



**CODE ENFORCEMENT BOARD MEETING
WEDNESDAY, MARCH 23, 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 1 - Approval of the minutes for the February 16, 2016 Code Enforcement meeting.

OPENING STATEMENT

SWEARING IN WITNESSES

AGENDA

OTHER BUSINESS

**Item 2 - Case No. 12-895 & 13-973
Wallace**

Wayne Thomas
210/214 2nd St.
Clermont, FL 34711

REQUEST:

Place a lien on the property

**Item 3 - Case No. 2015-000097
Crain**

Masthead, LLC
Vacant lot between Masthead Blvd. &
Grand Hwy.
Clermont, FL 34711

REQUEST:

Place a lien on the property

**Item 4 - Case No. 2015-000157
Crain**

Hurtak Family Partnership
656 E. Hwy. 50
Clermont, FL 34711

REQUEST:

Reduction of fine

NEW BUSINESS

**Item 5 - Case No. 2015-000237
Wallace**

Clermont Offices, LLC
900 W. Highway 50
Clermont, FL 34711

VIOLATION:

Chapter 86, Section 86-285 Cure
Plan/Landscaping

**CODE ENFORCEMENT BOARD MEETING
WEDNESDAY, MARCH 23, 2016
CITY HALL at 685 WEST MONTROSE STREET
At 6:00 PM**

**Item 6 - Case No. 2015-000468
Crain**

Stanley Hayes & Current Resident
505 E. Montrose St.
Clermont, FL 34711

VIOLATION:

Chapter 50, Section 50-33 Pre-collection practices; Chapter 14, Section 308.2.1 Rubbish storage facilities; 308.3 Disposal of garbage; 308.3.2 Containers; 302 Exterior Property Maintenance; 308.1 Rubbish & Garbage; 302.8 Motor vehicles; Chapter 34, Section 34-95 Prohibited storage of certain items; 34-61 Enumeration of prohibited items, conditions or actions constituting nuisances; 34-62 Creation or maintenance of nuisance by property owner declared unlawful

**Item 7 - Case No. 2016-000042
Crain**

Stefan Boone & Brigitte Dermau
Merideth Nagel
Pegasus Tax
450 E. Hwy. 50, #6
Clermont, FL 34711

VIOLATION:

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

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.

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
FEBRUARY 16, 2016**

The regular meeting of the Code Enforcement Board was called to order on Tuesday, February 16, 2016, at 6:01 p.m. Members attending were Chair Chandra Myers, along with Board members Ken Forte, Alfred Mannella, Bill Petersen, and Harvey Rosenberg. Also attending were Barbara Hollerand, Development Services Director, 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.

Minutes for the January 19, 2016 Code Enforcement meeting was approved as written.

Chair Myers read the Opening Remarks.

Code Enforcement Officer Crain, along with any of the public who may testify, was sworn in.

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

CASE NO. 2016-000028

Lennar Homes, LLC
3195 Heritage Hills Blvd.
Clermont, FL 34711

LOCATION OF VIOLATION: 3195 Heritage Hills Boulevard, Clermont, FL 34711
VIOLATION: 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.

Carlos Delaruso, 7927 New River Dr., Orlando, stated that he oversees all the HOA's and clubs. He stated that he would like the four permits split up because they are separate issues.

Al Kaufman, 1215 Clubhouse Dr, Viera, stated that he is the Director of Construction of Orlando for Lennar.

Ms. Crain stated that the longest expired permit is 2014-02317, which expired March 23, 2015. It was to add two new fire sprinklers in the golf simulator area.

Mr. Delaruso stated that the golf simulator has been in the clubhouse since 2008. He stated that this was brought to their attention last year that this was not permitted. He stated that they pulled a permit to add two new sprinklers that were required to bring it up to code. He stated that fire retardant material information was needed, and he has brought that documentation tonight. He stated that the fire sprinkler

**CITY OF CLERMONT
MINUTES
CODE ENFORCEMENT BOARD
FEBRUARY 16, 2016**

contractor pulled a permit, however never requested an inspection. He stated that a separate permit was pulled for the simulator itself, however it was denied because the fire retardant material didn't meet grade.

Board Member Mannella asked when a certificate of occupancy was issued.

Mr. Delaruso stated that they received the certificate of occupancy in 2008.

Board Member Forte asked if they will need new permits prior to calling for inspections.

Mr. Mantzaris stated that it depends on how old the permit is. He stated that they would need to reinstate the permits prior to calling for inspections.

Mr. Delaruso stated that the 2015 permits are separate issues.

Mr. Mantzaris stated that the issue for tonight's cases is that work has been done without permits, permits were pulled, and then the permits were allowed to expire.

Board Member Rosenberg asked how many permits are allowed to expire and who manages the permits to ensure they don't expire.

Mr. Kaufman stated that permits are managed, however some permits do expire without their knowledge. He stated that some permits are the responsibility of the sub-contractors.

Board member Rosenberg made a motion to find the Respondent in repeat violation of two of the expired permits, with a fine of \$250.00 for every day each permit was in violation totaling \$7500.00; seconded by Board member Forte. The vote was 4-1 in favor of finding violation and amount of fine, with Board member Mannella opposing.

CASE NOS. 2015-000045, 2015-000187, 2015-000256, 2015-000342

Martin Wright Estate
775 E. Juniata St.
Clermont, FL 34711

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

REQUEST: Place a lien on the property

City Attorney Mantzaris introduced the case.

