: 1301 LAKE AVE., CLERMONT, FL 34711
Parcel Number: 24 22 25 0100 0620 0500

Type of Violation: UNLAWFUL MAINTENANCE OF NUISANCES
In Violation Of: Ordinance No. 232-C, Chapter 34, Section 34-61
Titled: "Enumeration of prohibited items, conditions or actions
constituting nuisances." (SEE ATTACHED COPY)

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances due to the following:

- 1) - Overgrowth of grass and weeds on the property
- 2) - Ripped blue tarp over carport area
- 3) - Miscellaneous items on and around the front porch, such as but not limited to, cleaners, buckets, rugs, cooking pots, etc.

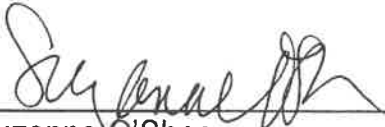
Compliance of This Violation will be when the following occurs:

- 1) - The entire lot is uniformly trimmed and mowed, and all lawn debris is properly disposed of from the property
- 2) - Removal of the blue tarp
- 3) - Removal of all abovementioned miscellaneous items on and around the front porch.

Please call (352) 394-4083 x 496, when you comply.

You are directed to take **September 28, 2007**. Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

By: _____


Suzanne O'Shea
Code Enforcement Officer

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

**CITY OF CLERMONT,
Petitioner,**

**Case No: C2007-358
1301 Lake Avenue
Clermont, FL 34711**

VS.

**JAMES M. POOL, et al,
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 **November 19, 2019, at 1:30 p.m. in the Council Chambers, City Hall, 685 West Montrose Street, Clermont, Florida**, to consider the petitioner's request as set forth below for authorization to foreclose and execute on the code enforcement lien in this matter.

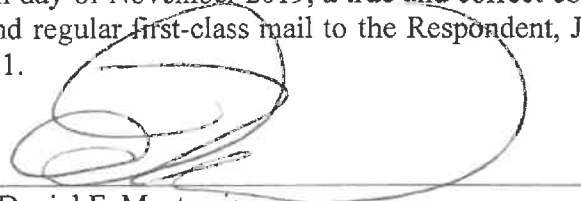
This Motion is pursuant to Chapter 162, Florida Statutes and the Code Enforcement Board's Order Imposing Administrative Fine/ Lien dated December 2, 2008 and in support thereof, the Petitioner states as follows:

1. The Clermont Code Enforcement Board issued its Finding of Facts, Conclusion of Law and Order dated October 17, 2007 finding violations of the City Code and requiring compliance or a fine of \$50 per day would accrue.
2. Subsequent thereto and having been advised that the property had not been brought into compliance, the Code Enforcement Board entered an Order Imposing Administrative Fine/ Lien dated December 2, 2008, a copy of that order is attached hereto and incorporated herein.
3. 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 8th day of November 2019, a true and correct copy of this Order has been furnished by certified and regular first-class mail to the Respondent, James Pool, 1310 Lake Avenue, Clermont, FL 34711.

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

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 BOARD OF THE
CITY OF CLERMONT, FLORIDA**

**CITY OF CLERMONT,
Petitioner,**

**Case No: C2017-000484
332 & 334 Palm Lane
CLERMONT, FL**

VS.

**RICHARD J. KLAAS TRUST,
Respondent.**

ORDER IMPOSING ADMINISTRATIVE FINE AND CREATING LIEN

THIS CAUSE came on for public hearing before the Code Enforcement Special Magistrate on November 27, 2018, 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 Order of April 2, 2018.

It is hereby ORDERED THAT:

1. A lien is imposed in the amount of ONE HUNDRED AND THIRTY- ONE THOUSAND AND TWO HUNDRED AND FIFTY DOLLARS (\$131,250) as of November 27, 2018, and shall continue to accrue thereafter at the rate of TWO HUNDRED AND FIFTY 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. 30-22-26-0400000-03700

Alt Key: 1617600

Legal Description:

CLERMONT, CLERMONT HEIGHTS W ½ OF LOTS 37, 38, PB 4 PG 1, ORB 605 PG 1984, ORB 1467 PG 589

AS LISTED IN LAKE COUNTY PUBLIC RECORDS
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3. This Order shall be in addition to any other Order of this Board Imposing a Fine and Creating a Lien in this matter.

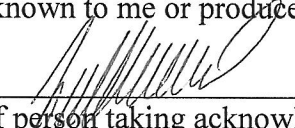
DONE and ORDERED this 20th day of February, 2019



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

STATE OF FLORIDA
COUNTY OF ~~LAKE~~ Brevard
SCB

The foregoing instrument was acknowledged before me this 20 day of February, 2019, by Robert D. Guthrie, as City of Clermont Code Enforcement Special Magistrate who is personally known to me or produced FLOL as identification.



Signature of person taking acknowledgment

Jodylynn Bayard

Name of Officer taking acknowledgment typed,
printed or stamped



Jodylynn Bayard
State of Florida
MY COMMISSION # FF 224845
Expires: April 27, 2019

I HEREBY CERTIFY that on this 25th day of February 2019 a true and correct copy of this Order has been furnished by certified and regular first class mail to the Respondent, Richard J. Klaas Trust, 505 7th Street, Clermont, FL 34711.



Matthew Reusch, Code Enforcement Officer

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

CITY OF CLERMONT

Petitioner,

vs.

RICHARD J. KCLASS TRUST,

Respondent.

**Case No: C2017-000484
332 & 334 Palm Lane
Clermont, Florida**

FINDINGS OF FACT, CONCLUSION OF LAW and ORDER

THIS MATTER came before the Code Enforcement Special Magistrate of the City of Clermont for hearing on **March 20, 2018** and the Special Magistrate having heard sworn testimony and received evidence from **Lori Crain and Evie Wallace, Code Enforcement Officers**, for the City and **Richard Klass** on behalf of Respondent, 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 27, 2017.
- 3) There exists on the property a dwelling unit and structures in severe disrepair..

II. CONCLUSION OF LAW

The Code Enforcement Special Magistrate finds the Respondent, **RICHARD J. KCLASS TRUST**, is in violation of City of Clermont Section 302.7 "Accessory Structures"; Section 304.7 "Roofs and Drainage"; Section 304.1-IPMC "Exterior Structure"; Section 304.2 "Fence Maintenance"; and Section 34-61 "Enumeration of prohibited items, conditions or actions constituting nuisances" Section 301.3 Vacant Structures and Lands, Section 302.4 Weeds, Section 34-62 Creation of Nuisances, Section 122-344 and Section 302 Sanitation, Section 118-35 Maintenance and Pruning.

III. ORDER

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

CASE NO: C2017-000484

- 1) Respondent shall correct the above-stated violation on or before **June 20, 2018** by taking the remedial action as set forth in the Violation Notice dated September 27, 2017. 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) 241-0178 x6624 to request an inspection.
- 3) Any fine imposed shall accrue from the date it is imposed until the date that the violation is corrected as verified by the City of Clermont Code Enforcement Department.

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


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

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

I HEREBY CERTIFY that on this 4th day of ^{April} ~~March~~ 2018, a true and correct copy of this Order has been furnished by certified and regular mail to Respondent, Richard J. Klaas Trust, 505 7th Street, Clermont, FL 34711.


Code Enforcement Officer

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

September 27, 2017

Violation # C2017-000484

To: RICHARD J KLAAS TRUST
505 7TH ST
CLERMONT, FL 34711

9171 9690 0935 0149 4815 76

Violation/Property address: 332 & 334 PALM LN, 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 332 & 334 PALM LN #302226040000003700:

Compliance with the Violation(s) listed will be when the following condition(s) are met: WHEN ALL STRUCTURES HAVE BEEN REPAIRED; EXTERIOR PROPERTY MAINTENANCE IS COMPLETE AND MAINTAINED; WHEN WEEDS AND OVERGROWTH IS REMOVED; WHEN ALL NUISANCES ARE CURED; WHEN TREES ARE PRUNED; WHEN OPEN BUILDINGS ARE SECURED; OR STRUCTURES ON PROPERTY ARE DEMOLISHED AFTER DEMO PERMIT IS OBTAINED FROM CITY OF CLERMONT BUILDING DEPARTMENT AND PROPERTY IS MAINTAINED IN COMPLIANCE FROM HERE FORWARD.

Type of Violation: 302.7 Accessory Structures.

All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

Type of Violation: 304.7 Roofs and Drainage.

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

Type of Violation: Exterior Structure Section 304.1-IPMC

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

Type of Violation: Fence Maintenance

Section 304.2 Fence Maintenance, "All Exterior surfaces, including but not limited to, doors, window frames and door frames, porches, balconies, decks and fences, shall be maintained in good condition.

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.

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.

Type of Violation: Property Maintenance Section 122-344

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

Type of Violation: Sanitation Section 302-IPMC

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

Type of Violation: Sec. 118-35. Maintenance and pruning.

(a) Maintenance. The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping, which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All required landscaping shall be maintained in perpetuity.

(c) Pruning. Vegetation and trees required by this Code shall only be pruned to maintain health and vigor. Pruning shall be in accordance with "Standard Practice for Trees, Shrubs and Other Woody Plant Maintenance ANSI 300" of the National Arborist Association. Trees shall not be severely pruned in order to permanently maintain growth at a reduced height or spread. A trees natural growth habit shall be considered in advance of conflicts which might arise (i.e. view, signage, lighting and similar conflicts). Excessive pruning, hatracking, topping, etc., shall be considered tree abuse and a violation of this Code.

(d) Violations. A person who violates any provision of this article, and fails to correct the violation as provided herein, may be subject to penalties pursuant to the city Code of Ordinances. Tree abuse offenses shall be considered a separate offense for each tree damaged or destroyed contrary to the provisions of this article.

Type of Violation: Sec. 34-61. Enumeration of prohibited items, conditions or actions constituting nuisances.

