



**CODE ENFORCEMENT BOARD MEETING  
TUESDAY, JANUARY 19, 2016  
CITY HALL at 685 WEST MONTROSE STREET  
At 6:00 PM**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF THE MINUTES OF THE CODE ENFORCEMENT BOARD**

**Item No 1 - Approval of the October 20, 2015 Code Enforcement meeting minutes.**

**Item No 2 - Approval of the November 17, 2015 Code Enforcement meeting minutes.**

**OPENING STATEMENT**

**SWEARING IN WITNESSES**

**AGENDA**

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**OTHER BUSINESS**

**Item 3 - Case No. 2015-000062  
Crain**

Joyce O'Donnell Brandman  
Marsha Boling  
Vacant lot adjacent to 189 Orange Ave.  
Clermont, FL 34711

**REQUEST:**

To place a lien on the property

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**NEW BUSINESS**

**Item 4 - Case No. 2015-000292  
Crain**

Orlando Property Management  
KJP Florida Investments, LLC  
730, 732, 738, & 740 E. Minneola Ave.  
Clermont, FL 34711

**VIOLATION:**

Chapter 14, Sections 304.13, 304.13.2,  
304.7, 305.3, 305.6, 505.3, 605.1, 605.2,  
701.2, 704.1, 704.2, 302, 304.1, 304.14,  
305, 108.1.3, 108.1.5(9), 504.3; Chapter  
34, Section 34-61, 34-62

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**Item 5 - Case No. 2015-000385  
Crain**

Dane Drake, ET AL  
625 Shady Nook Dr.  
Clermont, FL 34711

**VIOLATION:**

Chapter 14, Sections 302.7, 302.1, 304.1,  
308.1, 302.4; Chapter 122, Section 122-  
344; Chapter 34, Section 34-61, 34-62

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**CODE ENFORCEMENT BOARD MEETING  
TUESDAY, JANUARY 19, 2016  
CITY HALL at 685 WEST MONTROSE STREET  
At 6:00 PM**

**Item 6 - Case No. 2015-000462  
Wallace**

Gary & Stephanie Salup  
3824 Glenford Dr.  
Clermont, FL 34711

**VIOLATION:**

Chapter 14, Section 302.3

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**Discussion of Non-Agenda Items**

Item No. 7 - Nomination for Chair

Item No. 8 - Nomination for Vice-Chair

**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.**

**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  
MINUTES  
CODE ENFORCEMENT BOARD  
OCTOBER 20, 2015**

The regular meeting of the Code Enforcement Board was called to order on Tuesday, October 20, 2015, at 6:00 p.m. Members attending were Chairman Dave Holt, along with Board members Bill Rini, Alfred Mannella, Chandra Myers, and Harvey Rosenberg. Also attending were Barbara Hollerand, Development Services Director, Evie Wallace, Code Enforcement Supervisor, Lori Crain, Code Enforcement Officer, Dan Mantzaris, City Attorney, and Rae Chidlow, Planning Specialist.

The Pledge of Allegiance was recited.

The minutes from the Code Enforcement Board meeting of September 15, 2015 were approved as written.

Chairman Holt read the Opening Remarks.

Code Enforcement Supervisor Wallace and Code Enforcement Officer Crain, along with any of the public who may testify, were sworn in.

Chairman Holt gave the floor to Code Enforcement Staff and City Attorney.

City Attorney Mantzaris stated that Case No. 2015-000337 has complied and will not be heard. He stated that Case No. 2015-000097 will be continued to the November 17, 2015 Code Enforcement meeting.

*Board member Mannella made a motion to continue case no. 2015-000097 to the November 17, 2015 Code Enforcement meeting; seconded by Board member Rini. The vote was unanimous to continue the case.*

**CASE NO. 2015-000322**

Hurtak Family Partnership LTD  
690 E. Highway 50  
Clermont, FL 34711

**LOCATION OF VIOLATION:** 690 E. Highway 50, Clermont, FL 34711

**VIOLATION:** Chapter 14 IPMC, Sections 302.7 Accessory Structures; 304.7 Roofs and Drainage; 304.1 Exterior Structure; Chapter 122, Section 122-344

City Attorney Mantzaris introduced the case.

The Respondent was present and was sworn in.

Code Enforcement Officer Crain, who was sworn in, exhibited pictures that are a true and accurate depiction of the condition of the property on the date taken and read the violation, dates, and staff recommendation for the record.

**CITY OF CLERMONT  
MINUTES  
CODE ENFORCEMENT BOARD  
OCTOBER 20, 2015**

Attorney Anita Geraci-Carver stated that she is representing the Hurtak Family. She stated that she is requesting the Board not find her client in violation for two reasons: First, the Florida statute requires that if a violation is viewed by the city, they must give the violator a reasonable time to comply. She stated in order to come into compliance her client was to obtain engineered drawings and submit to the city to obtain a permit. She stated that there were a total of 15 days of which only 10 were business days. She stated that they believe this is an unreasonable amount of time. She said the second reason is that Section 94-229 of the city's code allows for emergency work without a permit.

Guy Heard, Advanced Services of Longwood, 129 Robin Road, Altamonte Springs, stated that when the damage was reported, he noticed the fascia was pulling away. He stated that upon assessing the damage, they determined that a lightning rod was improperly installed years ago and there was more damage than originally thought. He stated that it took 10 days to get an engineer to look at the building. He stated that water found its way in and eventually rotted the wood that the fascia was attached to. He stated that it took another three weeks to get engineered drawings. He stated that he called the city to inform them the work was not being done without a permit, but they were only securing the damaged area to prevent further damage.

Ms. Geraci-Carver stated that the work performed was for emergency purposes so that no one would get hurt. She stated that she feels they responded in a reasonable amount of time. She stated that she is asking that the Board find that there is no violation. She stated that a permit has been applied for.

Chairman Holt asked when the fascia was removed.

Mr. Heard stated that is was about a month ago when the engineer stated that he needed to remove the fascia immediately because it could fall.

Chairman Holt asked when the plans were submitted to the city.

Mr. Heard stated that he submitted them October 19, 2015.

Board member Rini asked what work was completed prior to the violation notice.

Mr. Heard stated that he secured the fascia and taped off the area with caution tape.

Ms. Geraci-Carver stated that even if they received notice exactly on August 26 and they had to comply by the compliance date which was September 9, five of those days were a holiday and weekend days, and that allowed 10 business days to get an engineer to come out, draw up plans and submit for a permit. She stated that is an unreasonable amount of time.

Mr. Mantzaris stated that the notice was reasonable, and Mr. Heard stated that it will only take a couple of weeks to make the repairs.

**CITY OF CLERMONT  
MINUTES  
CODE ENFORCEMENT BOARD  
OCTOBER 20, 2015**

Board member Rosenberg made a motion to find the Respondent in violation with a fine of \$250 per day for every day past November 30, 2015; seconded by Board member Mannella. The vote was unanimous in favor of finding violation and amount of fine.

**CASE NO. 13-916 & 13-917**

Chinnor Corporation  
P&G Motor Repair LTD.  
201-307 Bloxam Ave.  
309-323 Bloxam Ave.  
Clermont, FL 34711

**LOCATION OF VIOLATION:** 201-323 Bloxam Ave., Clermont, FL 34711

**REQUEST:** Reduction of fines

City Attorney Mantzaris introduced the case.

The Respondent was present and was sworn in.

Woodrow Graham and Sharon Graham were present and sworn in.

Sharon Graham, 11215 Oswalt Rd., stated that they complied by the compliance date and Code Enforcement Officer Suzanne O'Shea had inspected the work and stated that it was good. She stated that they have not heard from the city again until recently. She stated that she did not know that fines were accruing on their property. She stated that they are requesting a waiver of the fines.

Mr. Mantzaris stated that staff recommends reducing the fine to \$250.

Chairman Holt asked the Respondent if they are in agreement with the reduction.

Ms. Graham stated that she feels the fines should be waived because they were in compliance by the compliance date and Code Enforcement Officer O'Shea had done the inspection.

*Board member Myers made a motion to waive the fine for each property; seconded by Board member Rosenberg. The vote was 3-2 in favor of waiving the fine with Board members Mannella and Rini opposing.*

**CITY OF CLERMONT  
MINUTES  
CODE ENFORCEMENT BOARD  
OCTOBER 20, 2015**

**CASE NO. 2015-000310**

William Fenn  
415 Rob Roy Dr.  
Clermont, FL 34711

**LOCATION OF VIOLATION:** 415 Rob Roy Dr., Clermont, FL 34711

**VIOLATION:** Chapter 118, Section 118-71 Minimum Tree Requirement; 118-35 Replacement; 118-113 Tree Removal

City Attorney Mantzaris introduced the case.

The Respondent was not present.

Code Enforcement Officer Crain, who was sworn in, exhibited pictures that are a true and accurate depiction of the condition of the property on the date taken and read the violation, dates, and staff recommendation for the record.

Board member Rosenberg made a motion to find the Respondent in violation with a fine of \$100 per day for every day past October 31, 2015; seconded by Board member Myers. The vote was unanimous in favor of finding violation and amount of fine.

**CASE NO. 2015-000312**

Thomas Hodge  
293 Linden St.  
Clermont, FL 34711

**LOCATION OF VIOLATION:** 775 E. Juniata St., Clermont, FL 34711

**REQUEST:** Reduction/Waiver of fines

City Attorney Mantzaris introduced the case.

The Respondent was not present.

Code Enforcement Supervisor Wallace, who was sworn in, exhibited pictures that are a true and accurate depiction of the condition of the property on the date taken and read the violation, dates, and staff recommendation for the record.

Board member Mannella made a motion to find the Respondent in violation with a fine of \$100 per day for every day past November 19, 2015; seconded by Board member Rini. The vote was unanimous in favor of finding violation and amount of fine.

**CITY OF CLERMONT  
MINUTES  
CODE ENFORCEMENT BOARD  
OCTOBER 20, 2015**

Chairman Holt announced that his travels have been interfering with his attendance at meetings and that he will be resigning, effective immediately, after he signs the orders for this meeting.

There being no further business, the meeting was adjourned at 7:29 p.m.

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**Chandra Myers, Vice-Chair**

**Attest:**

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**Rae Chidlow, Code Enforcement Clerk**

**CITY OF CLERMONT  
MINUTES  
CODE ENFORCEMENT BOARD  
NOVEMBER 17, 2015**

The regular meeting of the Code Enforcement Board was called to order on Tuesday, November 17, 2015, at 6:00 p.m. Members attending were acting Vice-Chair Chandra Myers, along with Board members Larry Seidler, Bill Rini, Alfred Mannella, and Harvey Rosenberg. Also attending were Barbara Hollerand, Development Services Director, Evie Wallace, Code Enforcement Supervisor, Lori Crain, Code Enforcement Officer, Valerie Fuchs, Code Enforcement Attorney, Dan Mantzaris, City Attorney, and Rae Chidlow, Planning Specialist.

The Pledge of Allegiance was recited.

Vice-Chair Myers read the Opening Remarks.

Code Enforcement Supervisor Wallace and Code Enforcement Officer Crain, along with any of the public who may testify, were sworn in.

Vice-Chair Myers gave the floor to Code Enforcement Staff and City Attorney.

City Attorney Mantzaris stated that Case No. 2015-000404 has complied and will not be heard.

**CASE NO. 2015-000417**

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

**LOCATION OF VIOLATION:** 304 Brookdale Loop, Clermont, FL 34711

**VIOLATION:** Chapter 38, Sections 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.

City Attorney Mantzaris introduced the case.

The Respondent was present and was sworn in.

Code Enforcement Officer Crain, who was sworn in, exhibited pictures that are a true and accurate depiction of the condition of the property on the date taken and read the violation, dates, and staff recommendation for the record.

Camille Haynes, 220 Brookdale Loop, stated that the HOA has been having problems with the tenants blocking the sidewalk and changing oil in the driveway. She stated that the HOA does not allow boats on the property. She stated that she has tried to work with the property owners.

**CITY OF CLERMONT  
MINUTES  
CODE ENFORCEMENT BOARD  
NOVEMBER 17, 2015**

Brody Stevens, 304 Brookdale Loop, stated that they use the boat and lawn care trailer as a means of income. He stated that the boat is used for alligator hunting which happens from 5:00 pm until 10:00 am, and it has not been there since hunting season ended November 1. He stated that when it is in the driveway it's being prepped for the next hunt but is never left there. He stated that the cars blocking the sidewalk were visitors. He stated that if more than two people park in the driveway they will block the sidewalk. He stated that they will stop for lunch with the lawn care trailer, and it's not his intent to cause problems.

Board member Mannella asked if the Respondents own or rent the property.

Mr. Stevens stated that he rents the property.

Board member Rosenberg asked if parking on the street is acceptable.

Ms. Haynes stated that parking in the street is acceptable including over-night.

Board member Rosenberg asked if they could block the sidewalk for lunch.

Code Enforcement Officer Crain stated that blocking the sidewalk is not allowed.

Board member Rosenberg asked if they can park the trailers in the street while they are having lunch.

City Attorney Mantzaris stated that parking a trailer in a residential neighborhood is prohibited.

Board member Rosenberg asked if the trailer is marked with a business name.

Mr. Brody stated that the trailer is marked on the back, and he backs in so that the sign isn't seen.

Board member Mannella made a motion to find the Respondent in violation with no fine assessed at this time; seconded by Board member Rini. The vote was unanimous in favor of finding violation.

There being no further business, the meeting was adjourned at 7:29 p.m.

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**Chandra Myers, Vice-Chair**

**Attest:**

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**Rae Chidlow, Code Enforcement Clerk**

# City of Clermont

October 19, 2015

To: JOYCE O'DONNELL BRANDMAN & MARSHA BOLING

9051 BRIARCREST LANE

9171 9690 0935 0112 2681 97

BEVERLY HILLS, CA 90210

RE : Case # **C2015-000062**

Property address: Vacant Lot adj to 189 Orange Ave, Clermont, FL 34711

Violation: **Weeds Section 302.4-IPMC (International Property Maintenance Code**

Dear Joyce O'Donnell Brandman & Marsha Boling:

This is to notify you that the abovementioned Code Enforcement case has not been closed due to the outstanding fine that remains on the property.

A fine in the amount of \$100.00 per day accrued from June 1, 2015, to October 7, 2015.

Total amount of fine is \$12,900.

**In order to close this case you are requested to:**

1. Submit full payment of the fine at the Development Services Department **before December 7<sup>th</sup>, 2015.**

**OR**

2. Appear before the Code Enforcement Board on **January 19, 2016, at 6:00 p.m.** to request adjustment of fines. You are required to submit a letter requesting to appear before the board no later than **December 7<sup>th</sup> 2015.** Please include the case information provided above.

**Failure to comply with this request will result in this case being scheduled before the Code Enforcement Board on January 19, 2016, in which the city will request a lien be recorded against the property.**

Thank you for your attention in this matter.

Sincerely,



Lori Crain  
Code Enforcement Officer  
(352) 241-7343  
[lcrain@clermontfl.org](mailto:lcrain@clermontfl.org)

# City of Clermont

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

## AFFIDAVIT OF COMPLIANCE

In the matter of:

Case # C2015-000062

9171 9690 0935 0112 2681 97

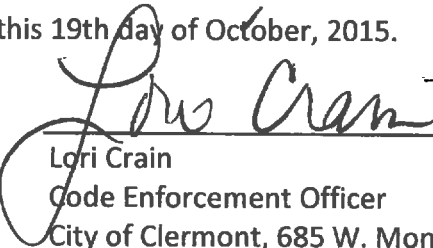
JOYCE O'DONNELL BRANDMAN & MARSHA BOLING  
9051 BRIARCREST LANE  
BEVERLY HILLS, CA 90210

Violation Address: Vacant Lot adjacent to 189 Orange Ave, Clermont, FL 34711

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

1. That on May 19, 2015, the Code Enforcement Board held a public hearing and issued an Order in the abovementioned case.
2. That, pursuant to said Order, the Respondent was to have taken certain corrective action by or before May 31, 2015, for this violation or a \$100 per day fine was to be imposed.
3. That, an inspection was performed on October 07, 2015, and found that the corrective action ordered by the Board was completed.
4. In accordance with the Board's order, a fine of \$100 per day accrued from June 1, 2015, to October 7, 2015, per calendar day with a grand total of 129 days fines were accrued.

Sworn to and subscribed before me this 19th day of October, 2015.

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

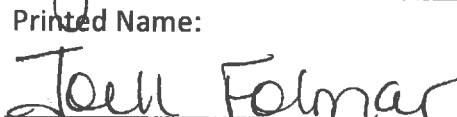
The forgoing instrument was acknowledged before me this 19th day of October, 2015, by Lori Crain as the Code Enforcement Officer for the City of Clermont, who is personally known to me and who did take an oath.

Signature:



JOELL FOLMAR  
MY COMMISSION # FF 009886  
EXPIRES: June 26, 2017  
Bonded Thru Budget Notary Services

  
\_\_\_\_\_  
Printed Name:

  
\_\_\_\_\_  
Joell Folmar

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

**CITY OF CLERMONT**

**Petitioner,**

**vs.**

**JOYCE O'DONNELL BRANDMAN &  
MARSHA BOLING,**

**Respondents.**

**Case No: C2015-000062  
Vacant Lot Adjacent to 189 Orange Ave.  
Clermont, Florida**

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

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 noted that Respondents were not present or represented, thereupon issues the following Findings of Fact, Conclusion of Law, and Order:

**I. FINDINGS OF FACT**

- 1) Notice as required by Section 162.12, F.S. was provided to Respondents.
- 2) The Respondents are the record owner of and in custody and control of the property described in the Violation Notice dated March 19, 2015, and located in Clermont, Florida.
- 3) There exists on the subject property high grass, overgrowth and weeds exceeding 18" in height.

**II. CONCLUSION OF LAW**

The Code Enforcement Board finds the Respondents Joyce O'Donnell Brandman and Marsha Boling are in violation of Clermont City Code Section 14-9, International Property Maintenance Code, Section 302.4 "Weeds".

**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 **May 31, 2015**, by taking the remedial action as set forth in the Violation Notice dated March 19, 2015. If the Respondents fail to timely correct the violations a fine of **ONE HUNDRED DOLLARS**

(\$100.00) will accrue for each day the violation continues past **May 31, 2015**.

**Case No: C2015-000062**

- 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 violation has 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.

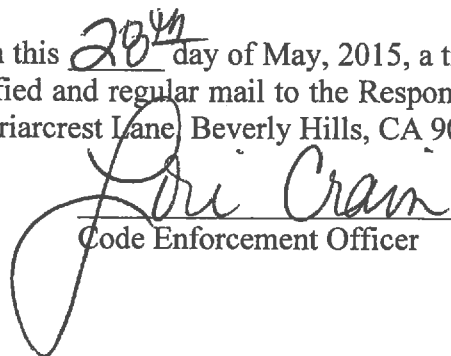
Done and Ordered this 20<sup>th</sup> day of May, 2015.

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 20<sup>th</sup> day of May, 2015, a true and correct copy of this Order has been furnished by certified and regular mail to the Respondents Joyce O'Donnell Brandman and Marsha Boling, 9051 Briarcrest Lane, Beverly Hills, CA 90210.

  
Code Enforcement Officer

Code Enforcement Board of the  
City of Clermont

**NOTICE OF HEARING**

**CITY OF CLERMONT,**

Petitioner,

vs.

ORLANDO PROPERTY MANAGEMENT &

KJP INVESTMENTS, LLC

Respondents,

**Case No. C2015-000292**

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, JANUARY 20, 2016, AT 6:00 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 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.

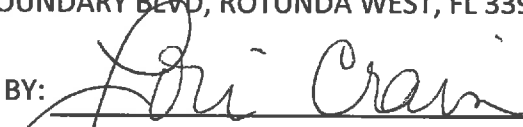
**PLEASE GOVERN YOURSELF ACCORDINGLY.**

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, ORLANDO PROPERTY MGMNT, 656 FORMOSA AVE, ORLANDO, FL 32789; KJP INVESTMENTS, LLC, 863 BOUNDARY BLVD, ROTUNDA WEST, FL 33947  
Certified Mail/Return Receipt Requested #

9171 9690 0935 0112 2666 50

9171 9690 0935 0112 2666 43

BY:

  
Lori Crain, Code Enforcement Officer  
this 22nd day of December, 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

**August 12, 2015**

**Violation # C2015-000292**

**To:** KJP FLORIDA INVESTMENTS LLC  
863 BOUNDARY BLVD  
ROTUNDA WEST, FL 33947

9171 9690 0935 0090 7159 42

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**Violation/Property address:** 730, 732, 738 & 740 EAST MINNEOLA AVE, 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 730, 732, 738 & 740 EAST MINNEOLA AVE;  
PARCEL# 24-22-25-015000000201.

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

When plumbing leak in Unit 740 is repaired and in proper working condition; When an inspection results in total compliance of this property for the minimum housing standards as required in City of Clermont Code of Ordinances, Chapter 14-9; When all nuisance violations are corrected and maintained in compliance from date of complied inspection forward; When all electrical wiring, outlets, fire protection systems/alarms are properly installed and in proper working condition; when all evidence of rat, vermin and rodent presence is removed; When all refuse, litter and other debris is removed from entire property; When all weeds and vegetation over 18" is mowed, removed and property is maintained in this condition here forward.

**ALL OF THE FOLLOWING VIOLATIONS WERE OBSERVED BY CODE ENFORCEMENT OFFICER ON 8/10/15 AND 8/12/15 AT ABOVE LISTED PROPERTY ADDRESS:**

**Type of Violation: 304.13 Window, skylight and door frames.**

Every window, skylight and door and frame shall be kept in sound condition, good repair and weather tight. All units have ill-fitting doors allowing pests and weather inside.

**Type of Violation: 304.13.2 Operable Windows.**

Every window, other than a fixed window, shall be easily opened and capable of being held in position by window hardware. All units have windows that have some broken or missing component not allowing them to be opened or held open or closed tightly.

**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. Both structures have old roofs and areas on ceilings & walls inside structures show evidence of mildew, mold and water damage.

**Type of Violation: 305.3 Interior Surfaces.**

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. The mold, mildew and decay are evident on walls and door jams. Unit 738 has broken tile in bedroom floor.

**Type of Violation: 305.6 Interior Doors.**

Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware. Units 730 & 738 have ill-fitting interior doors.

**Type of Violation: 505 Water System**

**505.3 Supply.** The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely and free from defects and leaks.

**Type of Violation: 605 Electrical Equipment**

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

**605.2 Receptacles.** Every habitable space in a dwelling shall contain at least two separate and remote receptacle outlets, Every laundry area shall contain at least one grounded-type receptacle or a receptacle with a ground fault circuit interrupter. Every bathroom shall contain at least one receptacle. Any new bathroom receptacle outlet shall have ground fault circuit interrupter protection. All receptacle outlets shall have the appropriate faceplate cover for the location. There are no GFCI's in any of the units. Some of the outlets are missing faceplates and some are coming out of the wall. This is an electrical hazard.

**Type of Violation: 701.2 RESPONSIBILITY**

The owner of the premises shall provide and maintain such fire safety facilities and equipment in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any premises that do not comply with the requirements of this chapter.

**Type of Violation: 704.1 FIRE PROTECTION SYSTEMS-GENERAL**

All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times.

**704.2 Smoke Alarms.** Single or multiple-station smoke alarms shall be installed and maintained in dwellings, regardless of occupant load at all of the following locations:

1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of the bedrooms.
2. In each room used for sleeping purposes.

None of the units have smoke detectors or smoke alarms installed. This is a life safety issue.

**Type of Violation: Exterior Property Maintenance Section 302-IPMC**

Sanitation, weeds, harboring of rats, drainage issues

The exterior is in need of maintenance: weeds, fallen tree branches, trash & debris need

to be taken care of and maintained. The eaves have several holes allowing rats and squirrels access. There is evidence of animal droppings in the eaves around all units.

**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.

Several holes in the block wall were noted around outside faucets, outlets, windows, doors roofs, eaves and roof is in need of replacement.

**Type of Violation: Insect Screens Section 304.14-IPMC**

Every door, window and outside opening required for ventilation shall have tightly fitted screens and the screen doors used for insect control shall have a self-closing device in good working condition. None of the units have screens on the windows.

**Type of Violation: Interior Structure Section 305-IPMC**

The interior of a structure and equipment shall be maintained in good repair, structurally sound and in sanitary condition. The cracked tiles, wood decay, mold and mildew creates an unsanitary condition.

**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:

1. **Weeds.** Any weeds or other vegetation, 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, bricks, concrete, scrap lumber or other building debris or refuse of any nature.
3. **Harborage for rats, snakes and other vermin.** Any condition which provides harborage for rats, snakes and other pests.
10. **Stagnant water.** Any accumulation of stagnant water permitted or maintained on any lot or piece of ground.

**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: Structure Unfit for Occupancy Section 108.1.3-IPMC**

The structure is unsafe, unlawful or structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination or lacks ventilation, or constitutes a hazard to the occupants or public. Unit 740 has a major water/plumbing leak which started in early June, 2015. Water can be seen and heard running out of this unit. This creates unsafe and unsanitary conditions.

**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. Due to the water/plumbing leak in unit 740, it has been declared unsafe.

**Type of Violation: Section 504 PLUMBING SYSTEMS AND FIXTURES**

**504.3 Plumbing system hazards.** Where it is found that a plumbing system in a structure

constitutes a hazard to the occupants of the structure by reason of inadequate venting, cross connection, back-siphonage, improper installation, deterioration or damage or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

**Section 108 UNSAFE STRUCTURES AND EQUIPMENT**

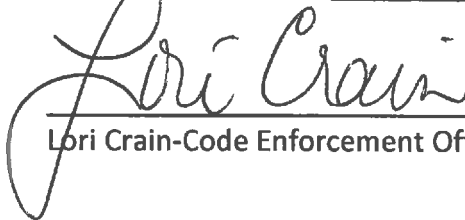
**Section 108.1.3 Structure unfit for human occupancy.** A structure that is in disrepair or lacks maintenance of essential equipment constitutes a hazard to the occupants of the structure or to the public.

**Section 108.1.5(9) Dangerous structure.** A structure that is used for dwelling because of inadequate maintenance, damage, faulty plumbing system or otherwise is determined by the code official to be unfit for human habitation.

**YOU ARE DIRECTED TO TAKE ACTION IMMEDIATELY BY INSTALLING SMOKE DETECTORS/ALARMS IN ALL UNITS; PLUMBING ISSUE IN UNIT 740 IS TO BE REPAIRED BY A LICENSED CONTRACTOR WITH PROPER PERMITS OBTAINED. THIS UNIT WILL BE UNFIT FOR HUMAN OCCUPANCY UNTIL SUCH TIME AS PLUMBING IS INSPECTED AND APPROVED BY CITY INSPECTOR.**

**FOR ALL OTHER VIOLATIONS, YOU ARE DIRECTED TO TAKE ACTION BY 5:00 PM THURSDAY, AUGUST 20, 2015.**

Please contact me at [lcrain@clermontfl.org](mailto:lcrain@clermontfl.org) or 352-241-7343.

A handwritten signature in black ink, reading "Lori Crain". The signature is written in a cursive style with a large, looping initial "L".

---

Lori Crain-Code Enforcement Officer City of Clermont, FL

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

**VIOLATION NOTICE**

**August 12, 2015**

**Violation # C2015-000292**

**To:** ORLANDO PROPERTY MANAGEMENT  
656 FORMOSA AVENUE  
ORLANDO, FL 32789

9171 9690 0935 0090 7159 35

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**Violation/Property address:** 730, 732, 738 & 740 EAST MINNEOLA AVE, 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 730, 732, 738 & 740 EAST MINNEOLA AVE;  
PARCEL# 24-22-25-015000000201.

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

When plumbing leak in Unit 740 is repaired and in proper working condition; When an inspection results in total compliance of this property for the minimum housing standards as required in City of Clermont Code of Ordinances, Chapter 14-9; When all nuisance violations are corrected and maintained in compliance from date of complied inspection forward; When all electrical wiring, outlets, fire protection systems/alarms are properly installed and in proper working condition; when all evidence of rat, vermin and rodent presence is removed; When all refuse, litter and other debris is removed from entire property; When all weeds and vegetation over 18" is mowed, removed and property is maintained in this condition here forward.

**ALL OF THE FOLLOWING VIOLATIONS WERE OBSERVED BY CODE ENFORCEMENT OFFICER ON 8/10/15 AND 8/12/15 AT ABOVE LISTED PROPERTY ADDRESS:**

**Type of Violation: 304.13 Window, skylight and door frames.**

Every window, skylight and door and frame shall be kept in sound condition, good repair and weather tight. All units have ill-fitting doors allowing pests and weather inside.

**Type of Violation: 304.13.2 Operable Windows.**

Every window, other than a fixed window, shall be easily opened and capable of being held in position by window hardware. All units have windows that have some broken or missing component not allowing them to be opened or held open or closed tightly.

**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. Both structures have old roofs and areas on ceilings & walls inside structures show evidence of mildew, mold and water damage.

**Type of Violation: 305.3 Interior Surfaces.**

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. The mold, mildew and decay are evident on walls and door jams. Unit 738 has broken tile in bedroom floor.

**Type of Violation: 305.6 Interior Doors.**

Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware. Units 730 & 738 have ill-fitting interior doors.

**Type of Violation: 505 Water System**

**505.3 Supply.** The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely and free from defects and leaks.

**Type of Violation: 605 Electrical Equipment**

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

**605.2 Receptacles.** Every habitable space in a dwelling shall contain at least two separate and remote receptacle outlets, Every laundry area shall contain at least one grounded-type receptacle or a receptacle with a ground fault circuit interrupter. Every bathroom shall contain at least one receptacle. Any new bathroom receptacle outlet shall have ground fault circuit interrupter protection. All receptacle outlets shall have the appropriate faceplate cover for the location. There are no GFCI's in any of the units. Some of the outlets are missing faceplates and some are coming out of the wall. This is an electrical hazard.

**Type of Violation: 701.2 RESPONSIBILITY**

The owner of the premises shall provide and maintain such fire safety facilities and equipment in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any premises that do not comply with the requirements of this chapter.

**Type of Violation: 704.1 FIRE PROTECTION SYSTEMS-GENERAL**

All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times.

**704.2 Smoke Alarms.** Single or multiple-station smoke alarms shall be installed and maintained in dwellings, regardless of occupant load at all of the following locations:

1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of the bedrooms.
2. In each room used for sleeping purposes.

None of the units have smoke detectors or smoke alarms installed. This is a life safety issue.

**Type of Violation: Exterior Property Maintenance Section 302-IPMC**

Sanitation, weeds, harboring of rats, drainage issues

The exterior is in need of maintenance: weeds, fallen tree branches, trash & debris need to be taken care of and maintained. The eaves have several holes allowing rats and

squirrels access. There is evidence of animal droppings in the eaves around all units.

**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.

Several holes in the block wall were noted around outside faucets, outlets, windows, doors roofs, eaves and roof is in need of replacement.

**Type of Violation: Insect Screens Section 304.14-IPMC**

Every door, window and outside opening required for ventilation shall have tightly fitted screens and the screen doors used for insect control shall have a self-closing device in good working condition. None of the units have screens on the windows.

**Type of Violation: Interior Structure Section 305-IPMC**

The interior of a structure and equipment shall be maintained in good repair, structurally sound and in sanitary condition. The cracked tiles, wood decay, mold and mildew creates an unsanitary condition.

**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:

1. **Weeds.** Any weeds or other vegetation, 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, bricks, concrete, scrap lumber or other building debris or refuse of any nature.
3. **Harborage for rats, snakes and other vermin.** Any condition which provides harborage for rats, snakes and other pests.
10. **Stagnant water.** Any accumulation of stagnant water permitted or maintained on any lot or piece of ground.

**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: Structure Unfit for Occupancy Section 108.1.3-IPMC**

The structure is unsafe, unlawful or structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination or lacks ventilation, or constitutes a hazard to the occupants or public. Unit 740 has a major water/plumbing leak which started in early June, 2015. Water can be seen and heard running out of this unit. This creates unsafe and unsanitary conditions.

**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. Due to the water/plumbing leak in unit 740, it has been declared unsafe.

**Type of Violation: Section 504 PLUMBING SYSTEMS AND FIXTURES**

**504.3 Plumbing system hazards.** Where it is found that a plumbing system in a structure constitutes a hazard to the occupants of the structure by reason of inadequate venting,

cross connection, back-siphonage, improper installation, deterioration or damage or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

**Section 108 UNSAFE STRUCTURES AND EQUIPMENT**

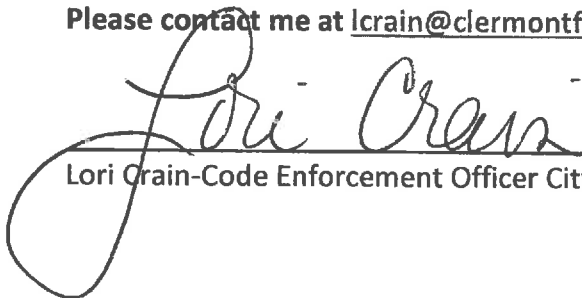
**Section 108.1.3 Structure unfit for human occupancy.** A structure that is in disrepair or lacks maintenance of essential equipment constitutes a hazard to the occupants of the structure or to the public.

**Section 108.1.5(9) Dangerous structure.** A structure that is used for dwelling because of inadequate maintenance, damage, faulty plumbing system or otherwise is determined by the code official to be unfit for human habitation.

**YOU ARE DIRECTED TO TAKE ACTION IMMEDIATELY BY INSTALLING SMOKE DETECTORS/ALARMS IN ALL UNITS; PLUMBING ISSUE IN UNIT 740 IS TO BE REPAIRED BY A LICENSED CONTRACTOR WITH PROPER PERMITS OBTAINED. THIS UNIT WILL BE UNFIT FOR HUMAN OCCUPANCY UNTIL SUCH TIME AS PLUMBING IS INSPECTED AND APPROVED BY CITY INSPECTOR.**

**FOR ALL OTHER VIOLATIONS, YOU ARE DIRECTED TO TAKE ACTION BY 5:00 PM THURSDAY, AUGUST 20, 2015.**

Please contact me at [lcraim@clermontfl.org](mailto:lcraim@clermontfl.org) or 352-241-7343.



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Lori Crain-Code Enforcement Officer City of Clermont, FL

Code Enforcement Board of the  
City of Clermont

**NOTICE OF HEARING**

**CITY OF CLERMONT,**

Petitioner,

vs.

**DRAKE DANE ET AL,**

Respondent,

**Case No. C2015-000385**

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, JANUARY 19, 2016, AT 6:00 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 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.**

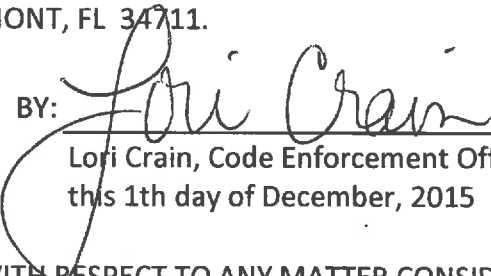
I hereby certify that a true and correct copy of the above and foregoing Notice of Hearing has been furnished by Certified Mail/Personal Service to Respondent, DRAKE DANE ET AL, 228 2<sup>ND</sup> ST, CLERMONT, FL 34711 AND CURRENT RESIDENT, 625 SHADY NOOK DR, CLERMONT, FL 34711.

Certified Mail/Return Receipt Requested #

9171 9690 0935 0112 2689 06

9171 9690 0935 0112 2688 90

BY:

  
Lori Crain, Code Enforcement Officer  
this 1th day of December, 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**

**October 13, 2015**

**Violation # C2015-000385**

**To:** DRAKE DANE ET AL  
228 2ND ST  
CLERMONT, FL 34711

9171 9690 0935 0112 9876 09

CURRENT RESIDENT  
625 SHADY NOOK DR  
CLERMONT, FL 34711

9171 9690 0935 0112 9875 93

**Violation/Property address:** 625 SHADY NOOK 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 625 SHADY NOOK DR, PARCEL #192226130000001901.

