



CODE ENFORCEMENT SPECIAL
MAGISTRATE HEARING
TUESDAY, JANUARY 21, 2020
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 - C2018-000570
Neill

SRGC LLC
2601 Diamond Club Drive

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

Item 2 - 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 3 - C2019-000717
Neill

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

VIOLATION:

LIEN

Section 102-8 (7) Wind signs

**CODE ENFORCEMENT SPECIAL
MAGISTRATE HEARING
TUESDAY, JANUARY 21, 2020
CITY HALL at 685 WEST MONTROSE STREET
At 1:30 PM**

Item 4 - C2019-000728
Neill

Martin Wright Estate
775 Juniata

VIOLATION:

LIEN

IPMC Section 302.4 Weeds

Item 5 - C2019-000735
Neill

POP Florida Properties LLC
16530 SR 50

VIOLATION:

LIEN

Section 102-8 (7) Wind signs

Item 6 - C2019-000737
Neill

1600 Hancock Road
John P. Adams & Ann D. Adams

VIOLATION:

LIEN

Section 102-8 (7) Wind signs

Item 7 - C2020-000002
Reusch

ALP Investments
975 Pitt

VIOLATION:

REPEAT VIOLATION

Section 34-61 Nuisances
Section 34-62 Creation or maintenance of
nuisances by property owner declared
unlawful
Section 122-344 Property maintenance
IPMC Section 301.3 Vacant structures
and lands
IPMC Section 302 Sanitation
IPMC Section 122-344 Property
Maintenance

Item 8 - C2019-000789
Neill

Jose M. Concepcion Lopez
330 Bloxam Ave

VIOLATION:

Section 34-95 Prohibition of storage of
certain items

**CODE ENFORCEMENT SPECIAL
MAGISTRATE HEARING
TUESDAY, JANUARY 21, 2020
CITY HALL at 685 WEST MONTROSE STREET
At 1:30 PM**

Item 9 - C2019-000721
Neill

Willie C. & Lola Mae Chandler
536 E. Broome St

VIOLATION:

Section 34-61 Enumeration of prohibited items, conditions, or actions constituting nuisances
Section 50-33 Precollection practices
Section 54-1 Placing articles or obstructions on streets or sidewalks
Section 122-344 Property maintenance
IPMC Section 302 Sanitation
IPMC Section 308.1 Rubbish and garbage

Item 10 - C2019-000876
Neill

Clermont East Partners LLC
17300 SR 50

VIOLATION:

Section 54-1 Placing articles or obstructions on streets or sidewalks
Section 102-8 (7) Wind sign
Section 102-8 (15) Signs places on government owned public areas

Item 11 - C2019-000954
Neill

John P. Adams & Ann D. Adams Family
LP
East Division St

VIOLATION:

Section 102-8 (7) Wind Signs

ADJOURN

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

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

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

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

CITY OF CLERMONT

Petitioner,

vs.

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

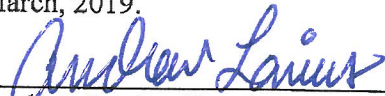
Based on the above-stated findings and conclusion of law, it is hereby Ordered that:

- 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.

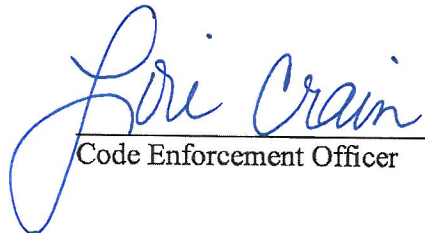
Done and Ordered this 29th day of March, 2019.



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 & 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 SPECIAL MAGISTRATE OF THE
CITY OF CLERMONT, FLORIDA**

CITY OF CLERMONT

Petitioner,

C2018-000570

2601 Diamond Club Drive

Clermont, FL

vs

SRGC, LLC,

Respondent.