The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions are hereby declared to be and constitute a nuisance:

- (1) Weeds. Any weeds such as broom grass, jimson, burdock, ragweed, sandspur or other similar weeds; or any other vegetation, including grass, other than trees, ornamental bushes, flowers or other ornamental plants with a height exceeding 18 inches.
- (2) Refuse. Accumulation of trash, litter, debris, garbage, bottles, paper, cans, rags, dead or decayed fish, fowl, meat or other animal matter; fruit, vegetables, offal, bricks, concrete, scrap lumber or other building debris or other refuse of any nature.
- (3) Harborage for rats, snakes and other vermin. Any condition which provides harborage for rats, mice, snakes and other vermin.
- (4) Dilapidated buildings. Any building or other structure which is in such a dilapidated condition that it is unfit for human habitation, or kept in such an insanitary condition that it is a menace to the health of people residing in the vicinity thereof, or presents a more than ordinarily dangerous fire hazard in the vicinity where it is located.

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

You are directed to take action by MONDAY, JANUARY 1, 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:



Lori Crain
Code Enforcement Officer

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

**CITY OF CLERMONT,
Petitioner,**

**Case No.: C2017-000484
332 & 334 Palm Lane
Clermont, FL**

VS.

**RICHARD J. KLAAS TRUST,
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 **November 19, 2019, at 1:30 p.m. in the Council Chambers, City Hall, 685 West Montrose Street, Clermont, Florida**, to consider the petitioner's request as set forth below for authorization to foreclose and execute on the code enforcement lien in this matter.

This Motion is pursuant to Chapter 162, Florida Statutes and the Code Enforcement Special Magistrate Order Imposing Administrative Fine and Creating Lien dated February 20, 2019 and in support thereof, the Petitioner states as follows:

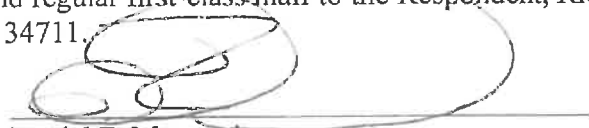
1. The Clermont Code Enforcement Special Magistrate issued its Order Imposing Fine and Creating Lien dated February 20, 2019, a copy of that order is attached hereto and incorporated herein.

2. As of the date of this Motion the property remains in non-compliance with City Codes and a lien has accrued as of October 2, 2019 in the amount of TWO HUNDRED AND EIGHT THOUSAND FIVE HUNDRED DOLLARS (\$208,500) and continues to accrue at the rate of TWO HUNDRED FIFTY DOLLARS (\$250) per day.

3. 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 8th day of November 2019, a true and correct copy of this Order has been furnished by certified and regular first-class mail to the Respondent, Richard J. Klaas Trust, 505 7th Street, Clermont, FL 34711.

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) 992-3541 (Fax)
FBN: 562327

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

CITY OF CLERMONT

Petitioner,

vs.

Martin Wright Estate

Respondent,

Case No: C2015-000045

775 E Juniata St.

Clermont, Florida 34711

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

THIS MATTER came before the Code Enforcement Board of the City of Clermont for hearing on **March 17, 2015** and the Board having heard sworn testimony and received evidence from **Lori Crain, Code Enforcement Officer**, for the City, and having noted that the Respondent was not represented, thereupon issues the following Findings of Fact, Conclusion of Law, Order of Repeat Violation and Imposing Fine:

I. FINDINGS OF FACT

- 1) Notice as required by Section 162.12, F.S. was provided to Respondent.
- 2) The Respondent is in custody and control of the property described in the Notice of Repeat Violation dated March 2, 2015 and located in Clermont, Florida.
- 3) As of February 26, 2015 there existed on the property an overgrowth of grass and weeds.
- 4) This condition is a repeat violation of the Board's Order dated November 21, 2014.
- 5) As of March 15, 2015, the violation has been corrected.

II. CONCLUSION OF LAW

The Code Enforcement Board finds the Respondent Martin Wright Estate is in repeat violation of Clermont City Code Section 14-9, IPMC Section 302.4 "Weeds".

III. ORDER

Based on the above-stated findings and conclusion of law, it is hereby Ordered that: a fine is imposed in the amount of \$25 for each day that the property was in repeat violation from

February 26, 2015 until March 15, 2015 for a total fine of FOUR HUNDRED AND FIFTY DOLLARS (\$450).

Done and Ordered this 20th day of March, 2015.

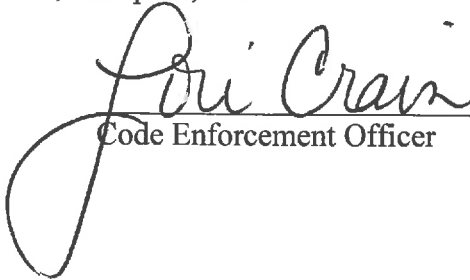
CODE ENFORCEMENT BOARD OF THE
CITY OF CLERMONT, FLORIDA



Chairman David Holt

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 23rd day of March, 2015, a true and correct copy of this Order has been furnished by certified and regular mail to the Martin Wright Estate c/o Martin Wright, Jr., 1930 Buckingham Dr., Hampton, GA 30228.



Code Enforcement Officer

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

CITY OF CLERMONT

Petitioner,

vs.

Martin Wright Estate

Respondent,

**Case No: C2015-000187
775 E Juniata St.
Clermont, Florida 34711**

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

THIS MATTER came before the Code Enforcement Board of the City of Clermont for hearing on **May 19, 2015**, and the Board having heard sworn testimony and received evidence from **Lori Crain, Code Enforcement Officer**, for the City, and having noted that the Respondent was not represented, thereupon issues the following Findings of Fact, Conclusion of Law, Order of Repeat Violation and Imposing Fine:

I. FINDINGS OF FACT

- 1) Notice as required by Section 162.12, F.S. was provided to Respondent.
- 2) The Respondent is in custody and control of the property described in the Notice of Repeat Violation dated May 8, 2015 and located in Clermont, Florida.
- 3) As of May 8, 2015, there existed on the property an overgrowth of grass and weeds.
- 4) This condition is a repeat violation of the Board's Order dated November 21, 2014.
- 5) As of May 15, 2015, the violation has been corrected.

II. CONCLUSION OF LAW

The Code Enforcement Board finds the Respondent Martin Wright Estate is in repeat violation of Clermont City Code Section 14-9, IPMC Section 302.4 "Weeds".

III. ORDER

Based on the above-stated findings and conclusion of law, it is hereby Ordered that: a fine is imposed in the amount of \$250 for each day that the property was in repeat violation from

May 8, 2015, until May 15, 2015, for a total fine of TWO THOUSAND DOLLARS (\$2,000).

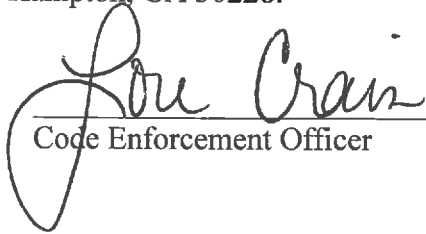
Done and Ordered this 21st day of May, 2015.

CODE ENFORCEMENT BOARD OF THE
CITY OF CLERMONT, FLORIDA


Chairman David Holt

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 20th day of May, 2015, a true and correct copy of this Order has been furnished by certified and regular mail to the Martin Wright Estate c/o Martin Wright, Jr., 1930 Buckingham Dr., Hampton, GA 30228.


Code Enforcement Officer

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

CITY OF CLERMONT

Petitioner,

vs.

Martin Wright Estate

Respondent,

Case No: C2015-000256

775 E Juniata St.

Clermont, Florida 34711

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

THIS MATTER came before the Code Enforcement Board of the City of Clermont for hearing on **July 21, 2015** and the Board having heard sworn testimony and received evidence from **Lori Crain, Code Enforcement Officer**, for the City, and having noted that the Respondent was not represented, thereupon issues the following Findings of Fact, Conclusion of Law, Order of Repeat Violation and Imposing Fine:

I. FINDINGS OF FACT

- 1) Notice as required by Section 162.12, F.S. was provided to Respondent.
- 2) The Respondent is in custody and control of the property described in the Notice of Repeat Violation dated July 7, 2015 and located in Clermont, Florida.
- 3) As of June 22, 2015 there existed on the property an overgrowth of grass and weeds.
- 4) This condition is a repeat violation of the Board's Order dated November 21, 2014.
- 5) As of July 13, 2015, the violation has been corrected.

II. CONCLUSION OF LAW

The Code Enforcement Board finds the Respondent Martin Wright Estate is in repeat violation of Clermont City Code Section 14-9, IPMC Section 302.4 "Weeds".

III. ORDER

Based on the above-stated findings and conclusion of law, it is hereby Ordered that: a fine is imposed in the amount of \$500 for each day that the property was in repeat violation from

June 22, 2015, until July 13, 2015, for a total fine of **TEN THOUSAND FIVE HUNDRED DOLLARS (\$10,500)**.

Done and Ordered this 21st day of July 2015.

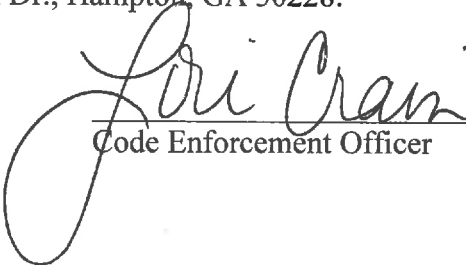
CODE ENFORCEMENT BOARD OF THE
CITY OF CLERMONT, FLORIDA



Chairman David Holt

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 30th ^{July} day of ~~May~~ 2015, a true and correct copy of this Order has been furnished by certified and regular mail to the Martin Wright Estate c/o Martin Wright, Jr., 1930 Buckingham Dr., Hampton, GA 30228.


