



**CODE ENFORCEMENT BOARD MEETING
TUESDAY, NOVEMBER 17, 2015
CITY HALL at 685 WEST MONTROSE STREET
At 6:00 PM**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

OPENING STATEMENT

SWEARING IN WITNESSES

AGENDA

NEW BUSINESS

**Item 1 - Case No. 2015-000404
Crain**

Stefan Boone & Brigitte Dermaut
Micki Blackburn Realty
Merideth C. Nagel, P.A.
450 E. Highway 50
Clermont, FL 34711

VIOLATION:

Chapter 102, Section 102-8 (7) Wind
Signs

**Item 2 - Case No. 2015-000417
Crain**

Joel Mahepath & Lisa Adams
Florida Property Mgmnt Experts, LLC
Brody Eugene Stevens
304 Brookdale Loop
Clermont, FL 34711

VIOLATION:

Chapter 38, Section 38-4 Parking, storage
of recreational vehicle used for sleep;
Chapter 54, Section 54-1 Right of Way
Obstructions; Chapter 62, Section 62-33
Truck and Trailer parking prohibited in
residential areas

Discussion of Non-Agenda Items

ADJOURN

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

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

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TUESDAY, NOVEMBER 17, 2015
CITY HALL at 685 WEST MONTROSE STREET
At 6:00 PM**

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

City of Clermont

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

VIOLATION NOTICE

October 20, 2015

Violation # C2015-000404

To: STEFAN BOONE & BRIGITTE DERMAUT
DRIESENWEG I
MERCHTEM 1785
BELGIUM

MICKI BLACKBURN REALTY
450 EAST HWY 50
#1
CLERMONT, FL 34711

9171 9690 0935 0112 2682 34

MERIDETH C. NAGEL, P.A., AGENT
450 E. HWY 50
STE 4
CLERMONT, FL 34711

9171 9690 0935 0112 2682 41

Violation/Property address: 450 EAST HWY 50 #1, 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 450 EAST HWY 50 #1, PARCEL #302226040000007100.

Compliance with the Violation(s) listed will be when the following condition(s) are met:
WHEN WIND BANNER/FLAG IS REMOVED AND NOT DISPLAYED FROM HERE FORWARD.

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

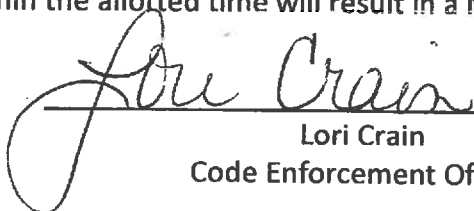
IT SHALL BE UNLAWFUL TO ERECT, CAUSE TO BE ERECTED, MAINTAIN OR CAUSE TO BE MAINTAINED ANY SIGN DESCRIBED AS FOLLOWS: SIGNS COMMONLY REFERRED TO AS WIND SIGNS, CONSISTING OF ONE OR MORE PENNANTS, RIBBONS, SPINNERS, STREAMERS OR CAPTIVE BALLOONS, OR OTHER OBJECTS OR MATERIAL FASTENED IN SUCH A MANNER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

Code Enforcement Officers advised office staff in person by courtesy visits to Micki Blackburn Realty on 3 separate occasions to remove the wind banner being displayed on property along Hwy 50. A courtesy phone call was also made to Nagel Law Office on October 20, 2015.

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 8:00 AM, FRIDAY, OCTOBER 30, 2015. Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

By:


Lori Crain
Code Enforcement Officer

Code Enforcement Board of the
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner,

vs.

**STEFAN BOONE & BRIGITTE DERMAU,
MERIDITH NAGLE, AGENT, MICKI BLACKBURN
REALTY**

Respondents,

Case No. C2015-000404

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:

6:00 PM, TUESDAY, NOVEMBER 17, 2015,

at

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

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

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

PLEASE GOVERN YOURSELF ACCORDINGLY.

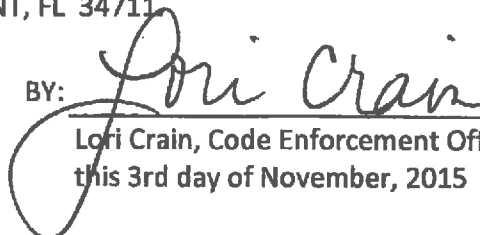
I hereby certify that a true and correct copy of the above and foregoing Notice of Hearing has been furnished by Certified Mail/Personal Service to Respondent, STEFAN BOONE & BRIGITTE DERMAU-DRIESENWEG I, MERCHTEM 1785, BELGIUM; MERIDETH NAGEL, AGENT-450 E HWY 50, #4, CLERMONT, FL 34711; MICKI BLACKBURN REALTY-450 E HWY 50, #1, CLERMONT, FL 34711.

Certified Mail/Return Receipt Requested #

9171 9690 0935 0112 2684 32

9171 9690 0935 0112 2684 49

BY:



Lori Crain, Code Enforcement Officer
this 3rd day of November, 2015

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

City of Clermont

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

VIOLATION NOTICE

November 03, 2015

Violation # C2015-000417

To: JOEL MAHEPATH & LISA ADAMS
PO BOX 26315
GALLOWS BAY, ST CROIX 00824

FLORIDA PROPERTY MGMNT EXPERTS, LLC
234 MOHAWK RD
CLERMONT, FL 34711

9171 9690 0935 0112 2684 56

BRODY EUGENE STEVENS
304 BROOKDALE LOOP
CLERMONT, FL 34711

9171 9690 0935 0112 2684 63

Violation/Property address: 304 BROOKDALE LOOP, 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 304 BROOKDALE LOOP, #192226040200007300.

Compliance with the Violation(s) listed will be when the following condition(s) are met: PARKING OF COMMERCIAL VEHICLES ON PROPERTY AND PARKING VEHICLES OVER/ON SIDEWALK IS CEASED IMMEDIATELY.

Type of Violation: Section 38-4 Parking, storage of recreational vehicle used for sleep

It shall be unlawful for any persons to park and/or store for a period exceeding 24 hours any recreational vehicle upon any lot, piece or parcel of land in the city or upon any street or highway within the city, except upon permitted recreational vehicle parks or sales lots where it is kept entirely within a closed building and not used for living or sleeping purposes, or where such recreational vehicle is parked or stored to the rear of the building setback line according to the land development regulations of the city.

Per City of Clermont Code of Ordinances, definition of "recreational vehicle" is as follows: Any self-propelled mobile home, but, motor home, camper, motor coach or other self-propelled vehicle which can be used or which was designed to be used as a dwelling or place of abode, and any non-self-propelled vehicle, the primary use of which is for recreational purposes, including but not limited to campers, boat and horse trailers.

Type of Violation: Section 54-1 Right Of Way 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 limits of the city.

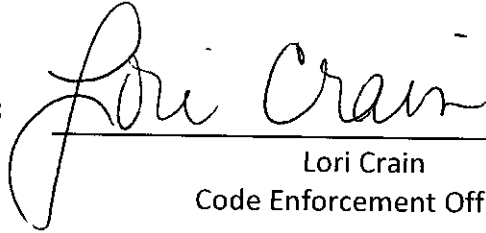
Type of Violation: Section 62-33 Truck and trailer parking prohibited in residential areas.

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. Commercial vehicles of any type, however, including those of GVWR at or less than 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.

Code Enforcement Officer has responded to above property several times in the last 8 months in regard to parking complaints: vehicles parked over sidewalk; boat & boat trailer parked in driveway and also blocking sidewalks. The residents/tenants refuse to remain in compliance.

By:

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

Lori Crain

Code Enforcement Officer

Code Enforcement Board of the
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2015-000417

vs.

JOEL MAHEPATH & LISA ADAMS,
Florida Property Mgmt Experts, LLC
Brody Eugene Stevens,
Respondents,

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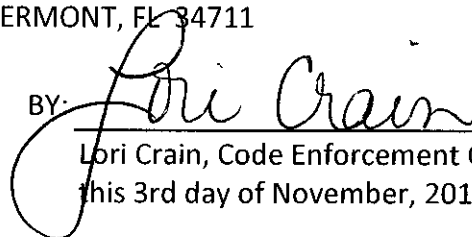
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Certified Mail/Return Receipt Requested #

9171 9690 0935 0112 2684 56

9171 9690 0935 0112 2684 63

BY:



Lori Crain, Code Enforcement Officer
this 3rd day of November, 2015

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