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

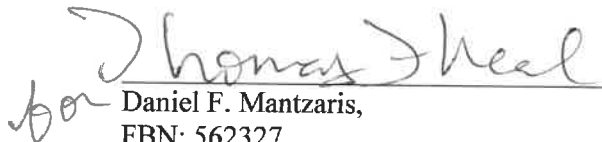
YOU ARE HEREBY ADVISED that the Code Enforcement Special Magistrate shall conduct a hearing on **January 21, 2020, at 1:30p.m. in the Council Chambers, City Hall, 685 West Montrose Street, Clermont, Florida**, to consider the petitioner's request as set forth below for authorization to impose a fine and create a code enforcement lien in this matter.

This motion is pursuant to Chapter 162, Florida Statutes. At the March 19, 2019, hearing the Code Enforcement Special Magistrate issued a Findings of Fact, Conclusion of Law and Order of Repeat Violation of City Code 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."

The Special Magistrate's order provided that beginning April 1, 2019 a fine in the amount of ONE HUNDRED and SEVENTY-FIVE DOLLARS (\$175.00) per day would accrue. The Respondent corrected the violations on or about August 9, 2019 as verified by the Code Enforcement Officer. By virtue of Respondent's failure to timely comply a fine has accrued in the amount of \$22,400 for 128 days of non-compliance from April 2, 2019 until August 8, 2019 and remains unpaid as of the date hereof.

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

I HEREBY CERTIFY that on this 14th day of January 2020, a true and correct copy of this Motion has been furnished by regular mail to the Respondent, SRGC LLC, 2601 Diamond Club Drive, Clermont, FL 34711.


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

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF CLERMONT, FLORIDA

CITY OF CLERMONT

Petitioner,

vs.

JOHN R. PRICKETT,

Respondent.

Case No: C2019-000271

1800 US Hwy 27
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 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

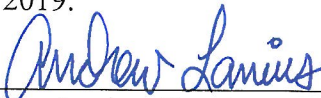
CASE NO.: C2019-000271

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

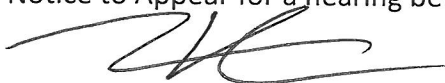
Sec. 34-95. - Prohibition of storage of certain items.

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 OF THE
CITY OF CLERMONT, FLORIDA**

CITY OF CLERMONT
Petitioner,

C2019-000271
1800 US Hwy 27
Clermont, FL

vs

JOHN R. PRICKETT,
Respondent.

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

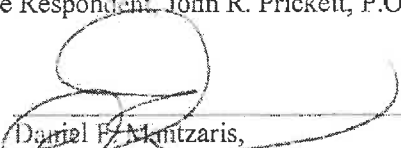
YOU ARE HEREBY ADVISED that the Code Enforcement Special Magistrate shall conduct a hearing on **January 21, 2020, at 1:30p.m. in the Council Chambers, City Hall, 685 West Montrose Street, Clermont, Florida**, to consider the petitioner's request as set forth below for authorization to impose a fine and create a code enforcement lien in this matter.

This motion is pursuant to Chapter 162, Florida Statutes. At the July 16, 2019, hearing the Code Enforcement Special Magistrate issued a Findings of Fact, Conclusion of Law and Order finding Respondent 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"; Chapter 122, R-1-A, R-1, R-2, R-3-A or UE "Truck and Trailer parking"; and Section 34-95 "Prohibition of storage of certain items.

The Special Magistrate's order provided that beginning August 19, 2019 a fine in the amount of TWO HUNDRED and FIFTY DOLLARS (\$250.00) per day would accrue. The Respondent has failed to correct the violation and the fine continues to accrue and remains unpaid as of the date hereof.

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

I HEREBY CERTIFY that on this 10th day of January 2020, a true and correct copy of this Motion has been furnished by regular mail to the Respondent, John R. Prickett, P.O. Box 1599, Eustis, FL 32727.


Daniel F. Mantzaris,
FBN: 562327

Clermont City Attorney
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

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, FLORIDA**

CITY OF CLERMONT

Petitioner,

vs.

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

Respondents.

**Case No: C2019-000717
365 Citrus Tower Blvd.
Clermont, Florida**

FINDINGS OF FACT, CONCLUSION OF LAW and ORDER

THIS MATTER came before the Code Enforcement Special Magistrate of the City of Clermont for hearing on **November 19, 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 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. were provided to Respondents.
- 2) The Respondents are the owners of and in custody and control of the property described in the Violation Notice dated September 23, 2019.
- 3) There exists on the property unpermitted wind/banner signs.