Code Enforcement Officer

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

CITY OF CLERMONT

Petitioner,

vs.

MARTIN WRIGHT ESTATE,

Respondent,

**Case No: CEB 15-000342
775 East Juniata Street
Clermont, Florida 34711**

9171 9690 0935 0112 9877 84

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

THIS MATTER came before the Code Enforcement Board of the City of Clermont for hearing on **September 15, 2015**, and the Board having heard sworn testimony and received evidence from **Lori Crain, Code Enforcement Officer**, for the City, and from **Martin Wright Jr**, on behalf of Respondent, thereupon issues the following Findings of Fact, Conclusion of Law, Order of Repeat Violation and Imposing Fine:

I. FINDINGS OF FACT

- 1) Notice as required by Section 162.12, F.S. was provided to Respondent.
- 2) The Respondent is in custody and control of the property described in the Notice of Repeat Violation dated September 4, 2015, and located in Clermont, Florida.
- 3) As of September 3, 2015 there existed on the property an overgrowth of grass and weeds.
- 4) This condition is a repeat violation of the Board's Order dated November 21, 2014.
- 5) As of September 15, 2015, the violation has been corrected.

II. CONCLUSION OF LAW

The Code Enforcement Board finds the Respondent Martin Wright Estate is in repeat violation of Clermont City Code Section 14-9, IPMC Section 302.4 "Weeds".

III. ORDER

Based on the above-stated findings and conclusion of law, it is hereby Ordered that: a fine is imposed in the amount of \$500 for each day that the property was in repeat violation from

September 3, 2015 until September 15, 2015, for a total fine of **SIX THOUSAND FIVE HUNDRED DOLLARS (\$6,500)**. The Respondent is further ordered to pay the fine imposed hereunder on or before October 15, 2015.

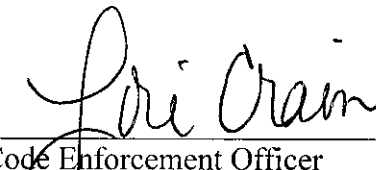
Done and Ordered this 22 day of September, 2015.

CODE ENFORCEMENT BOARD OF THE
CITY OF CLERMONT, FLORIDA


Acting Chairman Alfred Mannella

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 22nd day of September 2015, a true and correct copy of this Order has been furnished by certified and regular mail to the Respondent, Martin Wright Estate, c/o Martin Wright, Jr., 1390 Buckingham Drive, Hampton, GA 30228.


Code Enforcement Officer

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

CITY OF CLERMONT

**Case Nos: CEB 15-000045; 2015-000187;
2015-000256; 2015-000342
775 East Juniata Street
Clermont, Florida 34711**

Petitioner,

vs.

MARTIN WRIGHT ESTATE,

9171 9690 0935 0112 2662 09

Respondent,

ORDER IMPOSING FINE AND CREATING LIEN

THIS CAUSE came on for public hearing before the Code Enforcement Board on February 16, 2016, after due notice to Respondents upon Petitioner's Motion for Order Imposing Fine and Creating Lien, at which time the Board was advised that the Respondent did not timely comply with the Board's Orders in Case Nos: CEB 15-000045; 2015-000187; 2015-000256; 2015-000342 and that the property is not in compliance and fines have accrued and remain unpaid..

It is hereby ORDERED THAT:

1. A fine is imposed in the amount of NINETEEN THOUSAND FOUR HUNDRED AND FIFTY DOLLARS (\$19,450) and shall continue to accrue in the amount of FIVE HUNDRED DOLLARS (\$500.00) per day until the violation is corrected.
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 Respondents.

Parcel Id No. 19-22-26-080000000600
Alt Key: 1624487

Legal Description:

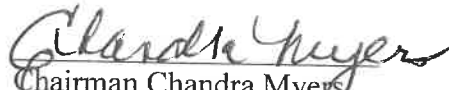
CLERMONT, LINCOLN PARK LOT 6 PB 8 PG 61, ORB 1538 PG 2220 AS LISTED IN LAKE COUNTY PUBLIC RECORDS

Case Nos: CEB 15-000045; 2015-000187;
2015-000256; 2015-000342

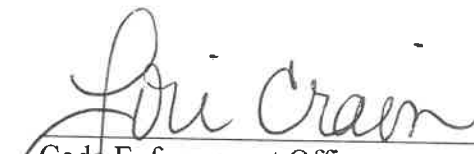
3. This Order shall be in addition to any other Order of this Board Imposing a Fine and Creating a Lien in this matter.

DONE and ORDERED this 25 day of February, 2016.

CODE ENFORCEMENT BOARD OF THE
CITY OF CLERMONT, FLORIDA


Chairman Chandra Myers

I HEREBY CERTIFY that on this 25th day of February, 2016, a true and correct copy of this Order has been furnished by certified and regular mail to the Respondent, Martin Wright Estate, c/o Martin Wright, Jr., 1390 Buckingham Drive, Hampton, GA 30228.


Code Enforcement Officer

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

**CITY OF CLERMONT,
Petitioner,**

**Case No: C2015-00045; 2015-000187
2015-00256;2015-000342
775 East Juniata Street
Clermont, FL**

VS.

**Marvin Wright Estate,
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 **November 19, 2019, at 1:30 p.m. in the Council Chambers, City Hall, 685 West Montrose Street, Clermont, Florida**, to consider the petitioner's request as set forth below for authorization to foreclose and execute on the code enforcement lien in this matter.

This Motion is pursuant to Chapter 162, Florida Statutes and the Code Enforcement Board Order Imposing Administrative Fine and Creating Lien dated February 25, 2016 and in support thereof, the Petitioner states as follows:

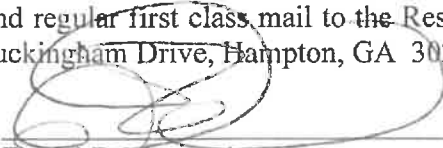
1. The Clermont Code Enforcement Board issued its Order Imposing Fine and Creating Lien dated February 25, 2016, a copy of that order is attached hereto and incorporated herein.

2. As of the date of this Motion the property remains in non-compliance with City Codes and a lien has accrued as of February 25, 2016 in the amount of NINETEEN THOUSAND FOUR HUNDRED AND FIFTY DOLLARS (\$19,450) and continues to accrue at the rate of FIVE HUNDRED DOLLARS (\$500) per day.

3. 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 8th day of November 2019, a true and correct copy of this Order has been furnished by certified and regular first class mail to the Respondent, Martin Wright Estate c/o Martin Wright, Jr. 1390 Buckingham Drive, Hampton, GA 30228.



Daniel P. Mantzaris
Clermont City Attorney
deBeaubien, Knight, Simmons,
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.

ALP INVESTMENTS, LLC,

Respondent.

Case No: C2018-000526

**975 Pitt Street
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 **January 15, 2019** 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, ALP Investments, LLC 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 November 29, 2018.
- 3) The property has numerous nuisances, weeds, filth, trash, dirt, leaves grass, rubbish and unsanitary conditions and graffiti on a retaining wall.

II. CONCLUSION OF LAW

The Code Enforcement Special Magistrate finds the Respondent, **ALP INVESTMENTS, LLC**, is in violation of City of Clermont Section 122-344 "Property Maintenance", Section 302 -IPMC "Sanitation" and Section 302.4-IPMC "Weeds", Section 34-61 "Nuisances", Section 308.1-IPMC "Rubbish and Garbage", Section 34-62 "Creation or Maintenance of Nuisance by Property Owner Declared Unlawful" and Section 301.2-IPMC "Vacant Structures and Lands.

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 **January 31, 2019** by taking the remedial action as set forth in the Violation Notice dated November 29, 2018. If the Respondent fails to timely correct the violation a fine of **TWO HUNDRED AND FIFTY**

CASE NO: C2018-000526

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) 241-7304 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 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, ALP Investments, LLC, 6996 Piazza Grande Avenue, Suite 207, Orlando, FL 32835. .



Code Enforcement Officer

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

**CITY OF CLERMONT,
Petitioner,**

**Case No: C2018-000526
975 Pitt Street
CLERMONT, FL**

VS.

**ALP INVESTMENTS LLC,
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 **November 19, 2019, at 1:30 p.m. in the Council Chambers, City Hall, 685 West Montrose Street, Clermont, Florida**, to consider the petitioner's request as set forth below for authorization to foreclose and execute on the code enforcement lien in this matter.

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

1. The Clermont Code Enforcement Special Magistrate issued an Order Imposing Fine and Creating Lien dated June 4, 2019, a copy of that order is attached hereto and incorporated herein.

2. The property was ultimately brought into compliance on or about July 24, 2019. As of the date of this Motion a lien has accrued in the amount of FORTY-THREE THOUSAND TWO HUNDRED FIFTY DOLLARS (\$43,250).

3. 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 12th day of November 2019, a true and correct copy of a true and correct copy of this Notice of Hearing and Motion has been furnished by certified and regular first class mail to the Respondent, ALP Investments LLC, 6996 Piazza Grande Avenue, Suite 207, Orlando, FL 32835.



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

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

**CITY OF CLERMONT,
Petitioner,**

**Case No: C2018-000526
975 Pitt Street
CLERMONT, FL**

VS.

**ALP INVESTMENTS LLC,
Respondent.**

ORDER IMPOSING ADMINISTRATIVE FINE AND CREATING LIEN

THIS CAUSE came on for public hearing before the Code Enforcement Special Magistrate on May 21, 2019, after due notice to Respondent upon Petitioner's Motion for Order Imposing Fine and Creating Lien, at which time the Special Magistrate noted that no one represented the Respondent and was advised that the Respondent did not timely comply with the Special Magistrate's Order of January 29, 2019 and that the subject property remains in non-compliance.