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

Junk, trash, debris, refuse etc are cleaned up; all weeds and underbrush in and around structures are mowed and broken branches are removed; broken windows, screens and doors are repaired and in proper working order; 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.

Shed on above property appears to be in need of repair as observed by Code Enforcement Officer.

**Type of Violation: Exterior Property Maintenance Section 302-IPMC\***

**302.1 Sanitation.** All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

Miscellaneous trash, debris, lumber, broken items located on the above listed property as observed by Code Enforcement Officer.

**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.

At least one window is broken and other areas are in need of repair or replacement as observed by Code Enforcement Officer at above listed property.

**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.

Tires, old chairs, broken items, rugs and trash were observed on the property by Code Enforcement Officer.

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

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

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

**Type of Violation: Sec. 34-62. Creation or maintenance of nuisance by property owner declared unlawful.**

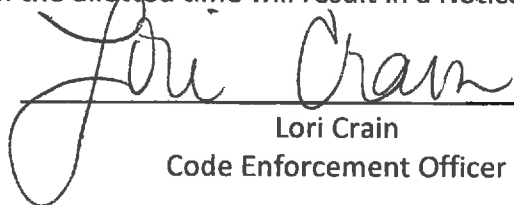
**Type of Violation: Weeds Section 302.4-IPMC**

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 [lcrain@clermontfl.org](mailto:lcrain@clermontfl.org) when you comply, so an inspection to determine compliance can be scheduled.**

**You are directed to take action by 5:00 PM, MONDAY, NOVEMBER 16, 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

**City of Clermont**

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

**VIOLATION NOTICE**

**December 14, 2015**

**Violation # C2015-000462**

**To:** SALUP GARY R & STEPHANIE C  
3824 GLENFORD DR  
CLERMONT, FL 34711

**Violation/Property address:** 3824 GLENFORD 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 3824 GLENFORD DR. CLERMONT, FL. 34711

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

- WHEN 2-DOOR GRAY HONDA CIVIC BEARING FL TAG AMMY95 IS RELOCATED AND NOT BLOCKING SIDEWALK. OR ANY OTHER VEHICLES AT THIS RESIDENCE BLOCKS SIDEWALKS.

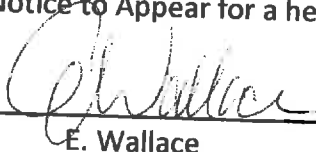
**Type of Violation:** Sidewalks and driveways Section 302.3-IPMC

Honda civic parked on sidewalk/ a courtesy notice was sent 2 weeks ago but property is still in violation.

**Please contact me at 352-241-7304 or [ewallace@clermontfl.org](mailto:ewallace@clermontfl.org) when you comply, so an inspection to determine compliance can be scheduled.**

You are directed to take action by **DECEMBER 31<sup>st</sup>, 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:**



E. Wallace

Code Enforcement Officer

Code Enforcement Board of the  
City of Clermont

**NOTICE OF HEARING**

**CITY OF CLERMONT,**

Petitioner

**Case No. C2015-000462**

vs.

**SALUP GARY R & STEPHANIE C**

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:

**JANUARY 19<sup>TH</sup>, 2016 @ 6:00 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 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.

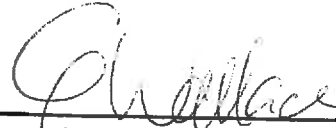
**PLEASE GOVERN YOURSELF ACCORDINGLY.**

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, SALUP GARY R & STEPHANIE C. 3824 GLENFORD DR. CLERMONT, FL. 34711

Certified Mail/Return Receipt Requested #

9171 9690 0935 0109 1695 82

BY:



Evie Wallace, Code Enforcement Officer  
this 31st day of December, 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

**AFFIDAVIT OF POSTING**

CITY OF CLERMONT  
Petitioner

CEB CASE # C2015-000462

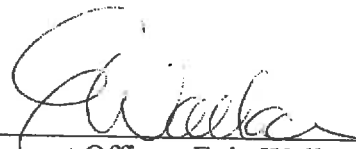
VS.

SALUP GARY R & STEPHANIE C ()  
Respondent

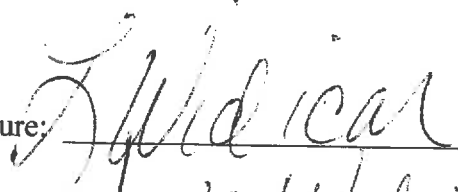
Personally appeared before me, Evie Wallace Code Enforcement Officer of the City of Clermont:

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 3824 GLENFORD DR ( 1-5-16) and entrance on the 1/19/2016.

Sworn to and subscribed before me this 5th day of January, 2016.

  
\_\_\_\_\_  
Code Enforcement Officer, Evie Wallace  
City of Clermont, 685 W. Montrose Street  
Clermont, FL 34711

The forgoing instrument was acknowledged before me this 5th day of January, 2016, by Evie Wallace, Code Enforcement Officer for the City of Clermont, who is personally known to me and who did take an oath.

Signature: 

Printed Name: Lisa Widican