II. CONCLUSION OF LAW

The Code Enforcement Special Magistrate finds the Respondents, **JOHN P. ADAMS & ANN D. ADAMS FAMILY LP**, are 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:

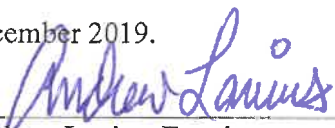
- 1) Respondents shall correct the above-stated violations on or before **December 20, 2019** by taking the remedial action as set forth in the Violation Notice dated September 23, 2019. If the Respondent fails to timely correct the violation a fine of **ONE HUNDRED DOLLARS (\$100)**

will accrue for each day the violation continues past the compliance date as stated above.

2) Respondents bear the burden of and shall contact the City of Clermont Code Enforcement Department to arrange for a re-inspection of the Property and to verify that the violations have been corrected, and the property has been brought into compliance with the City Code Sections as cited above. Respondents shall call (352) 241-7343 to request an inspection.

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

Done and Ordered this 24th day of December 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 2nd day of ~~December 2019~~ January 2020, a true and correct copy of this Order has been furnished by certified and regular mail to Respondents, John P. Adams and Ann D. Adams Family LP, P.O. Box 1667, Winter Haven, FL 33882.



Code Enforcement Officer

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

**CITY OF CLERMONT
Petitioner,**

**Case No: C2019-000717
365 Citrus Tower Blvd.
Clermont, Florida**

vs.

**JOHN P. ADAMS & ANN D. ADAMS
FAMILY LP,
Respondents.**

_____ /

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

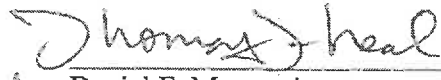
YOU ARE HEREBY ADVISED that the Code Enforcement Special Magistrate shall conduct a hearing on **January 21, 2020, at 1:30p.m. in the Council Chambers, City Hall, 685 West Montrose Street, Clermont, Florida**, to consider the petitioner's request as set forth below for authorization to impose a fine and create a code enforcement lien in this matter.

This motion is pursuant to Chapter 162, Florida Statutes. At the November 19, 2019, hearing the Code Enforcement Special Magistrate issued a Findings of Fact, Conclusion of Law and Order finding Respondent in violation of City of Clermont Section 102-8(7) "Wind signs".

The Special Magistrate's order provided that beginning December 20, 2019 a fine in the amount of ONE HUNDRED DOLLARS (\$100.00) per day would accrue. The Respondent has failed to correct the violation and the fine continues to accrue and remains unpaid as of the date hereof.

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

I HEREBY CERTIFY that on this 14th day of January 2020, a true and correct copy of this Order has been furnished by certified and regular mail to Respondents, John P. Adams and Ann D. Adams Family LP, P.O. Box 1667, Winter Haven, FL 33882.


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

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF CLERMONT, FLORIDA

CITY OF CLERMONT

Case No: C2019-000728

Petitioner,

775 Juniata Street
Clermont, Florida

vs.

MARTIN WRIGHT ESTATE,

Respondent.

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

THIS MATTER came before the Code Enforcement Special Magistrate of the City of Clermont for hearing on **November 19, 2019** and the Special Magistrate having heard sworn testimony and received evidence from **Katherine Neill, Code Enforcement Officer**, and argument from **Daniel Mantzaris**, City Attorney, for the City and having noted that Respondent was not present or represented, thereupon issues the following Findings of Fact, Conclusion of Law, and Order:

I. FINDINGS OF FACT

- 1) Notice as required by Section 162.12, F.S. was provided to Respondent.
- 2) The Respondent, **Martin Wright Estate**, is the owner and is in custody and control of the property described in the Repeat Violation Notice dated October 1, 2019.
- 3) As of October 1, 2019, there exists on the property weeds in excess of 18 inches.
- 4) The above-stated condition constitutes a repeat violation of the July 29, 2015 Order of the Code Enforcement Board of the City of Clermont.

II. CONCLUSION OF LAW

The Code Enforcement Board finds the Respondent, **MARTIN WRIGHT ESTATE**, is in repeat violation of Section 302.4-IMPC "Weeds".