It is hereby ORDERED THAT:

1. A fine is imposed in the amount of TWENTY-SEVEN THOUSAND FIVE HUNDRED DOLLARS (\$27,500.00) and shall continue to accrue thereafter at the rate of TWO HUNDRED AND FIFTY 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 violations exist and upon any other real or personal property owned by Respondents.

Parcel Id No. 09-22-26-0700-034-00008

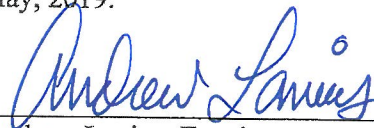
Alt Key: 2702184

Legal Description:

LAKE HIGHLANDS 19-22-26 BEG AT INTERSECTION OF S R/W LINE OF PITT ST & W R/W LINE OF GRAND HWY & RUN W 600.96 FT, S 370.25 FT, E 600.93 FT TO W R/W LINE OF GRAND HWY, N ALONG SAID R/W 368.63 FT TO POB PB 2 PG 38 ORB 4599 PG 798 ORB 5060 PG 529 AS LISTED IN LAKE COUNTY PUBLIC RECORDS
--

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

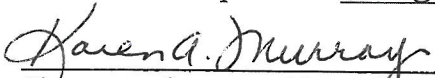
DONE and ORDERED this 4th ^{June} day of May, 2019.



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

STATE OF FLORIDA
COUNTY OF Lake

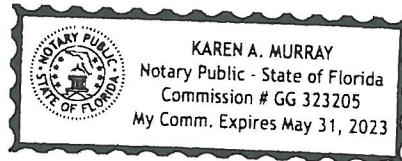
The foregoing instrument was acknowledged before me this 4TH ^{June} day of May 2019, by Andrew Lanius, as City of Clermont Code Enforcement Special Magistrate who is personally known to me or produced FL Lic as identification.



Signature of person taking acknowledgment

KAREN A. MURRAY

Name of Officer taking acknowledgment typed,
printed or stamped



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 first class mail to the Respondent, ALP Investments LLC, 6996 Piazza Grande Avenue, Suite 207, Orlando, FL 32835.



Matthew Reusch, Code Enforcement Officer

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF CLERMONT, FLORIDA

CITY OF CLERMONT

Case No: C2019-000271

Petitioner,

1800 US Hwy 27
Clermont, Florida

vs.

JOHN R. PRICKETT,

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 **July 16, 2019** and the Special Magistrate having heard sworn testimony and received evidence from **Matthew Reusch, Code Enforcement Officer**, for the City and having noted that Respondent, **John R. Prickett**, was not 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 April 24, 2019.
- 3) There exists on the property multiple disabled vehicles, refuse, debris and rubbish.

II. CONCLUSION OF LAW

The Code Enforcement Special Magistrate finds the Respondent, **JOHN R. PRICKETT**, is in violation of City of Clermont Section 34-62, "Nuisances; 308.1-IPMC, "Rubbish and garbage"; 302-IPMC, "Sanitation"; 34-61 "Enumeration of prohibited items, conditions or actions constituting nuisances"; 302.8 IMPC "Motor Vehicles"; 34-62 "Creation or Maintenance of Nuisance by Property Owner Declared Unlawful"; and Section 34-95 "Prohibition of storage of certain items.

III. ORDER

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

- 1) Respondent shall correct the above-stated violations on or before **August 19, 2019** by taking the remedial action as set forth in the Violation Notice dated April 24, 2019. If the

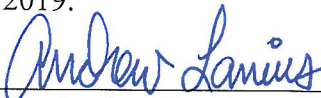
CASE NO.: C2019-000271

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 17th day of July 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 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 23rd day of July 2019, a true and correct copy of this Order has been furnished by certified and regular mail to Respondent, John R. Prickett, P.O. Box 1599, Eustis, FL 32727.



Code Enforcement Officer

City of Clermont

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

VIOLATION NOTICE

April 24, 2019

Violation # C2019-000271

To: PRICKETT JOHN R
PO BOX 1599
EUSTIS, FL 32727

Violation/Property address: 1800 US HWY 27, 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 1800 US HWY 27, CLERMONT FL 34711. IN REFERENCE TO; CODE ENFORCEMENT DIVISION OF THE CITY OF CLERMONT WAS NOTIFIED OF POSSIBLE VIOLATIONS EXISTING AT THIS PROPERTY. OFFICERS CONDUCTED AN INSPECTION AND FOUND THE LOCATION TO BE IN VIOLATION, WITH MULTIPLE DISABLED VEHICLES BEING PRESENT AND THE REAR OF THE PROPERTY CONTAINING RUBBISH, DEBRIS AND REFUSE.

Compliance with the Violation(s) listed will be when the following condition(s) are met: ANY AND ALL DISABLED VEHICLES MUST BE PROPERLY PARKED WITH VALID REGISTRATION AND LICENSE PLATES. IF THEY ARE NOT ABLE TO BE REGISTERED, THEY MUST BE STORED IN A COVERED STRUCTURE SUCH AS A GARAGE OR WAREHOUSE. BOAT TRAILERS AND RV MUST ALSO BE REMOVED AND STORED IN THE PROPER WAY OR BE PLACED IN A GARAGE OR WAREHOUSE. THE PROPERTY MUST BE CLEARED OF ANY AND ALL REFUSE, DEBRIS AND RUBBISH AND BE MAINTAINED IN A SANITARY MANNER.

**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:**

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.

(6)

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

**Type of
Violation:**

Section 302.8 IPMC Motor Vehicles

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

**Type of
Violation:**

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.

**Type of
Violation:**

Truck & Trailer parking

In all residential districts or zones designated R-1-A, R-1, R-2, R-3, R-3-A or UE in chapter 122, zoning, no person shall park, cause to be parked or allow to be parked on their real property, or on property which they have under lease, or in the streets, alleys or parkways abutting such property, any mobile home or commercial vehicle of whatever size or type, including either a tractor or trailer of any type, including, but not limited to, boat trailers, except as provided in this section. However, pickup trucks and commercial vehicles, of van design, or any type of trailer including boat trailers, of 15,000 pounds nominal gross vehicle weight rating (GVWR) or less, may be so parked. Commercial vehicles of any type, however, including those of GVWR at or under 15,000 pounds may be permitted only if such vehicles can be parked in a manner that will not interfere with the traffic flow or character of the neighborhood. No truck in excess of 15,000 pounds GVWR will be permitted on any streets in the city except on established truck routes, or as permitted in this section. These prohibitions shall not apply to owners who have construction in progress on their property, nor does it prohibit routine deliveries by tradesmen, or the use of trucks in making service calls, nor does it apply to a situation where a truck becomes disabled or, as a result of an emergency, is required to be parked on or abutting property or streets within the city, provided such vehicle is removed within 24 hours after the vehicle became disabled or the emergency occurred. Ambulances and school buses, while parked at schools or parks, boat trailers parked at boat ramps, and recreation vehicles parked in conformance with this Code are excluded from the provisions of this section. It is further provided that, in areas designated R-1-A, R-1, R-2, R-3, R-3-A or UE being utilized for agricultural uses as permitted by chapter 122, zoning, such machinery and vehicles necessary for cultivation and harvest

**Type of
Violation:**

VEHICLES

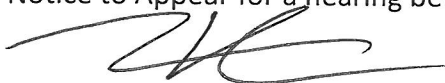
Sec. 34-95. - Prohibition of storage of certain items.

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

Please contact me at or MREUSCH@CLERMONTFL.ORG when you comply, so an inspection to determine compliance can be scheduled.

You are directed to take action by MAY 13TH, 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, FLORIDA**

CITY OF CLERMONT

Petitioner,

vs.

SRGC LLC,

Respondent.

**Case No: C2018-000570
2601 Diamond Club 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 **March 19, 2019** and the Special Magistrate having heard sworn testimony and received evidence from **Matthew Reusch, Code Enforcement Officer**, for the City and having noted that Respondent, **SRGC LLC** was not 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 December 19, 2018.
- 3) The interior of the structure contains areas where the ceiling is unmaintained and electrical equipment and wiring that is not in compliance with code.

II. CONCLUSION OF LAW

The Code Enforcement Special Magistrate finds the Respondent, **SRGC, LLC**, is in violation of City of Clermont Chapter 14, Section 14-9, IMPC Sections 305.3 "Interior Surfaces", 605.1 "Electrical Equipment", 605.4; NFPA Sections 1;11.1.6.6; 1;11.1.5.6; 1;11.1.8; and City of Clermont Chapter Section 15.2 "Adoption of Fire Prevention Code."

III. ORDER

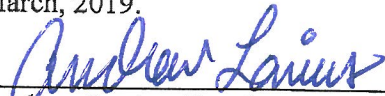
Based on the above-stated findings and conclusion of law, it is hereby Ordered that:

- 1) Respondent shall correct the above-stated violation on or before **April 1, 2019** by taking the remedial action as set forth in the Violation Notice dated December 19, 2018. If the Respondent fails to timely correct the violation a fine of **ONE HUNDRED AND SEVENTY-FIVE DOLLARS (\$175)** will accrue for each day the violation continues past the compliance date as stated above.

CASE NO.: C2018-000570

- 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) 241-7307 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.

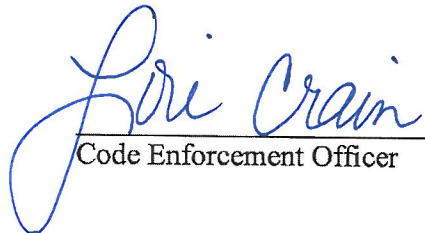
Done and Ordered this 29th day of March, 2019.



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 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 3rd day of April, 2019, a true and correct copy of this Order has been furnished by certified and regular mail to Respondent, SRGC LLC, 2601 Diamond Club Drive, Clermont, FL 34711.