The Respondent was not present.

Board member Petersen made a motion to place a lien on the property; seconded by Board member Mannella. The vote was unanimous in favor of placing a lien.

CASE NO. 2015-000097

Masthead, LLC
Vacant lot at Masthead
Clermont, FL 34711

**CITY OF CLERMONT
MINUTES
CODE ENFORCEMENT BOARD
FEBRUARY 16, 2016**

LOCATION OF VIOLATION: Vacant lot at Masthead, Clermont, FL 34711

REQUEST: Waiver of fine

City Attorney Mantzaris stated that this case will not be heard due to the Respondent not being present.

CASE NO. 2015-000423

John Adams & Ann Adams Family LP

290 Citrus Tower Blvd.

Clermont, FL 34711

LOCATION OF VIOLATION: 290 Citrus Tower Blvd., Clermont, FL 34711

VIOLATION: Chapter 14, Sections 302.7; Chapter 114, Section 114-8

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 Petersen made a motion to find the Respondent in violation with a fine of \$250.00 for every day in violation after March 1, 2016; seconded by Board member Mannella. The vote was unanimous in favor of finding violation and amount of fine.

Following the regular scheduled meeting, a workshop was held for the Code Enforcement Board.

Code Enforcement Attorney Fuchs explained to the Code Enforcement Board what their jurisdiction as a Board is, what a quasi-judicial board is, voting conflicts, Sunshine Law, public records, and the roles of the Code Board's attorney.

There being no further business, the meeting was adjourned at 7:30 p.m.

Chandra Myers, Chair

Attest:

Rae Chidlow, Code Enforcement Clerk

City of Clermont

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

VIOLATION NOTICE

September 14, 2012

Violation # 2163

To: WAYNE THOMAS
210/214 2ND STREET
CLERMONT, FL 32711

WAYNE THOMAS
1106 DORIS STREET
ALTAMONTE SPRINGS, FL 32714

Certified, Return Receipts Requested #: 9171 9690 0935 0016 4448 02

Certified, Return Receipts Requested #: 9171 9690 0935 0016 4447 96

Property Address: 214 2ND STREET, CLERMONT FL 34711
Parcel Number: 24-22-25-0400-0070-0100

Type of Violation: PROPERTY MAINTENANCE

In Violation Of: Chapter 14, Section 14-9

Titled: "International Property Maintenance Code 2012"
(SEE ATTACHED COPY)

You are hereby notified that you are in violation of the referenced section of the *International Property Maintenance Code 2012*, City of Clermont Code of Ordinances, due to the following:

- In the bottom storage area located in the rear of the building, there are numerous violations with regard to the plumbing and electrical, in addition to possible structural violations.
(Section 604.3 Electrical System Hazards, 504.3 Plumbing system Hazards, 304.1.1 (1) Unsafe Conditions)
- Exterior surfaces are not intact, peeling paint around windows, holes in building, and areas that are not fully weather resistant.
(Section 304.2 Protective Treatment, Section 304.6 Exterior Walls)
- Miscellaneous debris around the outside the property.
Items include, but are not limited to: cans, buckets, various kids' toys, etc.
(Section 302.1 Sanitation)
- There are no address numbers on the buildings.
(Section 302.3 Premises Identification)
- Weeds in excess of 18 inches
(Section 302.4 Weeds)
- Driveway has potholes.
(Section 302.3 Sidewalks)
- Smoke alarms were not functional in the rear, bottom floor apartment.
(Section 704.2 Smoke Alarms)
- Stove not functional in the rear, bottom floor apartment.
(Section 603.1 Mechanical Appliances)
- Insect screens are not tight fitting, have holes, and are missing.
(Section 304.14 Insect Screens)

- Windows in the rear, bottom floor apartment, do not have necessary hardware and do not easily open or stay in a fixed position (Section 304.13.2 Openable Window)
- The front door in the rear, bottom floor apartment, is not air tight. Insects and weather conditions are able to enter into the residence. (Section 304.15 Doors)
- The dryer exhaust in the rear, bottom floor apartment, is not routed properly. It cannot be routed into the space underneath the building. (Section 403.5 Clothes Dryer Exhaust)

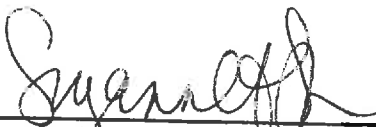
Compliance of This Violation will be when the following conditions are met in entirety:

- Regarding the bottom floor, rear storage area, it is required that a Certified Contractor assess unpermitted work and unsafe conditions that currently exist. They will be required to submit a scope of work to the zoning department, and obtain all required permits, and after the fact permits, to bring violations into compliance.
- All exterior surfaces that are not intact, all peeling paint around windows, and holes in building, are repaired and sealed to be weather tight and air tight.
- Miscellaneous debris located around the outside the property must be removed and stored in an appropriate location.
- Address numbers must be placed on all buildings, as required by code.
- Mow all high weeds in excess of 18 inches
- Repair all potholes in the driveway.
- All smoke alarms are to be functional
- Stove is to be functional.
- Repair or replace all insect screens that are not tight fitting, have holes, and are missing in windows.
- Replace all window hardware that is missing, or in disrepair.
- The front door is not air tight. Insects and weather conditions are able to enter into the residence.
- Properly reroute the dryer exhaust, and obtain all required permits if necessary.