III. ORDER

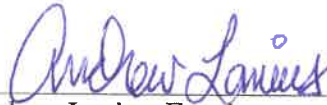
Based on the above-stated findings and conclusion of law, it is hereby Ordered that:

- 1) A fine is imposed in the amount of **TWO HUNDRED AND FIFTY DOLLARS (\$250.00)** for each day the violations were repeated from October 1, 2019 until the property is brought into compliance.

2) Respondent are further ordered to 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.

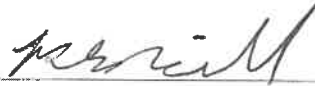
Done and Ordered this 23rd day of December 2019.



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

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

I HEREBY CERTIFY that on this 2nd January 2020 day of ~~December 2019~~, 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

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.

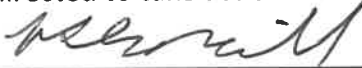
Type of Violation: WEEDS SECTION 302.4-IPMC

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

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

CITY OF CLERMONT
Petitioner,

C2019-000728
775 Juniata Street
Clermont, FL

vs

MARTIN WRIGHT ESTATE,
Respondent.

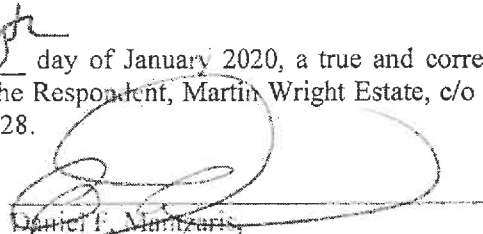
**NOTICE OF HEARING AND MOTION FOR
ORDER IMPOSING FINE AND CREATING LIEN ON PROPERTY**

YOU ARE HEREBY ADVISED that the Code Enforcement Special Magistrate shall conduct a hearing on **January 21, 2020, at 1:30p.m. in the Council Chambers, City Hall, 685 West Montrose Street, Clermont, Florida**, to consider the petitioner's request as set forth below for authorization to impose a fine and create a code enforcement lien in this matter.

This motion is pursuant to Chapter 162, Florida Statutes. At the November 19, 2019, hearing the Code Enforcement Special Magistrate issued a Findings of Fact, Conclusion of Law and Order of Repeat Violation of City Code Section 302.4-IMPC "Weeds". The Special Magistrate's order provided that beginning October 1, 2019 a fine in the amount of TWO HUNDRED and FIFTY DOLLARS (\$250.00) per day would accrue. The Respondent has failed to correct the violation and the fine continues to accrue and remains unpaid as of the date hereof.

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

I HEREBY CERTIFY that on this 10 day of January 2020, a true and correct copy of this Motion has been furnished by regular mail to the Respondent, Martin Wright Estate, c/o Martin Wright, Jr., 1390 Buckingham Drive, Hampton, GA 30228.


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

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

CITY OF CLERMONT

**Case No: C2019-000735
16530 SR 50
Clermont, Florida**

Petitioner,

vs.

POP FLORIDA PROPERTIES LLC,

Respondent.

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

THIS MATTER came before the Code Enforcement Special Magistrate of the City of Clermont for hearing on **November 19, 2019** and the Special Magistrate having heard sworn testimony and received evidence from **Katherine Neill, Code Enforcement Officer**, and argument from **Daniel Mantzaris**, City Attorney, for the City and having noted that Respondent was not present or represented thereupon issues the following Findings of Fact, Conclusion of Law, and Order:

I. FINDINGS OF FACT

- 1) Notice as required by Section 162.12, F.S. was provided to Respondent.
- 2) The Respondent, **POP Florida Properties, LLC**, is the owner and is in custody and control of the property described in the Repeat Violation Notice dated October 1, 2019.
- 3) As of October 1, 2019, there exists on the property regarding unpermitted wind banner signs.
- 4) The above-stated conditions constitute repeat violations of July 17, 2019 Order of the Code Enforcement Special Magistrate.

II. CONCLUSION OF LAW

The Code Enforcement Board finds the Respondent, **POP FLORIDA PROPERTIES, LLC**, is in repeat violation of Section 102-8.(7) "Wind signs".