Code Enforcement Officer

City of Clermont

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

VIOLATION NOTICE

December 19, 2018

Violation # C2018-000570

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

9171 9690 0935 0198 1796 77

Violation/Property address: 2601 DIAMOND CLUB DR, CLERMONT, FL

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at 2601 DIAMOND CLUB DR--parcel# **222226190000400000**

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

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

Type of Violation: 305.3 Interior Surfaces. *IPMC

All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

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

Type of Violation: 605.1 Electrical Equipment IPMC

605.1

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

604.3 Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the Code Official shall require the defects to be corrected to eliminate the hazard.

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

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

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

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

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

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

Type of Violation: Other Violations

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

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

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

You are directed to take action by 8:00 AM, Monday, January 14, 2019. Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Special Magistrate.

By:



Lori Crain-Code
Code Enforcement Officer



*IPMC: International Property Maintenance Code

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

CITY OF CLERMONT

Petitioner,

vs.

JAMES POOL,

Respondent.

_____ /

**Case No: CEB 11-764
1301 Lake Ave.
Clermont, Florida 34711**

**FINDINGS OF FACT, CONCLUSION OF LAW and ORDER of
REPEAT VIOLATION**

THIS MATTER came before the Code Enforcement Board of the City of Clermont for hearing on **September 20, 2011** and the Board having heard sworn testimony and received evidence from **Suzanne O'Shea, Code Enforcement Officer**, for the City and **James Pool**, 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 24, 2011, located in Clermont, Florida.
- 3) There exists on the property overgrowth of grass and weeds and miscellaneous items scattered around the property including, tires, gas cans, hoses, rugs, wood and metal.
- 4) The above condition constitutes a repeat violation of the Board's Order of October 17, 2007.
- 5) The violation was repeated as of August 17, 2011 and continues.

II. CONCLUSION OF LAW

The Code Enforcement Board finds the Respondent, **JAMES POOL** is in repeat violation of Clermont City Code Chapter 34, Section 34-61 (1), (2), and (3).

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 18, 2011**, by taking the remedial action as set forth in the Violation Notice dated August 24, 2011. If the

Case No: CEB 11-764

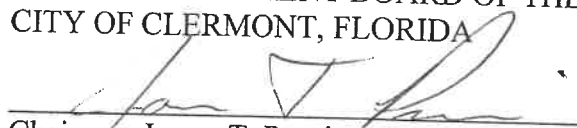
Respondent fails to timely correct the violation a fine of **TWO HUNDRED AND FIFTY DOLLARS (\$250.00)** will accrue for each day the violation continues past **October 18, 2011**.

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 violation has been corrected, and the property has been brought into compliance with the City Code Sections as cited above. Respondent shall call (352) 241-7309 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 29th day of September 2011.

CODE ENFORCEMENT BOARD OF THE
CITY OF CLERMONT, FLORIDA


Chairman James T. Purvis

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 26th day of September 2011, a true and correct copy of this Order has been furnished by certified and regular mail to the Respondent, James Pool 1301 Lake Avenue, Clermont, FL 34711.


Code Enforcement Officer

Certified Mail 7009 1680 0002 3754 8648

City of Clermont

P.O. Box 120210, Clermont, FL 34712-0219

REPEAT VIOLATION AND HEARING NOTICE

August 24, 2011

Violation #1806

Case # 11-764

To: JAMES POOL
1301 LAKE AVE
CLERMONT, FL 34711

Certified Mail, Return Receipt Requested #: 7009 1680 0002 3754 7610

Property Address: 1301 LAKE AVE., CLERMONT, FL 34711
Parcel Number: 24 22 25 0100 0620 0500

Type of Violation: UNLAWFUL MAINTENANCE OF NUISANCES
In Violation Of: Chapter 34, Section 34-61 (1) (2) (3)
Titled: "Enumeration of prohibited items, conditions or actions
constituting nuisances." (SEE ATTACHED COPY)

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances due to the following:

- 1) - Overgrowth of grass and weeds on the property, in excess of 18 inches
- 2) - Miscellaneous items scattered around the property consisting of tires, gas cans, hoses, rugs, wood, metal, etc

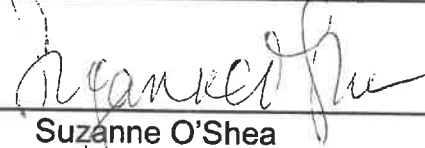
Compliance of This Violation will be when the following occurs:

- 1) - The entire lot is uniformly trimmed and mowed below 18 inches and cut vegetative debris is removed from the property
- 2) - Disposal or concealed storage of all abovementioned miscellaneous items located on the property.

Please call (352) 241-7309 or soshea@clermontfl.org, when you comply.

This case will be presented to the Code Enforcement Board as stated in the attached Notice of Hearing on Repeat Violation, even if the violation has been corrected prior to the hearing date.

By: _____


Suzanne O'Shea
Code Enforcement Officer

**Code Enforcement Board of the
City of Clermont
NOTICE OF HEARING**

CITY OF CLERMONT,
Petitioner
vs.

**Case No. 11-764
Violation No. 1806**

JAMES POOL
Respondent

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

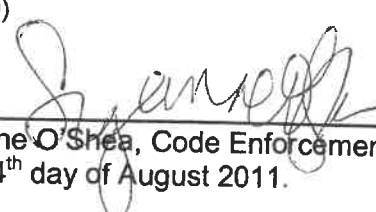
**Tuesday September 20th, 2011 at 7:00 PM
at
685 West Montrose Street, Clermont, Florida.
Council Chambers of City Hall**

The Board will receive testimony and evidence at said Public Hearing and shall make such findings of fact as are supported by the testimony and evidence pertaining to the matters alleged in the attached Affidavit of Violations.

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 Board even if the violation has been corrected prior to the hearing.

PLEASE GOVERN YOURSELF ACCORDINGLY.

I hereby certify that a true and correct copy of the above and foregoing Notice of Hearing has been furnished by Certified Mail/Personal Service to Respondent, James Pool, 1301 Lake Ave., Clermont, FL 34711.
(Certified Mail/Return Receipt Requested# 7009 1680 0002 3754 7610)

BY: 
Suzanne O'Shea, Code Enforcement Officer
this 24th day of August 2011.

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

City of Clermont
Petitioner,

Case No. 07-358

JAMES M. POOL, et al
Respondents

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER

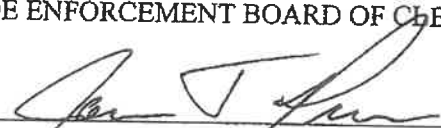
THIS CAUSE came on for public hearing before the Code Enforcement Board, October 16, 2007, after due notice to the Respondents, and the Code Enforcement Board having heard testimony under oath, having received evidence and having heard argument of counsel (if any), thereupon issues its Findings of Fact, Conclusions of Law and Order, as follows:

1. The Respondents were cited 8/29/07, for Violation of Ordinance 232-C, Chapter 34, Section 34-61, (attached).
2. Respondents did not appear at public hearing held before Code Enforcement Board on October 16, 2007, at 7:00 PM.
3. Code Enforcement Officer, Suzanne O'Shea, reported that the property has not been brought into compliance.
4. The City of Clermont Code Enforcement Board found the Respondents guilty of violating the Code of Ordinances of the City of Clermont, as referenced and shown in attachment.
5. Respondents are hereby directed to correct said violation and that said corrections are to be completed on or before October 16, 2007. If Respondents fail to comply with this Order on or before October 16, 2007, then in that event Respondents are ordered to pay a fine of \$50.00 per day for each and every day the violation continues to exist past the date set for compliance.
6. Respondents must notify the appropriate Code Enforcement Officer of compliance once the date set for compliance has passed.
7. Upon the accrual of any fine hereunder, the Chairman of the Board is authorized to execute an order imposing fine and lien to be recorded in the Public Records of Lake County to create a lien on any real or personal property owned by the Respondent as provided by law.
8. After three months from the filing of any lien, which remains unpaid or is not in compliance, the City of Clermont Code Enforcement Board may authorize the City Attorney to foreclose on said lien.

DONE and ORDERED this 17th day of October, 2007, at Clermont, Lake County, FL.

CODE ENFORCEMENT BOARD OF CLERMONT, FLORIDA

BY:


James T. Purvis, Chairman

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

CITY OF CLERMONT

Petitioner,

vs.

JAMES POOL,

Respondent.

**Case No: 11-764
1301 Lake Avenue
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 **November 19, 2019 at 1:30 p.m. in the Council Chambers, City Hall, 685 West Montrose Street, Clermont, Florida**, to consider the petitioner's request as set forth below for authorization to impose a fine and create a code enforcement lien in this matter.

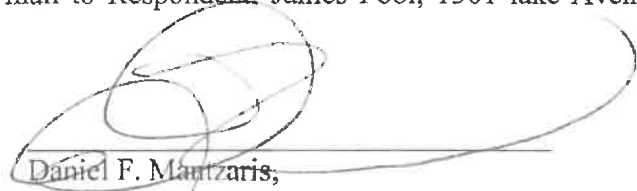
This motion is pursuant to Chapter 162, Florida Statutes. At the September 20, 2011 hearing, the Code Enforcement Board issued Findings of Fact, Conclusion of Law and Order of Repeat Violation and Imposing Fine finding that the repeat City Code violations existed on the above property related to City Code Section 34-61 (1), (2) and (3).

The Special Magistrate order dated September 26, 2011, provided a fine would accrue in the amount of TWO HUNDRED AND FIFTY DOLLARS (\$250.00) from October 18, 2011 until March 5, 2014, when the repeat violaton was corrected, for a total accrued fine of TWO HUNDRED AND SEVENTEEN THOUSAND TWO-HUNDRED AND FIFTY DOLLARS (\$217,250), 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 8th day of November 2019, a true and correct copy of this Order has been furnished by regular mail to Respondent, James Pool, 1301 lake Avenue, Clermont, FL 34711.