You are directed to take action by **October 15, 2012**. Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

You are required to contact me at (352) 241-7309 or soshea@clermontfl.org, when you comply.

By:


 Suzanne O'Shea
 Code Enforcement Officer

City of Clermont

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

VIOLATION NOTICE

June 14, 2012

Violation # 2069

To: WAYNE THOMAS
210/214 2ND STREET
CLERMONT, FL 32711

WAYNE THOMAS
1106 DORIS STREET
ALTAMONTE SPRINGS, FL 32714

Certified, Return Receipts Requested #: 9171 9690 0935 0016 4439 04
Certified, Return Receipts Requested #: 9171 9690 0935 0016 4439 11

Property Address: 210/214 2ND STREET, CLERMONT FL 34711
Parcel Number: 24-22-25-0400-0070-0100

Type of Violation: PROPERTY MAINTENANCE
In Violation Of: Chapter 14, Section 14-9
Titled: "International Property Maintenance Code 2012"
(SEE ATTACHED COPY)

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

- Miscellaneous garbage/debris around the outside the property.
Items include, but are not limited to: cans, boxes, buckets, tree branches, etc.
(Section 302.1 Sanitation)
- There are no address numbers on the buildings.
(Section 302.3 Premises Identification)

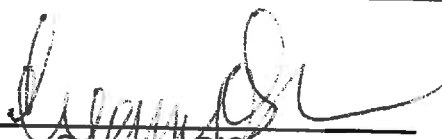
Compliance of This Violation will be when the following conditions are met it its entirety:

- Property is cleaned of all abovementioned items.
- Address numbers of proper size and location are placed on the buildings.

You are directed to take action by **June 22, 2012**. Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

You are required to contact me at (352) 241-7309 or soshea@clermontfl.org, when you comply.

By:


Suzanne O'Shea
Code Enforcement Officer

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

CITY OF CLERMONT,
Petitioner
vs.

**Case No. 12-895
Violation No. 2163**

WAYNE THOMAS
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:

WEDNESDAY NOVEMBER 28, 2012 at 7:00 PM
at
685 West Montrose Street, Clermont, Florida.
Council Chambers of City Hall

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

If the violation is corrected and then recurs, or if the violation is not corrected by the time specified by the Code Enforcement Officer in his/her Statement of Violation, this case may be presented to the Board even if the violation has been corrected prior to the hearing.

PLEASE GOVERN YOURSELF ACCORDINGLY.

I hereby certify that a true and correct copy of the above and foregoing Notice of Hearing has been furnished by Certified Mail/Personal Service to Respondent, Wayne Thomas, 214 2nd St., Clermont, FL 34711 and 1106 Doris St., Altamonte Springs, FL 32714 (Certified Mail/Return Receipt Requested# 9171 9690 0935 0030 1192 12, 9171 9690 0935 0030 1192 29)

BY: 
Suzanne O'Shea, Code Enforcement Officer
this 7th day of November 2012.

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

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

CITY OF CLERMONT

Petitioner,

vs.

BANK OF CAMDEN,

Respondent,

**Case No: CEB 13-973
2144 2nd St.
Clermont, Florida 34711**

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

YOU ARE HEREBY ADVISED that the Code Enforcement Board shall conduct a hearing on **March 23, 2016, at 6:00 p.m. in the Council Chambers, City Hall, 685 West Montrose Street, Clermont, Florida**, to consider the petitioner's request as set forth below for authorization to impose a fine and create a code enforcement lien in this matter.

This motion is pursuant to Chapter 162, Florida Statutes. At its November 19, 2013 hearing the Code Enforcement Board issued a Findings of Fact, Conclusion of Law and Order finding that a City Code violation had occurred on the above property related to the following violations of City Code:

Section 14-9, IMPC Sections:

108.1.1, "Unsafe structures"

108.1.2 "Unsafe Equipment"

108.1.3 "Structure Unfit for Human Occupancy"

108.1.5 (1), (2), (6), (7), (8), (9) and (10) "Dangerous Structure or Premises"

108.2 "Closing of Vacant Structure"

109.2 "Temporary Safeguards"

110.1 "Demolition-General"

301.3 "Vacant Structures and Land"

Section 122-146 "Yards"

Section 86-283 "Abandonment of Nonconforming Use."

Thereafter at its July 21, 2015 meeting the Board entered an order Approving Stipulation and Amending the Board's order dated November 22, 2013. The Amended Order provided, among other things, that Respondent would correct the violations described in the November 22, 2013 Order on or before November 1, 2015 or a fine of \$250.00 per day would accrue. A copy of the Order is attached hereto. The Respondent failed to timely correct the violation and a fine has accrued based on the above-referenced Order of the Board. As of March 23, 2016, the fine

shall have accrued to \$37,750 due to 143 days of non-compliance. The accrued fine remains unpaid.

WHEREFORE, the City of Clermont requests the Code Enforcement Board authorize recording of an Order Imposing Administrative Fine/Lien in the amount of \$37,750 which shall continue to accrue at the rate of \$250 per day until such time as the property is brought into compliance.

I **HEREBY CERTIFY** that on this 18th day of February 2016, a true and correct copy of this Order has been furnished by certified and regular mail to the Respondent, Bank of Camden 180 Highway 641, North Camden, TN 38320 and Ladd Fassett, Attorney for Respondent 1325 W. Colonial Drive, Orlando, Florida 32804.