III. ORDER

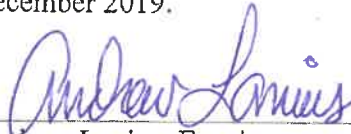
Based on the above-stated findings and conclusion of law, it is hereby Ordered that:

1) A fine is imposed in the amount of **ONE HUNDRED AND FIFTY DOLLARS (\$150.00)** for each day the violations were repeated from October 1, 2019 and shall continue to accrue in that amount until the property is brought into compliance.

2) Respondent is further ordered to 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 23rd day of December 2019.



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

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

I HEREBY CERTIFY that on this 2nd day of January, ~~December 2019~~, a true and correct copy of this Order has been furnished by certified and regular mail to the Respondent, POP Florida Properties LLC, 4055 Valley View Lane, Suite 500, Dallas, TX 75244.

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.

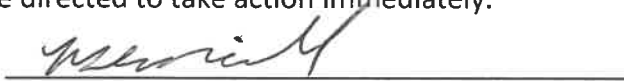
Type of Violation: PROHIBITED SIGNS; EXCEPTIONS. SEC. 102-8.(7). WIND SIGNS

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, FLORIDA**

CITY OF CLERMONT

Case No: C2019-000735

Petitioner,

16530 SR 50

Clermont, Florida

vs.

POP FLORIDA PROPERTIES LLC,

Respondent.

_____/

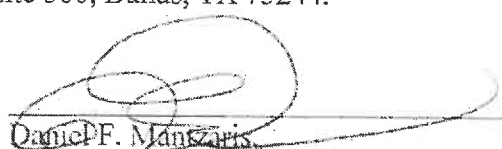
YOU ARE HEREBY ADVISED that the Code Enforcement Special Magistrate shall conduct a hearing on **January 21, 2020, at 1:30p.m. in the Council Chambers, City Hall, 685 West Montrose Street, Clermont, Florida**, to consider the petitioner's request as set forth below for authorization to impose a fine and create a code enforcement lien in this matter.

This motion is pursuant to Chapter 162, Florida Statutes. At the November 19, 2019, hearing the Code Enforcement Special Magistrate issued a Findings of Fact, Conclusion of Law and Order finding Respondent in Repeat violation of City of Clermont Section 102-8(7) "Wind signs".

The Special Magistrate's order provided that beginning October 1, 2019 a fine in the amount of ONE HUNDRED FIFTY DOLLARS (\$150.00) per day would accrue. The Respondent has failed to correct the violation and the fine continues to accrue and remains unpaid as of the date hereof.

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

I HEREBY CERTIFY that on this 10th day of January 2020, a true and correct copy of this Order has been furnished by certified and regular mail to the Respondent, POP Florida Properties LLC, 4055 Valley View Lane, Suite 500, Dallas, TX 75244.


Daniel F. Manzanaris

FBN: 562327

Clermont City Attorney

P.O. Box 87

Orlando, FL 32802

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

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

CITY OF CLERMONT

Petitioner,

vs.

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

Respondents.

**Case No: C2019-000737
1600 Hancock Road
Clermont, Florida**

FINDINGS OF FACT, CONCLUSION OF LAW and ORDER

THIS MATTER came before the Code Enforcement Special Magistrate of the City of Clermont for hearing on **November 19, 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 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. were provided to Respondents.
- 2) The Respondents are the owners of and in custody and control of the property described in the Violation Notice dated October 3, 2019.
- 3) There exists on the property unpermitted wind/banner signs.
- 4) As of October 3, 2019, the Respondents have failed to correct the above-stated conditions.

II. CONCLUSION OF LAW

The Code Enforcement Special Magistrate finds the Respondents, **JOHN P. ADAMS & ANN D. ADAMS FAMILY LP**, are 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:

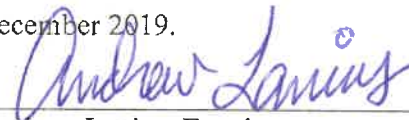
- 1) Respondents shall correct the above-stated violations on or before **December 20, 2019** by taking the remedial action as set forth in the Violation Notice dated October 3, 2019. If the Respondent fails to timely correct the violation a fine of **ONE HUNDRED DOLLARS (\$100)**

will accrue for each day the violation continues past the compliance date as stated above.