A handwritten signature in dark ink, appearing to read 'Daniel F. Mantzaris', is written over a horizontal line. The signature is stylized with large, sweeping loops.

Daniel F. Mantzaris,

FBN: 562327

Clermont City Attorney

DeBeaubien, Simmons, Knight,

Mantzaris & Neal, LLP

P.O. Box 87

Orlando, FL 32802

(407) 422-2454 / (407) 849-1845 (Fax)

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

CITY OF CLERMONT

Petitioner,

vs.

JAMES POOL,

Respondent.

_____ /

**Case No: CEB 11-775
1301 Lake Ave.
Clermont, Florida 34711**

FINDINGS OF FACT, CONCLUSION OF LAW and ORDER

THIS MATTER came before the Code Enforcement Board of the City of Clermont for hearing on **September 20, 2011** and the Board having heard sworn testimony and received evidence from **Suzanne O'Shea, Code Enforcement Officer**, for the City and **James Pool**, 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. Respondent waived his right object to the timeliness of the notice and agreed to have the matter heard before the Board.
- 2) The Respondent is the owner of and in custody and control of the property described in the Violation Notice dated August 24, 2011, located in Clermont, Florida.
- 3) There exists on the property unregistered and inoperable boats, trailers, vehicles and a golf cart.

II. CONCLUSION OF LAW

The Code Enforcement Board finds the Respondent, **JAMES POOL** is in violation of Clermont City Code Chapter 34, Section 34-95, Prohibited Storage.

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 18, 2011**, by taking the remedial action as set forth in the Violation Notice dated August 24, 2011. If the

Case No: CEB 11-775

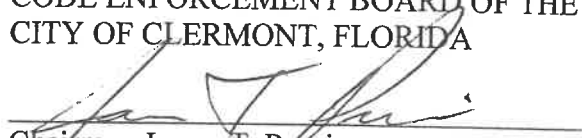
Respondent fails to timely correct the violation a fine of **TWO HUNDRED AND FIFTY DOLLARS (\$250.00)** will accrue for each day the violation continues past **October 18, 2011**.

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 violation has been corrected, and the property has been brought into compliance with the City Code Sections as cited above. Respondent shall call (352) 241-7309 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 29th day of September 2011.

CODE ENFORCEMENT BOARD OF THE
CITY OF CLERMONT, FLORIDA


Chairman James T. Purvis

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 26th day of September 2011, a true and correct copy of this Order has been furnished by certified and regular mail to the Respondent, James Pool 1301 Lake Avenue, Clermont, FL 34711.


Code Enforcement Officer

Certified Mail 7609 1680 0002 3754

**Code Enforcement Board of the
City of Clermont
NOTICE OF HEARING**

CITY OF CLERMONT,
Petitioner
vs.

**Case No. 11-775
Violation No. 1804**

JAMES POOL
Respondent

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

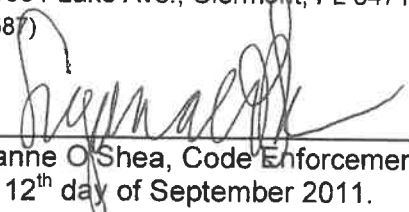
**Tuesday September 20th, 2011 at 7:00 PM
at
685 West Montrose Street, Clermont, Florida.
Council Chambers of City Hall**

The Board will receive testimony and evidence at said Public Hearing and shall make such findings of fact as are supported by the testimony and evidence pertaining to the matters alleged in the attached Affidavit of Violations.

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 Board even if the violation has been corrected prior to the hearing.

PLEASE GOVERN YOURSELF ACCORDINGLY.

I hereby certify that a true and correct copy of the above and foregoing Notice of Hearing has been furnished by Certified Mail/Personal Service to Respondent, James Pool, 1301 Lake Ave., Clermont, FL 34711.
(Certified Mail/Return Receipt Requested# 7009 1680 0002 3754 8587)

BY: 
Suzanne O'Shea, Code Enforcement Officer
this 12th day of September 2011.

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 120210, Clermont, FL 34712-0219

VIOLATION NOTICE

August 24, 2011

Violation # 1804

To: JAMES POOL
1301 LAKE AVE
CLERMONT, FL 34711

Certified Mail, Return Receipt Requested #: 7009 1680 0002 3754 7610

Property Address: 1301 LAKE AVE., CLERMONT, FL 34711
Parcel Number: 24 22 25 0100 0620 0500

Type of Violations: **PROHIBITED STORAGE**
Chapter 34, Section 34-95

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances due to the following:

- There are numerous non-operative motor vehicles, boats, golf carts, and utility trailers located on the property.

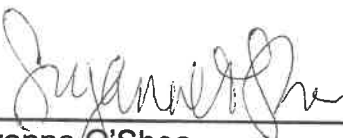
Action Required to Correct Violations:

- Remove all unregistered boats, trailers, golf cart, vehicles, etc. from the property, or store off-site, or in an enclosed garage.

You are directed to comply by **Monday September 5, 2011**. Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

Please contact me at (352) 241-7309 or soshea@clermontfl.org when you comply.

By: _____


Suzanne O'Shea
Code Enforcement Officer

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

CITY OF CLERMONT

Petitioner,

vs.

JAMES M. POOL,

Respondent.

**Case No: 11-775
1301 Lake Avenue
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 **November 19, 2019 at 1:30 p.m. in the Council Chambers, City Hall, 685 West Montrose Street, Clermont, Florida**, to consider the petitioner's request as set forth below for authorization to impose a fine and create a code enforcement lien in this matter.

This motion is pursuant to Chapter 162, Florida Statutes. At the March September 20, 2011 hearing, the Code Enforcement Board issued Findings of Fact, Conclusion of Law and Order of Repeat Violation and Imposing Fine finding that City Code violations existed on the above property related to City Code Section 34-95 "Prohibited Storage".

The Code Enforcement Board Order dated September 26, 2011, provided a fine would accrue in the amount of TWO HUNDRED AND FIFTY DOLLARS (\$250.00) per day from October 18, 2011. The property remains in violation of the City Code and to date a fine has accrued in the amount of SEVEN HUNDRED THIRTY-THREE THOUSAND FIVE HUNDRED DOLLARS (\$733,500), 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, which shall continue to accrue at the rate of \$250 per day until the violations are corrected.

I HEREBY CERTIFY that on this 8th day of November 2019, a true and correct copy of this Order has been furnished by regular mail to Respondent, James Pool, 1301 lake Avenue, Clermont, FL 34711.

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

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

City of Clermont

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

REPEAT VIOLATION NOTICE

September 18, 2019

Violation # C2019-000695

To: WHITE TROY E & SEEMA N LALL
1948 KNOLLCREST DR
CLERMONT, FL 34711

Violation/Property address: 1948 KNOLLCREST 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 1948 KNOLLCREST DR, CLERMONT FL 34711. IN REFERENCE TO; CODE ENFORCEMENT DIVISION RECEIVED A COMPLAINT THAT A TRUCK WAS REPEATEDLY PARKING IN A RESIDENTIAL AREA. OFFICERS RECEIVED IMAGES VERIFYING THE LOCATION AND TIMES THAT THE TRUCK WAS PRESENT AND WERE ABLE TO VERIFY THAT THIS VEHICLE WAS PROHIBITED FORM BEING LOCATED IN THIS AREA. **THERE HAS BEEN A PRIOR CODE ENFORCEMENT CASE (C2018-000145) THAT HAS APPEARED BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE, WHICH QUALIFIES THIS CASE TO BE MOVED DIRECTLY TO A HEARING.**

Compliance with the Violation(s) listed will be when the following condition(s) are met: VEHICLE MUST BE REMOVED FROM PROPERTY AND SHALL NOT BE PARKED AT THIS LOCATION AT ALL FOR ANY LENGTH OF TIME OR FOR ANY REASON. VEHICLE MAY ONLY BE PARKED IN AT A PERMITTED SITE.

Type of Violation: SECTION 62-33 TRUCK AND TRAILER PARKING PROHIBITED IN RESIDENTIAL AREAS.

In all residential districts, no person shall park, or allowed to be parked on their real property, or on property under lease, on city streets, alleys or parkways, any mobile home or commercial vehicle to include tractor or trailer of any type but not limited to boat trailers. However if truck and commercial vehicles or trailers are 15,000 lbs or less they can so be parked.

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 ENCLOSED 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. C2019-000695

vs.

WHITE TROY E & SEEMA N LALL

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:

NOVEMBER 19TH, 2019 AT 1:30 PM

at

685 West Montrose Street, Clermont, Florida.

Council Chambers of City Hall

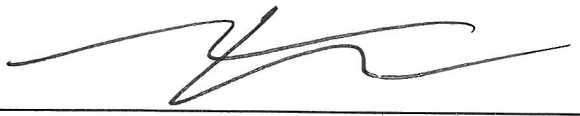
The Special Magistrate will receive testimony and evidence at said Public Hearing and shall make such findings of fact as are supported by the testimony and evidence pertaining to the matters alleged in the Violation Notice. If the violation is corrected and then recurs, or if the violation is not corrected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

Certified Mail/Return Receipt Requested #

BY: _____


Matthew Reusch, Code Enforcement Officer
this 18th day of September, 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.

TROY WHITE,

Respondent.

**Case No: C2018-000145
1948 Knollcrest 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 **July 17, 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 Troy and Seema White were 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 April 27, 2018.
- 3) A tractor truck and trailer are parked in a residential area.

II. CONCLUSION OF LAW

The Code Enforcement Special Magistrate finds the Respondent, **TROY WHITE**, is in violation of City of Clermont Section 62-33 "Truck and trailer prohibited in residential areas."