Daniel F. Mantzaris
Clermont City Attorney
Florida Bar Number 562327
dfm14@dbksmn.com
vbn88@dbksmn.com
de Beaubien, Knight, Simmons,
Mantzaris & Neal, LLP
332 North Magnolia Avenue (32801)
P.O. Box 87
Orlando, FL 32802
Telephone: (407) 422-2454
Facsimile: (407) 992-3541

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

CITY OF CLERMONT

Petitioner,

vs.

BANK OF CAMDEN,

Respondent,

**Case No: CEB 13-973
214 2nd St.
Clermont, Florida 34711**

9171 9690 0935 0090 7150 10

**ORDER APPROVING STIPULATION AND
AMENDING NOVEMBER 22, 2013 ORDER OF BOARD**

THIS MATTER came before the Code Enforcement Board of the City of Clermont for hearing on **July 21, 2015**, upon Joint Motion of the parties and the Board having been fully advised in the premises, thereupon issues the following Order:

1. The Stipulation of the parties dated July 2, 2015, a copy of which is attached hereto, is hereby accepted and approved.

2. Upon completion of the conditions in the stipulation and timely payment of the reduced amount of \$5,000, the accrued fine as of the date of this Order shall be satisfied in full.

3. The prior Order of this Board dated November 22, 2013, is amended to provide that the compliance date for correction of all violations described in the Board's prior Order is amended to November 1, 2015. If Respondent fails to correct the violations by November 1, 2015, a fine of TWO HUNDRED AND FIFTY DOLLARS (\$250.00) will accrue for each day the violations continue after November 1, 2015. Except as otherwise amended hereby, all findings and terms set forth in the Board's November 22, 2013 Order shall remain unchanged and in effect, nunc pro tunc.

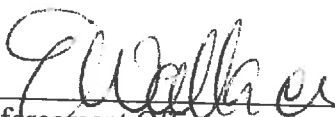
Done and Ordered this 29th day of July 2015.

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


Chairman David Holt

I HEREBY CERTIFY that on this 29th day of July 2015, a true and correct copy of this Order has been furnished by certified and regular mail to the Respondent, Bank of Camden

180 Highway 641, North Camden, TN 38320 and Ladd Fassett, Attorney for Respondent 1325
W. Colonial Drive, Orlando, Florida 32804.


Code Enforcement Officer

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

AFFIDAVIT OF NON-COMPLIANCE

In the matter of:
Case # 13-973

Bank of Camden
214 2nd Street
Clermont, FL 34711

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

1. That on July 21st, 2015, the Code Enforcement Board held a public hearing and issued an Order Approving Stipulation in the abovementioned case.
 - The order approving stipulation and amending the order of board from the November 22, 2013 board hearing.
2. That, pursuant to said Stipulation, the Respondent was to have taken certain corrective action by November 1st, 2015 for this violation or a \$250.00 per day fine was to be imposed.
3. That, an inspection was performed on December 15th, 2015 and found that the corrective action ordered by the Board has not been completed.
4. In accordance with the Board's order, a fine of \$250.00 per day will accrue from November 1st, 2015 to the time the property is in full compliance.
5. You are requested to contact the Code Enforcement Department to schedule an inspection once the violations have been remedied.

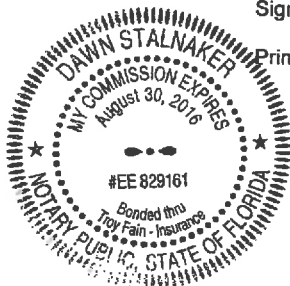
Sworn to and subscribed before me this 15th day of December 2015.

Evie Wallace
Evie Wallace
Code Enforcement Officer

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 15th day of Dec, 2015, by Evie Wallace, as the Code Enforcement Officer for the City of Clermont, who is personally known to me and who did take an oath.

(SEAL)



Signature: Dawn Stalnakier
Printed Name: Dawn Stalnakier

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

CITY OF CLERMONT

Petitioner,

vs.

WAYNE THOMAS,

Respondent,

**Case No: CEB 12-895
214 2nd St.
Clermont, Florida 34711**

FINDINGS OF FACT, CONCLUSION OF LAW and ORDER

THIS MATTER came before the Code Enforcement Board of the City of Clermont for hearing on **November 28, 2012** and the Board having heard sworn testimony and received evidence from **Suzanne O'Shea, Code Enforcement Officer**, for the City, Respondent **Wayne Thomas**, and neighbor, **Mary Ellen Tucker**, 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 record owner of and in custody and control of the property described in the Violation Notice dated September 14, 2012 and located in Clermont, Florida.
- 3) There exists on the property plumbing and electrical deficiencies, improperly maintained exterior surfaces, miscellaneous debris on the outside of the premises, no address numbers on the buildings, potholes in the driveway, non-functional smoke detectors, insect screens in disrepair, missing hardware on windows, front door in disrepair and improperly routed dryer vent, as more particularly described in the Violation Notice dated September 14, 2012.
- 4) These conditions present a serious threat to the public health, safety and welfare.

II. CONCLUSION OF LAW

The Code Enforcement Board finds the Respondent Wayne Thomas is in violation of Clermont City Code Section 14-9, IMPC Section 302.1 "Sanitation"; Section 302.3 "Sidewalks and driveways"; Section 304..1.1 "Unsafe conditions"; Section 304.2 "Protective treatment"; Section 304.3 "Premises Identification"; Section 304.6 "Exterior walls"; Section 304.13.2 "Openable window"; Section 304.14 "Insect screens"; Section 304.15 "Doors"; Section 403.5 "Clothes dryer exhaust"; Section 504.3 "Plumbing system hazards"; and Section 604.3 "Electrical system hazards".

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 **December 18, 2012**, by taking the remedial action as set forth in the Violation Notice dated September 14, 2012. If the Respondent fails to timely correct the violations a fine of **TWO HUNDRED AND FIFTY DOLLRS (\$250)** will accrue for each day the violation continues past **December 18, 2012**.
- 2) The Board further orders that the above-stated violations constitute a serious threat to the public health, safety and welfare and that by copy of this Order the City of Clermont is hereby notified of such condition.
- 3) Respondent bears the burden of, and shall contact the City of Clermont Code Enforcement Department to arrange for a re-inspection of the Property and to verify that the violation has been corrected, and the property has been brought into compliance with the City Code Sections as cited above. Respondent shall call (352) 241-7309 to request an inspection.
- 4) 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.

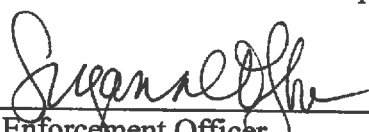
Done and Ordered this 30th day of November 2012.

CODE ENFORCEMENT BOARD OF THE
CITY OF CLERMONT, FLORIDA


Vice Chairman Alfred Manella

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

I HEREBY CERTIFY that on this 30th day of November 2012, a true and correct copy of this Order has been furnished by certified and regular mail to the Respondent, Wayne Thomas, 214 2nd Street, Clermont, FL 34711, and 1106 Doris St, Altamonte Springs, FL 32714.


Code Enforcement Officer

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

CITY OF CLERMONT

Case No: C2015-000097

Petitioner,

**Vacant Land on Masthead Blvd to Grand Hwy
Clermont, Florida**

vs.

MASTHEAD, LLC,

9171 9690 0935 0112 2660 70

Respondent.

_____ /

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

YOU ARE HEREBY ADVISED that the Code Enforcement Board shall conduct a hearing on **March 23, 2016, at 6:00 p.m. in the Council Chambers, City Hall, 685 West Montrose Street, Clermont, Florida**, to consider the petitioner's request as set forth below for authorization to impose a fine and create a code enforcement lien in this matter.

This motion is pursuant to Chapter 162, Florida Statutes. At its May 19, 2015, hearing the Code Enforcement Board issued a Findings of Fact, Conclusion of Law and Order of Repeat Violation finding that a City Code violation had been repeated between April 10, 2015 and April 21, 2015 on the above property related to following violations of Clermont City Code Chapter 14, Section 14-9, International Property Code Section 302.4, Weeds. As a result of this repeat violation, the Board imposed a fine in the amount of \$6,000. The Respondent has failed to pay the accrued fine.

WHEREFORE, the City of Clermont requests the Code Enforcement Board authorize recording of an Order Imposing Administrative Fine/Lien in the amount of \$6,000.00.

I HEREBY CERTIFY that on this 31st day of March, 2016, a true and correct copy of this Order has been furnished by certified and regular mail to the Respondent, MASTHEAD, LLC., 535 Julie Lane, Winter Springs, FL 32708.



Code Enforcement Officer

HURTAK FAMILY PARTNERSHIP, LTD.

South Lake Plaza
656 East Hwy 50
Clermont, Florida 34711
Phone: (352) 432-3987

AR/AP Office
525 NE 58th Street
Miami, Florida 33137
Phone (305) 757-5807

January 28, 2016

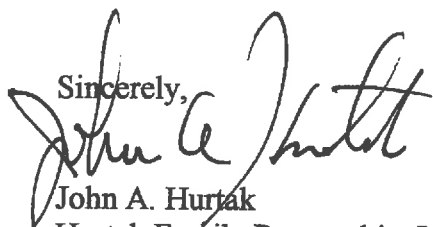
City of Clermont
Code Enforcement Board
685 W. Montrose Street
Clermont, Florida 34711

RE: Case #C2015-000157
Property Address: 604 E. Hwy 50 Clermont, FL 34711
Violation: Fire Safety Requirements

Dear Code Enforcement Board:

Please allow this letter to serve as our request to appear before the Code Enforcement Board on March 23, 2016, at 6:00 p.m. to request adjustment of fines in the above referenced case.

Sincerely,



John A. Hurtak
Hurtak Family Partnership, Ltd.

Encl:

City of Clermont

January 27, 2016

To: Hurtak Family Partnership
656 E Hwy 50
Box 4
Clermont, FL 34711

9171 9690 0935 0112 2665 51

RE : Case # C2015-000157
Property address: 604 E Hwy 50, Clermont, FL 34711
Violation: Fire Safety Requirements

Dear Hurtak Family Partnership & Clermont Furniture,

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 \$250.00 per day accrued from August 22, 2015, to September 3, 2015.

Total amount of fine is \$3250.00

In order to close this case you are requested to:

1. Submit full payment of the fine at the Development Services Department before **March 9th, 2016**.

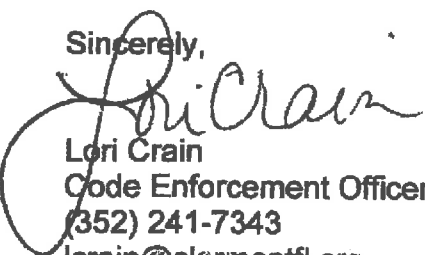
OR

2. Appear before the Code Enforcement Board on **March 23rd, 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 **March 9th, 2016**. 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 April 19th, 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
lcraim@clermontfl.org

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

CITY OF CLERMONT

Petitioner,

vs.

HURTAK FAMILY PARTNERSHIP, LTD,

Respondent.

Cases No: C2015-000157

**604 E. Hwy 50
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 **July 21, 2015**, and the Board having heard sworn testimony and received evidence from **Lori Crain, Code Enforcement Officer**, for the City, **Jenifer Pierce, Fire Inspector**, for the City and from **James Hurtak for Respondent and Ronald Shore Clermont Furniture, Inc.**, 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 15, 2015, located in Clermont, Florida.
- 3) There exist on the property a structure open to the public that has means of egress blocked or obstructed; electrical panels that are not visible and do not have clear minimum access; and a fire protection system that has not been inspected, tested and properly maintained.

II. CONCLUSION OF LAW

The Code Enforcement Board finds the Respondent, **HURTAK FAMILY PARTNERSHIP, LTD** is in violation of Clermont City Code Chapter 14, IPMC, Chapter 7, "Fire Safety Requirements" Section 701.2 "Responsibility", Section 702.1, "Means of Egress" Section 704.1 "Fire Protection Systems – General" and Section 704.1.1 "Automatic sprinkler systems" and NFPA Sections 101:7.1.10, 1:11.1.2, 1:13.3.1.1, and 1:13.7.1.4.10.5.

II. ORDER

- 1) The Respondent shall correct the violations by taking the remedial action as set forth in the April 27, 2015 Violation Notice by **August 21, 2015**. If the Respondent fails to timely correct the violations by **August 21, 2015** a fine of **TWO HUNDRED AND FIFTY DOLLARS (\$250.00)**

will accrue for each day the violation continues past **August 21, 2015**.

2) Respondent bears the burden of, and shall contact the City of Clermont Code Enforcement Department to arrange for a re-inspection of the property and to verify that the violation has been corrected, and the property has been brought into compliance with the City Code Sections as cited above. 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 29th day of July, 2015.

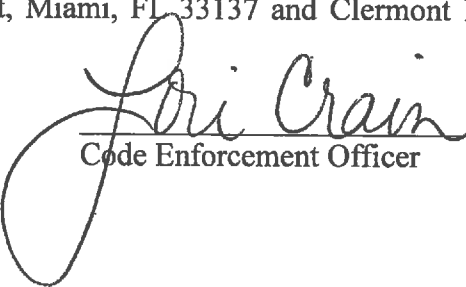
CODE ENFORCEMENT BOARD OF THE
CITY OF CLERMONT, FLORIDA



Chairman David Holt

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

I HEREBY CERTIFY that on this 30th day of July, 2015, a true and correct copy of this Order has been furnished by certified and regular mail to the Respondent, Hurtak Family Partnership, LTD, 525 NE 58th Street, Miami, FL 33137 and Clermont Furniture, Inc. 604 E. Hwy 50, Clermont, FL 34711.


Code Enforcement Officer

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

VIOLATION NOTICE

April 27, 2015

Violation # C2015-000157

To: HURTAK FAMILY PARTNERSHIP LTD
525 NE 58TH ST
MIAMI, FL 33137
9171 9690 0935 0076 1884 56
CLERMONT FURNITURE, INC
604 E HWY 50
CLERMONT, FL 34711
9171 9690 0935 0076 1884 63

Violation/Property address: 604 E HWY 50, CLERMONT, FL 34711

You are hereby notified that you are in violation of the referenced sections of the City of Clermont Code of Ordinances and the Florida Fire Prevention Code, Fifth Edition, for the parcel located at 604 E HWY 50, PARCEL #302226040000020000.

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

When all means of egress are cleared from any obstructions or blockages to provide a straight, visible access at all times for all occupants of structure; When all electric panels and equipment are visible and have clear minimum access of 36"; When entire fire protection system including sprinklers, alarms and detectors have been inspected, tested and are properly maintained by your sprinkler company and are no longer in "red tag" status; When all fire alarms and devices are visible and the storage of items currently obstructing them have been removed; When building has been inspected, passed and approved by a City of Clermont Fire Inspector.

Type of Violation: CHAPTER 14, SECTION 14-9, IPMC CHAPTER 7, FIRE SAFETY REQUIREMENTS:

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.

702.1 MEANS OF EGRESS-A safe, continuous and unobstructed patch of travel shall be provided from any point in a building or structure to the public way.

NFPA 101:7.1.10

Means of egress shall be continuously maintained, free of obstructions or impediments, to full instant use in case of fire or other emergency.

Emergency exits were blocked or partially and completely obstructed by items not allowing free and instant use in case of fire, as observed by Code Enforcement Officer at above listed address on April 21, 2015.

NFPA 1:11.1.2

Provide 36" clear access to all electric panels and equipment.

Electric panels were partially or completely obstructed by items clearly not providing 36" of clear access to the panels, as observed by Code Enforcement Officer at above listed

address on April 21, 2015.

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.

704.1.1-Automatic sprinkler systems-Inspection, testing and maintenance of automatic sprinkler systems shall be in accordance with NFPA.

NFPA 1:13.3.1.1

Commodity not within NFPA 13 requirements; contact your fire sprinkler company for guidance.

NFPA 1:13.3.1.1

Fire sprinkler system "red tagged"; contact fire sprinkler company.

Per Fire Inspector J. Pierce's observation at above address on April 21, 2015, Fire protection systems were not in compliance with NFPA requirements.

NFPA 1:13.7.1.4.10.5

Fire alarm devices not visible due to storage; all storage must be within the NFPA 1, 101 and 13 guidelines.

Several fire alarm devices were not visible due to the large amount of items stored in and around these areas throughout the above listed property as observed by Code Enforcement Officer on April 21, 2015.

Due to the hazard and danger of these violations Immediate compliance is required to ensure the life, health, property and safety of the occupants as well as the public.

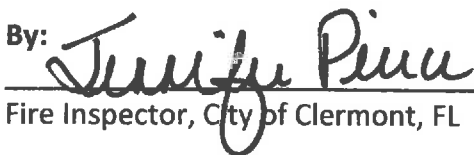
Failure to remedy the violations will result in a Notice to Appear for a hearing before the Code Enforcement Board.

By:



Code Enforcement Officer, City of Clermont, FL

By:



Fire Inspector, City of Clermont, FL

City of Clermont

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

VIOLATION NOTICE

July 10, 2015

Violation # C2015-000237

To: CLERMONT OFFICES LLC
900 W HIGHWAY 50
CLERMONT, FL 34711

Violation/Property address: 663, 665 & 667 E. Hwy 50, Clermont, Fl. 34711 (Clermont Offices, LLC) c/o Dennis Horton

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 663, 665 & 667 SR 50 Clermont, Fl. 34711

- Listed Plaza has been open and has not adhered to the approved Cure Plan per code (Section 86-285).

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

- Before Compliance date, contact must be made to Curt Henschel (Planning Manager) at 352-241-7308 or chenschel@clermontfl.org to start the process as required by code. Failure to contact Mr. Henschel to begin the cure plan will result in a hearing notice for a Code Enforcement Board and/or fines accruing.

Type of Violation: CURE PLAN/LANDSCAPING CHAPTER 86, SECTION 86-285 (b)(f)

violation of Cure plan

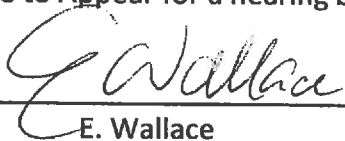
Cure Plan

Sec86-285 Hardship relief due to eminent domain actions.

Please contact me at 352-241-7304 or ewallace@clermontfl.org should you have any questions.

You are directed to take action by AUGUST 13, 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 Supervisor

Code Enforcement Board of the
City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

vs.

CLERMONT OFFICES LLC

Respondent

Case No. C2015-000237

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:

MARCH 23RD, 2016 at 630pm

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.

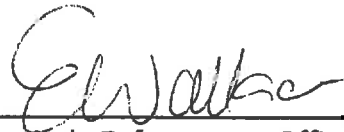
PLEASE GOVERN YOURSELF ACCORDINGLY.

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, CLERMONT OFFICES LLC.

Certified Mail/Return Receipt Requested #

9171 9690 0935 0109 1694 52

BY:



Evie Wallace, Code Enforcement Officer
this 3rd day of March, 2016

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 22, 2015

Violation # C2015-000468

**To: STANLEY HAYES & CURRENT RESIDENT
505 EAST MONTROSE ST
CLERMONT, FL 34711**

9171 9690 0935 0112 2660 49

Violation/Property address: 505 EAST MONTROSE ST, 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 505 EAST MONTROSE ST PARCEL #192226110000003600

Compliance with the Violation(s) listed will be when the following condition(s) are met: WHEN ALL ITEMS OF TRASH, DEBRIS, RUBBISH, GARBAGE, REFUSE AND OTHER PROHIBITED NUISANCE ITEMS ARE REMOVED AND/OR CLEANED UP AND STORED OUT OF SIGHT OF THE PUBLIC AND IN COMPLIANCE.

Type of Violation: • Sec. 50-33. – Pre-collection practices.

(a) Separation of garbage and trash. Garbage and trash shall be placed and maintained in separate containers.

(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.

Type of Violation: 308.2.1 Rubbish storage facilities. IPMC

The owner of every occupied premise shall supply approved covered containers for rubbish, and the owner of the premises shall be responsible for the removal of rubbish.

Type of Violation: 308.3 Disposal of garbage. IPMC

Every occupant of a structure shall dispose of garbage in a clean and sanitary manner by placing such garbage in an approved garbage disposal facility or approved garbage containers.

Type of Violation: 308.3.2 Containers. IPMC

The operator of every establishment that produces 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: Exterior Property Maintenance Section 302-IPMC

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

Type of Violation: Prohibit storage of certain items Section 34-95

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

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: 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.

(11) Storage of junk in residential areas. The storage or accumulation of junk in any area zoned for residential use.

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.

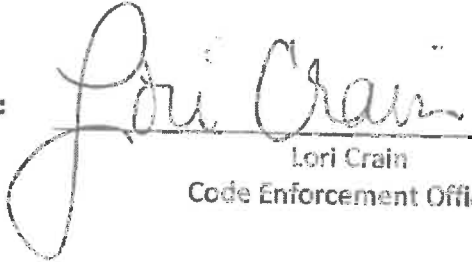
Type of Violation: VEHICLES. 302.8 Motor vehicles. IPMC

No inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises.

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 5:00 PM, TUESDAY, FEBRUARY 9, 2016. 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

*IPMC=INTERNATIONAL PROPERTY MAINTENANCE CODE adopted by City of Clermont.

Code Enforcement Board of the
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

vs.

STANLEY HAYES,

Respondent,

Case No. C2015-000468

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:

WEDNESDAY, MARCH 23, 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, STANLEY HAYES, PO BOX 120035, & 294 LINDEN ST, CLERMONT, FL 34711. Certified Mail/Return Receipt Requested #

BY:



Lori Crain, Code Enforcement Officer
this 17th day of February, 2016

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

February 16, 2016

Violation # C2016-000042

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

MERIDETH C. NAGEL, P.A., AGE'
450 E HWY 50
#4
CLERMONT, FL 34711

9171 9690 0935 0112 2663 53

PEGASUS TAX
450 E HWY 50
#6
CLERMONT, FL 34711

9171 9690 0935 0112 2663 46

Violation/Property address: 450 EAST HWY 50 #6, 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 450 EAST HWY 50 #6, #302226040000007100.

Compliance with the Violation(s) listed will be when the following condition(s) are met: WHEN ALL WIND BANNERS/FLAGS ARE TAKEN DOWN FROM ABOVE 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.

On January 15, 2016, Mr. Tracey was advised by Code Enforcement Officer that he could display 1 wind banner for 10 days as a newly opened business. On January 28, 2016, Mr. Tracey was advised to remove the wind banner as it was still displayed and the 10 days was passed. On February 10, 2016, Mr. Tracey emailed Code Enforcement advising that he was going to display the wind banners again due to other businesses also displaying wind banners. As of the date of this notice, Code Enforcement has observed 3 wind banners displayed on the above listed property.

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 IMMEDIATELY UPON RECEIPT OF THIS NOTICE AND/OR BY 5:00 PM, WEDNESDAY, FEBRUARY 17, 2016.

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:

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

Lori Crain
Code Enforcement Officer

Sec. 102-8. - Prohibited signs; exceptions.

It shall be unlawful to erect, cause to be erected, maintain or cause to be maintained any sign described as follows:

- (1) Commercial or office signs within residentially zoned land. No commercial or office use sign shall be located upon any residentially zoned property, except signs advertising uses allowed outright, by variance, or by conditional use permit approval in that residential zone that conform with the sections of this chapter and other provisions of this land development code relating to that use.
- (2) Any sign which constitutes a traffic hazard or a detriment to traffic safety by reason of its size, location, movement, content, coloring or method of illumination; or any sign which obstructs vision between pedestrians and vehicles using the public right-of-way, including but not restricted to those not meeting visibility requirements of this land development code. Specifically prohibited are:
 - a. Signs using rotating or flashing signal lamps similar to those used on emergency vehicles, regardless of location or color.
 - b. Signs that resemble any official sign or marker erected by any government agency, or that by reason of position, shape or color would conflict with the proper functioning of any traffic sign or signal, or be of a size, location, movement, color or illumination that may be reasonably confused with or construed as, or conceal, a traffic control device.
 - c. Signs using lights or illuminations that flash, move, rotate, scintillate, blink, flicker or vary in intensity or color.
 - d. Signs within 50 feet of public rights-of-way or 100 feet of traffic control lights that contain red or green lights that might be confused with traffic control lights.
 - e. Signs using words and traffic control symbols so as to interfere with, mislead or confuse traffic, such as "stop," "look," "caution," "danger" or "slow."
 - f. Signs that are of such intensity or brilliance as to cause glare or impair the vision of any motorist, cyclist or pedestrian using or entering a public way, or that are a hazard or a nuisance to occupants of any property because of glare or other characteristics.
- (3) Signs of any description erected or placed in any location where the sign's presence will interfere with clear sight distances of either motor vehicles or pedestrian traffic.
- (4) Signs that are in violation of the Florida Building Code or electrical codes adopted by the city.
- (5) Signs with visible moving, revolving or rotating parts or visible mechanical movement of any description or other apparent visible movement achieved by electrical, electronic or mechanical means, except for traditional barber poles.
- (6) Signs with the optical illusion of movement by means of a design that presents a pattern capable of giving the illusion of motion or changing of copy.
- (7) 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.
- (8)

Code Enforcement Board of the
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner,

vs.

**STEFAN BOONE & BRIGITTE DERMAU,
AND PEGASUS TAX,**

Respondents,

Case No. C2016-000042

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:

WEDNESDAY, MARCH 23, 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 Registered Mail/Personal Service to Respondent, STEFAN BOONE & BRIGITTE DERMAU, DRIESENWEG 1, MERCHTEM, 1785, BELGIUM; Certified Mail/Return Receipt Requested: MEREDITION NAGEL, P.A., AGENT, 1201 W HWY 50, CLERMONT, FL 34711; PEGASUS TAX, 450 E HWY 50, #6, CLERMONT, FL 34711
Certified Mail/Return Receipt Requested #

BY:



Lori Crain, Code Enforcement Officer
this 29th day of February, 2016

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.