2) Respondents bear the burden of and shall contact the City of Clermont Code Enforcement Department to arrange for a re-inspection of the Property and to verify that the violations have been corrected, and the property has been brought into compliance with the City Code Sections as cited above. Respondents shall call (352) 241-7343 to request an inspection.

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

Done and Ordered this 24th day of December 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 2nd day of ~~December 2019~~ JANUARY 2020, a true and correct copy of this Order has been furnished by certified and regular mail to Respondents, John P. Adams and Ann D. Adams Family LP, P.O. Box 1667, Winter Haven, FL 33882.



Code Enforcement Officer

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

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

CITY OF CLERMONT
Petitioner,

Case No: C2019-000737
1600 Hancock Road
Clermont, Florida

vs.

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

**AMENDED 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 **January 21, 2020, at 1:30p.m. in the Council Chambers, City Hall, 685 West Montrose Street, Clermont, Florida**, to consider the petitioner's request as set forth below for authorization to impose a fine and create a code enforcement lien in this matter.

This motion is pursuant to Chapter 162, Florida Statutes. At the November 19, 2019, hearing the Code Enforcement Special Magistrate issued a Findings of Fact, Conclusion of Law and Order finding Respondent in violation of City of Clermont Section 102-8(7) "Wind signs".

The Special Magistrate's order provided that beginning December 20, 2019 a fine in the amount of ONE HUNDRED DOLLARS (\$100.00) per day would accrue. The Respondent has failed to correct the violation and the fine continues to accrue and remains unpaid as of the date hereof.

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

I HEREBY CERTIFY that on this 14th day of January 2020, a true and correct copy of this Order has been furnished by certified and regular mail to Respondents, John P. Adams and Ann D. Adams Family LP, P.O. Box 1667, Winter Haven, FL 33882.

for 
Daniel F. Mantzaris,
FBN: 562327
Clermont City Attorney
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

January 02, 2020

To: ALP INVESTMENTS LLC
PO BOX 1825
WINDERMERE, FL 34786

Violation # C2020-000002

Violation/Property address: 975 PITT ST, CLERMONT, FL 34711

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at 975 PITT ST, CLERMONT, FL 34711. There has been a prior Code Enforcement case (C2018-000526) 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: All trash and debris must be removed from the property and preventative measures should be taken to prevent future dumping.

Type of Violation: NUISANCES SECTION 34-61

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

Type of Violation: PROPERTY MAINTENANCE SECTION 122-344

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

Type of Violation: RUBBISH AND GARBAGE SECTION 308.1-IPMC

All exterior property and premises and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

Type of Violation: SANITATION SECTION 302-IPMC

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

Type of Violation: 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.

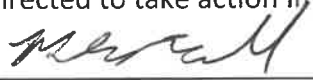
Type of Violation: VACANT STRUCTURES AND LANDS SECTION 301.3-IPMC

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

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

You are directed to take action immediately.

By:



Katherine Neill
Code Enforcement Officer

Code Enforcement Special Magistrate
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

vs.

ALP INVESTMENTS LLC

Respondent

Case No. C2020-000002

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:

January 21, 2020 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, ALP INVESTMENTS LLC, P.O. BOX 1825, WINDERMERE, FL 34786.

Certified Mail/Return Receipt Requested #

9171 9690 0935 0199 6403 81

BY: 

Katherine Neill, Code Enforcement Officer
this 2nd day of January, 2020

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# C2019-000789

VS.

CONCEPCION LOPEZ JOSE M
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 330 Bloxam Ave, Clermont, Florida, on the 8th day of January, 2020.

Sworn to and subscribed before me this 8th day of January 2020.



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

The forgoing instrument was acknowledged before me this 8th day of January 2020, 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:

Angela Sanchez-Serine

Code Enforcement Special Magistrate
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2019-000789

vs.

CONCEPCION LOPEZ JOSE M

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:

January 21, 2020 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, CONCEPCION LOPEZ JOSE M.

Certified Mail/Return Receipt Requested

9171 9690 0935 0199 5935 19

BY:



Katherine Neill, Code Enforcement Officer
this 16th day of December, 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

November 13, 2019

Violation # C2019-000789

To: CONCEPCION LOPEZ JOSE M
736 ANDERSON ST
CLERMONT, FL 34711

Violation/Property address: 330 BLOXAM AVE, CLERMONT, FL 34711

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at 330 BLOXAM AVE, CLERMONT, FL 34711.

Compliance with the Violation(s) listed will be when the following condition(s) are met: Vehicle must have valid and current tags or be kept in an enclosed structure such as a garage or warehouse.

Type of Violation: VEHICLES

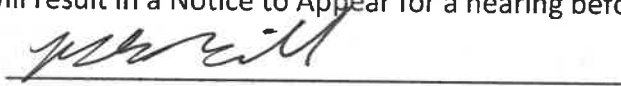
Sec. 34-95. - Prohibition of storage of certain items.

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

Please contact me at 352-241-7343 or KNEILL@CLERMONTFL.ORG when you comply, so an inspection to determine compliance can be scheduled.

You are directed to take action by **December 11th, 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. C2019-000721

vs.

CHANDLER WILLIE C & LOLA MAE

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:

January 21, 2020 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, CHANDLER WILLIE C & LOLA MAE.

Certified Mail/Return Receipt Requested #

9171 9690 0935 0199 5933 04

BY: 

Katherine Neill, Code Enforcement Officer
this 4th day of November, 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 10, 2019

Violation # C2019-000721

To: CHANDLER WILLIE C & LOLA MAE
536 E BROOME ST
CLERMONT, FL 34711

Violation/Property address: 532 BROOME ST, CLERMONT, FL 34711

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at 532 BROOME ST, CLERMONT, FL 34711.

Compliance with the Violation(s) listed will be when the following condition(s) are met: Property must be cleared of all trash and debris and be maintained in a sanitary conditions. Garbage must be kept in an approved container and the container is not to be placed at the curb until 6:00 am on your scheduled collection day. For more information regards trash collection or to request an approved container please contact Environmental Services at 352-241-7320.

Type of Violation: • **SEC. 50-33. - PRECOLLECTION PRACTICES.**

- (a) Separation of garbage and trash. Garbage and trash shall be placed and maintained in separate containers.
- (b) Preparation of garbage and refuse. All garbage and refuse, before being placed in garbage cans for collection, shall have drained from it all free liquids and may be wrapped in paper. Tree trimmings, hedge clippings and similar material shall be cut to a length not to exceed four feet.
- (c) Storing of refuse. No person shall place any refuse in any street, alley or other public place, or upon any private property, whether owned by such person or not, within the city, unless it is in proper containers for collection or under express approval granted by the director. Nor shall any person throw or deposit any refuse in any stream or other body of water. Any unauthorized accumulation of refuse on any premises is herewith declared to be a nuisance and is prohibited. No person shall cast, place, sweep or deposit anywhere within the city any refuse or trash in such a manner that it may be carried or deposited by the elements upon any street, sidewalk, alley, sewer, parkway or other public place, or into any occupied premises within the city. The burning of refuse is prohibited within the city limits, except as approved by the fire chief in accordance with appropriate state and local laws.
- (d) Points of collection. Refuse containers shall be placed for collection on the property at the place designated by the director. At no time may they be placed within the curb boundaries or on the improved paved or hard-surfaced area of any street, public way, alley or thoroughfare in the city.

Type of Violation: **308.3.2 CONTAINERS**

The operator of every establishment producing garbage shall provide, and at all times cause to be utilized, approved leak-proof containers provided with close-fitting covers for the storage of such materials until removed from the premises for disposal.

Type of Violation: **GARBAGE CONTAINER PLACEMENT**

Section 50-2 (e)Garbage Containers placement and removal

Solid waste and recycling containers in residential areas shall be placed at curbside for collection no earlier than 6:00 a.m. prior to scheduled collection and no later than 6:00 a.m. the day after the actual collection.

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: ROW Obstructions

(a) No person shall cause to be placed, or place or allow to remain in front of his or their premises any merchandise, goods or showcases, barrels, wagons, carts, signs, advertisements, or articles of any description, on any sidewalk or street within the limits of the city, except as allowed under chapter 122, zoning.

(b) All streets, pavements and sidewalks shall be kept clean, free from rubbish and weeds, by the several landowners and the occupants of premises abutting thereon.

(c) If any such streets, pavements or sidewalks become, in any manner dangerous or detrimental to the health or reasonable convenience of citizens, or become obstructed by trash or weeds, it shall be the duty of the city to give notice to the owner or occupant, or the recognized agent of either, requiring such owner or occupant, as the case may be, to remove any and all obstructions thereon, within ten days of receipt of the notice; and should any such owner or occupant refuse to make such repairs, or remove such obstructions within such time, he shall, upon conviction, be punished as provided by section 1-15, and such repairs shall be made, or such obstructions removed, at the expense of the abutting owner.

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:

(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.

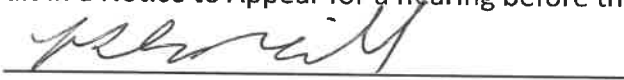
(3) Harborage for rats, snakes and other vermin. Any condition which provides harborage for rats, mice, snakes and other vermin.

(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.

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 31, 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. C2019-000876

vs.

CLERMONT EAST PARTNERS 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:

January 21, 2020 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, CLERMONT EAST PARTNERS LLC, 5750 MAJOR BLVD, STE 240, ORLANDO, FL 32819.

Certified Mail/Return Receipt Requested #

9171 9690 0935 0199 6403 98

BY:



Katherine Neill, Code Enforcement Officer
this 2nd day of January, 2020

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

City of Clermont

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

VIOLATION NOTICE

December 02, 2019

Violation # C2019-000876

To: CLERMONT EAST PARTNERS LLC
5750 MAJOR BLVD STE 240
ORLANDO, FL 32819

Violation/Property address: 17300 STATE ROAD 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 1730 STATE ROAD 50, CLERMONT, FL 34711.

Compliance with the Violation(s) listed will be when the following condition(s) are met: All wind banner must be removed and no new signs are to be placed without first obtaining a permit from Development Services. No items are to be placed on the right-of-way. Use of human sign spinners is limited to your property and they may not stand on the sidewalk or right-of-way.

Type of Violation: **PROHIBITED SIGNS; EXCEPTIONS. SEC. 102-8.(15). SIGNS PLACED ON GOVERNMENT OWNED PUBLIC AREAS, ETC.**

IT SHALL BE UNLAWFUL TO ERECT, CAUSE TO BE ERECTED, MAINTAIN OR CAUSE TO BE MAINTAINED ANY SIGN DESCRIBED AS FOLLOWS: SIGNS IN ANY PUBLIC RIGHT-OF-WAY OF THE FEDERAL, STATE, COUNTY OR CITY OR ON PUBLIC UTILITY POLES AND TREES.

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.

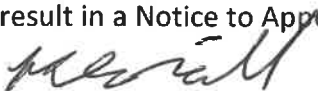
Type of Violation: **ROW OBSTRUCTIONS**

No person shall cause to be places, or place or allow to remain in front of his or their premises any merchandise, goods, or showcases, barrels, wagons, carts signs, on any sidewalk or street within the limit the city.

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 **December 16th, 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. C2019-000954

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:

January 21, 2020 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, JOHN P ADAMS & ANN D ADAMS FAMILY LP.

Certified Mail/Return Receipt Requested #

9171 9690 0935 0199 5934 10

BY:



Katherine Neill, Code Enforcement Officer
this 26th day of December, 2019

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

City of Clermont

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

VIOLATION NOTICE

December 09, 2019

Violation # C2019-000954

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

Violation/Property address: EAST DIVISION ST, CLERMONT, FL 34711 (ALTERNATE KEY 3838180)

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at EAST DIVISION ST CLERMONT, FL 34711. There has been two previous cases (C2019-000636 in August 2019 and C2019-000715 in September 2019) for the same violation at this location

Compliance with the Violation(s) listed will be when the following condition(s) are met: Wind Banner must be removed and no new signs are to be placed 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 **December 23, 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