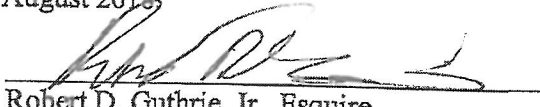
III. ORDER

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

CASE NO: C2018-000145

- 1) Respondent shall correct the above-stated violation on or before **August 17, 2018** by taking the remedial action as set forth in the Violation Notice dated April 27, 2018. If the Respondent fails to timely correct the violation a fine of **ONE HUNDRED AND FIFTY DOLLARS (\$150)** 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 16th day of August 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 26th day of August 2018, a true and correct copy of this Order has been furnished by certified and regular mail to Respondent, Troy White, 1948 Knollcrest Drive, Clermont, FL 34711.


Code Enforcement Officer

**CITY OF CLERMONT
CODE ENFORCEMENT DEPARTMENT**

AFFIDAVIT OF POSTING

CITY OF CLERMONT
Petitioner

CASE#C2019-000695

VS.

WHITE TROY E & SEEMA N LALL
1948 KNOLLCREST DR
CLERMONT, FL 34711

Personally appeared before me, Matthew L. Reusch, Code Enforcement Supervisor of the City of Clermont:

That a copy of the Violation Notice and the Hearing Notice was posted at the south public entrance of Clermont City Hall, 685 W. Montrose Street, Clermont, FL 34711, in addition to the real property known as 1948 Knollcrest Dr, Clermont, Florida 34711 on the 7th day of November, 2019.

Sworn to and subscribed before me this 7 day of Nov 2019.


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

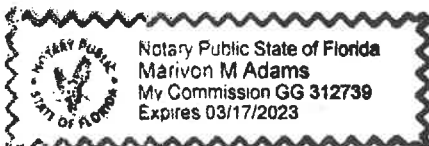
The forgoing instrument was acknowledged before me this 7th day of November 2019, by Matthew Reusch as the Code Enforcement Supervisor for the City of Clermont, who is personally known to me and who did take an oath.

Signature:

Marion M Adams

Printed Name:

Marion M Adams



Code Enforcement Special Magistrate
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,
Petitioner

Case No. C2019-000728

vs.
WRIGHT MARTIN ESTATE
C/O MARTIN WRIGHT JR
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:

November 19th, 2019 at 1:30pm

at

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

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

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

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

9171 9690 0935 0198 1825 85

BY:



Katherine Neill, Code Enforcement Officer
this 1st day of October, 2019

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

City of Clermont

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

REPEAT VIOLATION NOTICE

October 1, 2019

Violation # C2019-000728

To: WRIGHT MARTIN ESTATE
C/O MARTIN WRIGHT JR
1390 BUCKINGHAM DR
HAMPTON, GA 30228

Violation/Property address: 775 JUNIATA ST, CLERMONT, FL 34711

You are hereby notified that you are in repeat violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at 775 JUNIATA ST, CLERMONT, FL 34711. There has been a prior Code Enforcement case (C2015-000256) that has appeared before the Code Enforcement Board 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.

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 maintained under 18in.

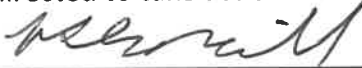
Type of Violation: WEEDS SECTION 302.4-IPMC

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

City of Clermont

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

REPEAT VIOLATION NOTICE

October 01, 2019

Violation # C2019-000735

To: POP FLORIDA PROPERTIES LLC
4055 VALLEY VIEW LN STE 500
DALLAS, TX 75244

Violation/Property address: 16530 SR 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 16530 SR 50, CLERMONT, FL 34711. There has been a prior Code Enforcement case (C2019-000355) 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.

Compliance with the Violation(s) listed will be when the following condition(s) are met: Wind banners must be removed from the property.

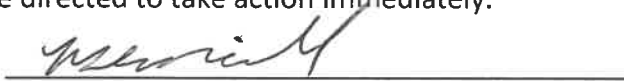
Type of Violation: PROHIBITED SIGNS; EXCEPTIONS. SEC. 102-8.(7). WIND SIGNS

IT SHALL BE UNLAWFUL TO ERECT, CAUSE TO BE ERECTED, MAINTAIN OR CAUSE TO BE MAINTAINED ANY SIGN DESCRIBED AS FOLLOWS: SIGNS COMMONLY REFERRED TO AS WIND SIGNS, CONSISTING OF ONE OR MORE PENNANTS, RIBBONS, SPINNERS, STREAMERS OR CAPTIVE BALLOONS, OR OTHER OBJECTS OR MATERIAL FASTENED IN SUCH A MANNER AS TO MOVE UPON BEING SUBJECTED TO PRESSURE BY WIND.

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. C2019-000735

vs.

POP FLORIDA PROPERTIES 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:

November 19th, 2019 at 1:30pm

at

685 West Montrose Street, Clermont, Florida.

Council Chambers of City Hall

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

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

I hereby certify that a true and correct copy of the above and foregoing Notice of Hearing has been furnished by Certified Mail/Personal Service to Respondent, POP FLORIDA PROPERTIES LLC.

Certified Mail/Return Receipt Requested #

9171 9690 0935 0198 1824 55

BY:



Katherine Neill, Code Enforcement Officer

this 1st day of October, 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

Case No: C2019-000355

Petitioner,

16530 State Road 50

Clermont, Florida

vs.

POP FLORIDA PROPERTIES 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 **July 16, 2019** and the Special Magistrate having heard sworn testimony and received evidence from **Katherine Neill, Code Enforcement Officer**, for the City and having noted that Respondent, **POP Florida Properties, LLC**, was not 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 May 29, 2019.
- 3) There existed on the property an unpermitted wind banner sign.
- 4) As of June 25, 2019, the Respondent has corrected the above-stated condition.

II. CONCLUSION OF LAW

The Code Enforcement Special Magistrate finds the Respondent, POP FLORIDA PROPERTIES, LLC, is in violation of City of Clermont Section 102-8.(7) "Wind signs".

III. ORDER

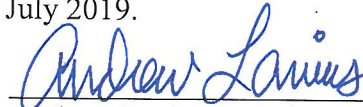
Based on the above-stated findings and conclusion of law, it is hereby Ordered that:

- 1) Respondent shall refrain from repeating the violation. In the event that the violation is repeated, the Petitioner may bring this matter back before the Special Magistrate as a repeat violation in accordance with applicable law.

CASE NO.: C2019-000355

2) 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 17th day of July 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 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 23rd day of July 2019, a true and correct copy of this Order has been furnished by certified and regular mail to Respondent, POP Florida Properties, LLC, 4055 Valley View Lane, Suite 500, Dallas, TX 75244.



Code Enforcement Officer

9171 9690 0935 0198 1841 07

City of Clermont

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

VIOLATION NOTICE

August 13, 2019

Violation # C2019-000604

To: SUMMIT GREENS RESIDENTS ASSN I
1190 SUMMIT GREENS BLVD
CLERMONT, FL 34711

Violation/Property address: 1249 SUMMIT GREENS 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 1249 SUMMIT GREENS BLVD, CLERMONT FL 34711. IN REFERENCE TO; CODE ENFORCEMENT DIVISION WAS NOTIFIED BY THE CITY'S BUILDING OFFICIAL THAT THE INDOOR POOL BUILDING WAS STRUCTURALLY UNSAFE AND COULD NOT BE USED UNDER ANY CONDITIONS. CODE OFFICERS POSTED THE STRUCTURE UNSAFE AND HAND DELIVERED NOTICE TO PROPERTY MANAGEMENT.

Compliance with the Violation(s) listed will be when the following condition(s) are met: CONTACT CITY OF CLERMONT BUILDING OFFICIAL AT (352)241-7311 AND SEEK TO REMEDY THE ONGOING UNSAFE ISSUES THAT THE BUILDING HAS. BUILDING IS NOT TO BE ENTERED OR OCCUPIED UNLESS SACTIONED BY BUILDING OFFICIAL.

Type of Violation: Unsafe Structure Section 108.1.1 -IPMC

A Structure found to be dangerous to the life, health, property or safety of the public, or is so damaged, decayed, dilapidated, structurally unsafe or unstable foundation, that partial or complete collapse is possible.

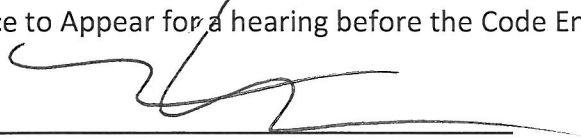
Type of Violation: Unsafe Structures and Equipment Section 108-IPMC

General. When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy

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 IMMEDIATELY. 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 Supervisor

Code Enforcement Special Magistrate
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2019-000604

vs.

SUMMIT GREENS RESIDENTS ASSN INC
1190 SUMMIT GREENS BLVD
CLERMONT, FL 34711

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:

NOVEMBER 19TH, 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, SUMMIT GREENS RESIDENTS ASSN I.

Certified Mail/Return Receipt Requested #

9171 9690 0935 0198 1824 00

BY:


Matthew Reusch, Code Enforcement Officer
this 24th day of September, 2019

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

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

AFFIDAVIT OF POSTING

CITY OF CLERMONT
Petitioner

CEB CASE # C2019-000604

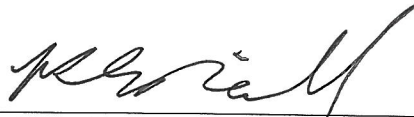
VS.

SUMMIT GREENS RESIDENTS ASSN INC
Respondent

Personally appeared before me, Katherine Neill, Code Enforcement Officer of the City of Clermont:

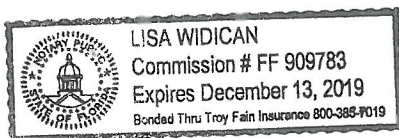
That Unsafe Notice was posted on every entry to the indoor pool structure at the real property known as 1249 SUMMIT GREENS BLVD, CLERMONT, FL, 34711 on the 13th day of August 2019.

Sworn to and subscribed before me this 13th day of August, 2019.



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

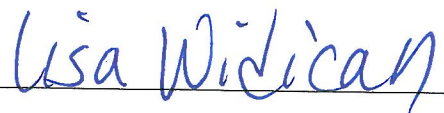
The forgoing instrument was acknowledged before me this 13th day of August, 2019, by Katherine Neill, Code Enforcement Officer for the City of Clermont, who is personally known to me and who did take an oath.



Signature: _____



Printed Name: _____



City of Clermont

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

VIOLATION NOTICE

July 03, 2019

Violation # C2019-000465

To: ADVENIR@CASTLE HILL LLC
17501 BISCAYNE BLVD STE 300
AVENTURA, FL 33160

Violation/Property address: 13708 HARTLE GROVES PL, 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 13708 HARTLE GROVES PL, CLERMONT FL 34711. CITY OF CLERMONT CODE ENFORCEMENT DIVISION WAS NOTIFIED BY THE CLERMONT FIRE DEPARTMENT THAT WORK INVOLVING THE INSTALLATION OF INTERIOR DOORS HAD BEEN CONDUCTED WITHOUT A PERMIT. OFFICERS FROM CODE ENFORCEMENT AND INSPECTORS FROM THE FIRE DEPARTMENT 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: APPLY FOR PERMITS FROM THE CITY OF CLERMONT, OBTAIN PERMITS AND HAVE ALL WORK INSPECTED AND APPROVED. PLEASE CONTACT BUILDING OFFICIAL MARK GRENIER AT (352)241-7311 FOR FURTHER INFORMATION. ADDITIONALLY PLEASE CONTACT FIRE INSPECTOR BRIAN HAWTHORNE AT (352) 241-7314 ONCE PERMITS HAVE BEEN APPLIED FOR.

Type of Violation: 702.1 MEANS OF EGRESS

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

Type of Violation: Building Permit Required Section 122-344

It shall be unlawful for any person to initiate new uses of any land within the corporate boundaries of the city or to erect or construct any new structures or to move, add to, repair or modify in any way any existing structures, except by authority of permit issued by the building inspector or planning and zoning department of the city acting as administrative officer of the regulations contained in this land development code. The words "planning and zoning department," as used in this land development code, shall also mean the planning official or the designated representative thereof. All development, as defined in this land development code, shall be required to obtain development approval (i.e., a development permit/development order) prior to initiating development activity.

Type of Violation: Other Violations

Doors in the means of egress shall be permitted to be equipped with an approved access control system complying with 7.2.1.6.2, and such doors shall not be locked from the egress side when the assembly occupancy is occupied. (See 7.2.1.1.3.)

Type of Violation: Other Violations

Florida Fire Prevention Code 101, 7.2.1.6.2 * Access-Controlled Egress Door Assemblies. Where permitted in Chapters 11 through 43, door assemblies in the means of egress shall be permitted to be equipped with electrical lock hardware that prevents egress, provided that all of the following criteria are met:

1. (1)

A sensor shall be provided on the egress side, arranged to unlock the door leaf in the direction of egress upon detection of an approaching occupant.

2. (2)

Door leaves shall automatically unlock in the direction of egress upon loss of power to the sensor or to the part of the access control system that locks the door leaves.

3. (3)

Door locks shall be arranged to unlock in the direction of egress from a manual release device complying with all of the following criteria:

1. (a)

The manual release device shall be located on the egress side, 40 in. to 48 in. (1015 mm to 1220 mm) vertically above the floor, and within 60 in. (1525 mm) of the secured door openings.

2. (b)

The manual release device shall be readily accessible and clearly identified by a sign that reads as follows: PUSH TO EXIT.

3. (c)

When operated, the manual release device shall result in direct interruption of power to the lock — independent of the locking system electronics — and the lock shall remain unlocked for not less than 30 seconds.

4. (4)

Activation of the building fire-protective signaling system, if provided, shall automatically unlock the door leaves in the direction of egress, and the door leaves shall remain unlocked until the fire-protective signaling system has been manually reset.

5. (5)

The activation of manual fire alarm boxes that activate the building fire-protective signaling system specified in 7.2.1.6.2(4) shall not be required to unlock the door leaves.

6. (6)

Activation of the building automatic sprinkler or fire detection system, if provided, shall automatically unlock the door leaves in the direction of egress, and the door leaves shall remain unlocked until the fire-protective signaling system has been manually reset.

7. (7)

The egress side of access-controlled egress doors, other than existing access-controlled egress doors, shall be provided with emergency lighting in accordance with Section 7.9.

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 7TH, 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. C2019-000465

vs.
ADVENIR@CASTLE HILL 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:

NOVEMBER 19TH, 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, ADVENIR@CASTLE HILL LLC.

Certified Mail/Return Receipt Requested #

9171 9690 0935 0198 1824 24

BY: _____


Matthew Reusch, Code Enforcement Officer
this 23rd day of September, 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. C2019-000717

vs.

JOHN P ADAMS & ANN D ADAMS FAMILY LP

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:

November 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, JOHN P ADAMS & ANN D ADAMS FAMILY LP.

Certified Mail/Return Receipt Requested #

9171 9690 0935 0198 1825 54

BY: 

Katherine Neill, Code Enforcement Officer
this 9th day of October, 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

September 23, 2019

Violation # C2019-000717

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

Violation/Property address: 365 CITRUS TOWER BLVD 100, 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 365 CITRUS TOWER BLVD 100, CLERMONT, FL 34711. Notice was originally sent to the property location on 5/24/19 and the property owners were previously cited on 6/4/19.

Compliance with the Violation(s) listed will be when the following condition(s) are met: Wind banner must be removed as they are not permitted within the City of Clermont

Type of Violation: PROHIBITED SIGNS; EXCEPTIONS. SEC. 102-8.(7). WIND SIGNS

IT SHALL BE UNLAWFUL TO ERECT, CAUSE TO BE ERECTED, MAINTAIN OR CAUSE TO BE MAINTAINED ANY SIGN DESCRIBED AS FOLLOWS: SIGNS COMMONLY REFERRED TO AS WIND SIGNS, CONSISTING OF ONE OR MORE PENNANTS, RIBBONS, SPINNERS, STREAMERS OR CAPTIVE BALLOONS, OR OTHER OBJECTS OR MATERIAL FASTENED IN SUCH A MANNER AS TO MOVE UPON BEING SUBJECTED TO PRESSURE BY WIND.

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 7th, 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. C2019-000737

vs.

JOHN P ADAMS & ANN D ADAMS FAMILY LP

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:

November 19th, 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, JOHN P ADAMS & ANN D ADAMS FAM.

Certified Mail/Return Receipt Requested #

9171 9690 0935 0198 1827 69

BY:



Katherine Neill, Code Enforcement Officer
this 18th day of October, 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

October 03, 2019

Violation # C2019-000737

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

Violation/Property address: 1600 HANCOCK RD, 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 1600 HANCOCK RD, CLERMONT, FL 34711. Business were notified by Code Enforcement of the violation during May 2019 and informed that wind banners were not permitted.

Compliance with the Violation(s) listed will be when the following condition(s) are met: Wind banners must be removed and no new signs are to be placed on the property without first obtaining a permit from Development Services.

Type of Violation: PROHIBITED SIGNS; EXCEPTIONS. SEC. 102-8.(7). WIND SIGNS

IT SHALL BE UNLAWFUL TO ERECT, CAUSE TO BE ERECTED, MAINTAIN OR CAUSE TO BE MAINTAINED ANY SIGN DESCRIBED AS FOLLOWS: SIGNS COMMONLY REFERRED TO AS WIND SIGNS, CONSISTING OF ONE OR MORE PENNANTS, RIBBONS, SPINNERS, STREAMERS OR CAPTIVE BALLOONS, OR OTHER OBJECTS OR MATERIAL FASTENED IN SUCH A MANNER AS TO MOVE UPON BEING SUBJECTED TO PRESSURE BY WIND.

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, 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

September 16, 2019

Violation # C2019-000602

To: DECK CAROLYN & ANTHONY
1588 SILHOUETTE DR
CLERMONT, FL 34711

Violation/Property address: 1588 SILHOUETTE 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 1588 SILHOUETTE DR, CLERMONT, FL 34711.

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 be maintained under 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.

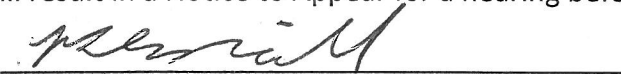
Type of Violation: **Weeds Section 302.4-IPMC**

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 **October 14th, 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. C2019-000602

vs.

DECK CAROLYN & ANTHONY
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:

November 19th, 2019 at 1:30pm

at

685 West Montrose Street, Clermont, Florida.

Council Chambers of City Hall

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

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

I hereby certify that a true and correct copy of the above and foregoing Notice of Hearing has been furnished by Certified Mail/Personal Service to Respondent, DECK CAROLYN & ANTHONY.

Certified Mail/Return Receipt Requested #

9171 9690 0935 0198 1827 38

BY: 

Katherine Neill, Code Enforcement Officer
this 15th day of October, 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
CODE ENFORCEMENT DEPARTMENT**

AFFIDAVIT OF POSTING

CITY OF CLERMONT
Petitioner

CASE# C2019-000602

VS.

DECK CAROLYN & ANTHONY
Respondent

Personally appeared before me, Katherine Neill, Code Enforcement Officer of the City of Clermont:

That a copy of the Violation Notice and the Hearing Notice was posted at the south public entrance of Clermont City Hall, 685 W. Montrose Street, Clermont, FL 34711, in addition to the real property known as 1588 Silhouette Dr, Clermont, Florida 34711, on the 4th day of November, 2019.

Sworn to and subscribed before me this 4th day of November 2019.



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

The forgoing instrument was acknowledged before me this 4th day of November 2019, by Katherine Neill as the Code Enforcement Officer for the City of Clermont, who is personally known to me and who did take an oath.



Signature:



Printed Name:

