



**CODE ENFORCEMENT BOARD MEETING  
TUESDAY, JUNE 21, 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 April 19, 2016 Code Enforcement meeting minutes**

**OPENING STATEMENT**

**SWEARING IN WITNESSES**

**AGENDA**

\*\*\*\*\*

**OTHER BUSINESS**

**Item 2 - Case No. 2014-010044  
Crain**

Michelle & Grady Taylor  
970 W. Juniata Street  
Clermont, FL 34711

**REQUEST:**

To place a lien on the property.

\*\*\*\*\*

**Item 3 - Case No. 2015-000036  
Wallace**

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

**REQUEST:**

Reduction or waiver of fine.

\*\*\*\*\*

**Item 4 - Case No. 2015-000075  
Wallace**

Orforiland Premium, LLC  
91 and 93 Sunnyside Dr.  
Clermont, FL 34711

**REQUEST:**

To place a lien on the property.

\*\*\*\*\*

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

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

**REQUEST:**

Reduction or waiver of fine.

\*\*\*\*\*

**CODE ENFORCEMENT BOARD MEETING  
TUESDAY, JUNE 21, 2016  
CITY HALL at 685 WEST MONTROSE STREET  
At 6:00 PM**

**NEW BUSINESS**

**Item 6 - Case No. 2016-000235  
Crain**

SW Williams Family, LLC  
901 12th Street  
Clermont, FL 34711

**VIOLATION:**

Chapter 14, Section 302.4 Weeds

\*\*\*\*\*

**Item 7 - Case No. 2016-000261  
Crain**

KRV Clermont Corp.  
Vacant lot adjacent to Highway 27/  
Kings Ridge Subdivision at Braxton Ave.  
Clermont, FL 34711

**VIOLATION:**

Chapter 122, Section 122-344 Property  
Maintenance; Chapter 34, Section 34-61  
Enumeration of prohibited items,  
conditions or actions constituting  
nuisances; Chapter 14, Section 301.3  
Vacant structures and land; Section 302.4  
Weeds

\*\*\*\*\*

**Item 8 - Case No. 2016-000288  
Crain**

WT Holdings, LLC  
Ronald Vanderkuhl  
624 Prince Edward Ave.  
Clermont, FL 34711

**VIOLATION:**

Chapter 14, Sections 303.2 Enclosures;  
303.1 Swimming pools; 302.4 Weeds;  
108.1.1 Unsafe structures; 108.5 (7)  
Dangerous structure or premises

\*\*\*\*\*

**Item 9 - Case No. 2016-000310  
Crain**

N. Renee Goodloe & Julian M. Fogle  
4 vacant lots east side of Lake/Hwy 50  
Clermont, FL 34711

**VIOLATION:**

Chapter 14, Section 302.4 Weeds

\*\*\*\*\*

**CODE ENFORCEMENT BOARD MEETING  
TUESDAY, JUNE 21, 2016  
CITY HALL at 685 WEST MONTROSE STREET  
At 6:00 PM**

**Item 10 - Case No. 2016-000311  
Wallace**

Kevin L. Mix  
1086 Harmony Lane  
Clermont, FL 34711

**VIOLATION:**

Chapter 122, Section 122-349 Home  
Occupation; Chapter 34, Section 34-95  
Prohibit storage of certain items.

\*\*\*\*\*

**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  
APRIL 19, 2016**

The regular meeting of the Code Enforcement Board was called to order on Tuesday, April 19, 2016, at 6:00 p.m. Members attending were Acting-Chair Alfred Mannella, along with Board members Ken Forte, Harvey Rosenberg, and Bill Petersen. Also attending were Lori Crain, Code Enforcement Officer, Barbara Hollerand, Development Services Director, Valerie Fuchs, Code Enforcement Attorney, Dan Mantzaris, City Attorney, and Rae Chidlow, Planning Specialist.

The Pledge of Allegiance was recited.

Acting-Chair Mannella read the Opening Remarks.

Minutes for the March 23, 2016 Code Enforcement meeting were approved as written.

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

Acting-Chair Mannella gave the floor to Code Enforcement Staff and City Attorney.

**CASE NO. 2015-000107**

Cheroban, LLC  
Vacant lot at Palm and East Ave.  
Clermont, FL 34711

**LOCATION OF VIOLATION:** Vacant lot at Palm and East Ave., Clermont, FL 34711

**REQUEST:** Impose a fine and create a lien on the property.

City Attorney Mantzaris introduced the case.

The Respondent was present and sworn in.

Attorney Anita Geraci-Carver, 1560 Bloxam Avenue, stated that she is representing the Respondent. She stated that the property was being maintained all along, however the Respondent did not realize he had to call for an inspection to close the case.

Noel Moenssens, 12914 Magnolia Pointe, stated that they have maintained the property during the time-frame of the accruing fines. He stated that there is one section of the property that has a steep slope that was not being maintained due to the rains. He stated that portion has been cleared away.

Code Enforcement Officer Crain stated that she had emailed the Respondent in April of 2015. She stated that the Respondent said that the landscape company should have the unfinished area done that week. She stated that it was never mowed or cleared at that time.

Board member Rosenberg made a motion to reduce the fine amount of \$29,700 to \$1500 to be paid within 30 days; seconded by Board member Forte. The vote was unanimous in favor of the fine reduction.

**CITY OF CLERMONT  
MINUTES  
CODE ENFORCEMENT BOARD  
APRIL 19, 2016**

**CASE NO. 2016-000114**

Clermont Regional Investors, LLC  
Boost Mobile & Galaxy Mobile  
1062 E. Highway 50  
Clermont, FL 34711

**LOCATION OF VIOLATION:** 1062 E. Highway 50, Clermont, FL 34711

**VIOLATION:** Chapter 122, Section 102-8 (7) Prohibited Signs; Exceptions, Wind Signs.

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. She stated that the property is currently in compliance.

Board member Rosenberg made a motion to find in violation with no fine assessed; seconded by Board member Petersen. The vote was unanimous in favor of the violation.

There being no further business, the meeting was adjourned at 6:21 p.m.

---

**Chandra Myers, Chair**

**Attest:**

---

**Rae Chidlow, Code Enforcement Clerk**

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

**CITY OF CLERMONT,  
Petitioner,**

**Case No: C2014-010044  
970 W JUNIATA ST**

**VS.**

**MICHELLE & GRADY TAYLOR,  
Respondents.**

---

**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 May 17, 2016, at 6:00 PM 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.

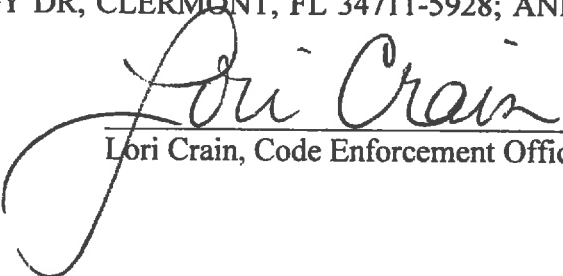
This motion is pursuant to Chapter 162, Florida Statutes. At its September 15, 2015, hearing, the Code Enforcement Board issued a Findings of Fact, Conclusion of Law, Order of Repeat Violation and Imposing Fine finding that a City Code had been violated on the above property related to the following violations of Clermont City Code **Chapter 14, Sections, 304.14, 309.1, 309.2, 605.1, 605.2, 704.1, 704.2, Section 10-46, 34-134, 34-139, 34-61, 34-62.** As a result of these violations, the Board imposed a fine in the amount of \$250 to accrue for each day the violation continues past September 20, 2015. The Respondent has failed to completely comply.

WHEREFORE, the City of Clermont requests the Code Enforcement Board authorize recording of an Order Imposing Administrative Fine/Lien as provided in Chapter 162, Florida Statutes in the amount of \$60,000. (\$250 per day fine accruing for 240 days-September 21, 2015, through May 17, 2016) which shall continue to accrue at \$250 per day until compliance has been met.

I HEREBY CERTIFY that on this 21st day of April, 2016, a true and correct copy of this Order has been furnished by certified and regular first class mail to the Respondents, MICHELLE & GRADY TAYLOR, 12406 LAKE VALLEY DR, CLERMONT, FL 34711-5928; AND 970 W JUNIATA ST, CLERMONT, FL 34711.

**9171 9690 0935 0124 5573 64**

**9171 9690 0935 0124 5573 71**

  
Lori Crain, Code Enforcement Officer

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

**CITY OF CLERMONT**

**Case No: CEB 14-010044  
970 W. Juniata Street  
Clermont, Florida 34711**

**Petitioner,** 9171 9690 0935 0112 9878 21

**vs.**

9171 9690 0935 0112 9878 14

**MICHELLE and GRADY TAYLOR,**

**Respondents,**

\_\_\_\_\_ /

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

THIS MATTER came before the Code Enforcement Board of the City of Clermont for hearing on **September 15, 2015**, and the Board having heard sworn testimony and received evidence from **Lori Crain, Code Enforcement Officer**, for the City, and having noted that respondent was not present or represented thereupon issues the following Findings of Fact, Conclusion of Law, and Order:

**I. FINDINGS OF FACT**

- 1) Notice as required by Section 162.12, F.S. was provided to Respondent.
- 2) The Respondents are in custody and control of the property described in the Amended Violation Notice dated July 9, 2015, and located in Clermont, Florida.
- 3) The structure on the property has electrical equipment that is not properly installed and maintained; electrical receptacles that are missing required covers; fire protection system including smoke alarms that are not maintained or missing; missing insect screens; and rat and rodent infestation. Further there exists on the property an accumulation of refuse and animal waste and a condition that allows for the harborage of rats and vermin.

**II. CONCLUSION OF LAW**

The Code Enforcement Board finds the Respondents, Michelle and Grady Taylor, are in violation of Clermont City Code Sections 10, Section 10-46 "Animals urinating and defecating"; 34-134 "Buildings to be free of rats"; 34-139 "Removal of rat proofing"; 34-61 "Enumeration of prohibited items"; and 34- 62 "Creation or maintenance of nuisance by property owner declared unlawful" and Clermont City Code Chapter 14, IMPC Sections 605.1 "Electrical Equipment"; 605.2 "Receptacles"; 704.1 "Fire Protection Systems"; 704.2 "Smoke Alarms"; 304.14 "Insect Screens"; 309.1 "Pest Elimination"; and 309.2 "Owner Responsibility".

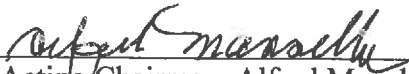
**III. ORDER**

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 **September 20, 2015**, by taking the remedial action as set forth in the Amended Violation Notice dated July 9, 2015. If the Respondents fail to timely correct the violations a fine of **TWO HUNDRED FIFTY DOLLARS (\$250)** will accrue for each day the violation continues past **September 20, 2015**.
- 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.

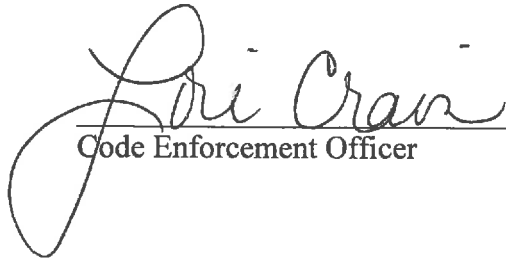
Done and Ordered this 22 day of September, 2015.

CODE ENFORCEMENT BOARD OF THE  
CITY OF CLERMONT, FLORIDA

  
Acting 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 22<sup>nd</sup> day of September 2015, a true and correct copy of this Order has been furnished by certified and regular mail to the Respondents, Michelle and Grady Taylor, 12406 Lake Valley Drive, Clermont, FL 34711.

  
Code Enforcement Officer



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

**CITY OF CLERMONT**

**Petitioner,**

**vs.**

**HURTAK FAMILY PARTNERSHIP, LTD**

**Respondent,**

**Case No: C2015-000036  
690 SR 50  
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 **April 21, 2015** and the Board having heard sworn testimony and received evidence from **Evie Wallace, Code Enforcement Officer**, for the City, and having noted that Respondent was not present or represented, thereupon issues the following Findings of Fact, Conclusion of Law, and Order:

**I. FINDINGS OF FACT**

- 1) Notice as required by Section 162.12, F.S. was provided to Respondent.
- 2) The Respondent is in custody and control of the property described in the Violation Notice dated February 16, 2015 and located in Clermont, Florida.
- 3) There is emanating or coming from the property storm water runoff and materials onto the public street and sidewalk.

**II. CONCLUSION OF LAW**

The Code Enforcement Board finds the Respondent HURTAK FAMILY PARTNERSHIP, LTD is in violation of Clermont City Code Chapter 94, Section 94-225 "Performance and design standards", Section 94-227 "Maintenance of installed systems" and Section 94-228 "Enforcement".

**III. ORDER**

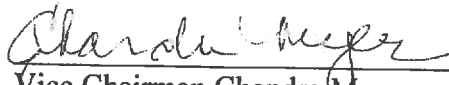
Based on the above-stated findings and conclusion of law, it is hereby Ordered that:

- 1) Respondent shall correct the above-stated violations on or before May 19, 2015, by taking the remedial action as set forth in the Violation Notice dated February 16, 2015. If the Respondent fails to timely correct the violations a fine of ONE HUNDRED DOLLARS (\$100) will accrue for each day the violation continues past May 19, 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. Respondent shall call (352) 241-7304 to request an inspection.
- 3) Any fine imposed shall accrue from the date it is imposed until the date that the violation is corrected as verified by the City of Clermont Code Enforcement Department.

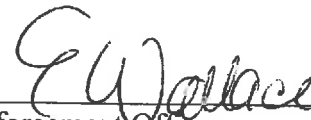
Done and Ordered this 7 day of May 2015.

CODE ENFORCEMENT BOARD OF THE  
CITY OF CLERMONT, FLORIDA

  
Vice Chairman Chandra Myers

**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 7 day of May 2015, a true and correct copy of this Order has been furnished by certified and regular mail to the Respondent, Hurtak Family Partnership, LTD., P.O. Box 961025, Fort Worth, TX 76161.

  
Code Enforcement Officer

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

**AFFIDAVIT OF COMPLIANCE**

In the matter of:

Case # C2015-000036  
HURTAK FAMILY PARTNERSHIP LTD  
PO BOX 961025  
FORT WORTH, TX 76161

Violation Address: 690 SR 50

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

1. That on April 21, 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 19<sup>th</sup>, 2015 for this violation or a \$100.00 per day fine was to be imposed.
3. That, an inspection was performed on May 04, 2016 and found that the corrective action ordered by the Board was completed.
4. In accordance with the Board's order, a fine of \$34,900.00 per day accrued from to per calendar day with a grand total of 349 days fines were accrued.

Sworn to and subscribed before me this 4th day of May, 2016.

EW Wallace

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

The forgoing instrument was acknowledged before me this 4th day of May, 2016, 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.



Signature:

Printed Name:

Lisa Widican

# City of Clermont

May 10<sup>th</sup>, 2016

To: Hurtak Family Partnership, LTD

RE : Case # C2015-000036

Property address- Bank of America 690 SR50. Clermont, FL. 34711

Mr. Hurtak:

This is to notify you that the abovementioned Code Enforcement case is in COMPLIANCE but cannot be closed due to the outstanding fine that remains on the property.

Total amount of fine is \$34,900.00 and Affidavit of Compliance is attached.

In order to close this case you are requested to:

1. Submit full payment of the fine at Development Services Department (1<sup>st</sup> floor at City Hall) along with this letter

**OR**

2. Appear before the Code Enforcement Board on **June 21<sup>st</sup>, 2016** at 6:00 p.m. to request an adjustment of fines (waive or reduction). You are required to submit a letter requesting to appear before the board no later than **May 31<sup>st</sup>, 2016**. Please include the case information provided above. An original letter, mailed, emailed or dropped off, and signed by the owner or its agent/representative is required.

\*Code Enforcement Board hearings are held in City Hall 685 W. Montrose Street (1<sup>st</sup> floor) at City Hall Chambers.

Thank you for your attention in this matter.

Sincerely,



Evie Wallace

Code Enforcement Supervisor

(352) 241-7304

[ewallace@clermontfl.org](mailto:ewallace@clermontfl.org)

**HURTAK FAMILY PARTNERSHIP, LTD.**

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

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

May 19, 2016

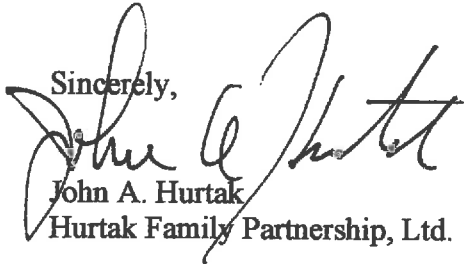
City of Clermont  
Code Enforcement Board  
685 W. Montrose Street  
Clermont, Florida 34711

RE: Case #C2015-000036  
Property Address: 690 State Road 50 Clermont, FL 34711  
Violation: Water runoff from and drainage on property

Dear Code Enforcement Board:

Please allow this letter to serve as a request on behalf of ourselves and our tenant(s), 690 East Highway 50 LLC and Bank of America Corporation, to appear before the Code Enforcement Board on June 21, 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:

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

**CITY OF CLERMONT**

**Petitioner,**

**vs.**

**ORFORILAND PREMIUM, LLC**

**Respondent,**

**Case No: C2015-000075  
91 Sunnyside Dr.  
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 **June 21, 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 April 21, 2015 hearing the Code Enforcement Board issued a Findings of Fact, Conclusion of Law and Order finding that City Code violations exist on the above property related to the following:

City Code Chapter 14, IPMC Sections:

- 108.1.1 "Unsafe structure"
- 305 "Interior structures"
- 309.4 "Pest elimination-multiple occupants"
- 403.2 "Bathrooms and toilet rooms"
- 505.4 "Water Heating facilities"

City Code, Section 122-344 "Building permit required".

The Board's written order dated May 8, 2015, provided that Respondent would correct the violations on or before May 20, 2015 or a fine of TWO HUNDRED DOLLARS (\$200.00) per day would accrue. The Respondent failed to correct the violations in a timely manner and a fine has accrued based on the above-referenced Order of the Board. The violations continue to exist on the property and the fine remains unpaid as of the date hereof.

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

I HEREBY CERTIFY that on this 11<sup>th</sup> day of May, 2016, a true and correct copy of this Order has been furnished by certified and regular mail to the Respondent, ORFORILAND PREMIUM LLC, 1313 N. Market St, Ste. 5100, Wilmington, DE 19801-611.



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



DE BEAUBIEN KNIGHT SIMMONS MANTZARIS & NEAL LLP  
ATTORNEYS AND COUNSELLORS AT LAW  
ORLANDO | TALLAHASSEE | TAMPA  
WWW.DBKSMN.COM

Reply to Orlando

May 11, 2016

Rae W. Chidlow, Planning Specialist  
Development Services  
685 W. Montrose Street  
Clermont, FL 34711

**Re: City of Clermont  
Orforiland Premium, LLC, CEB C2015-000075  
Our File Number: 36042**

Dear Rae:

Enclosed please find the original Notice of Hearing and Motion for Order Imposing Fine and Creating Lien on Property for the above-referenced matter. A copy has been provided to the Respondent.

If you have any questions or wish to discuss this matter further, please do not hesitate to contact our office.

Very truly yours,

A handwritten signature in cursive script, appearing to read 'Veronica Null', written in dark ink.

Veronica Null  
Legal Assistant to Daniel F. Mantzaris

/vbn

Enclosure



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

**CITY OF CLERMONT**

**Petitioner,**

**vs.**

**ORFORILAND PREMIUM, LLC**

**Respondent,**

**Case No: C2015-000075  
91 Sunnyside Dr.  
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 **April 21, 2015** and the Board having heard sworn testimony and received evidence from **Evie Wallace**, for the City, having noted that Respondent was not present or represented, and having received testimony from **Erin Smith**, former tenant of the subject property, 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 in custody and control of the property described in the Violation Notice dated March 18, 2015 and located in Clermont, Florida.
- 3) There exists on the property the following conditions: work completed without a permit; plumbing, mold and structural issues, including water intrusion and drywall and texture damage; no ventilation in downstairs bathroom: water heater has exposed wiring, pressure relief is not piped to safe place and not properly grounded; rat feces on stairwell; open ceiling with structural damage and kitchen walls are open exposing plumbing, mold and structural damage.

**II. CONCLUSION OF LAW**

The Code Enforcement Board finds the Respondent ORFORILAND PREMIUM, LLC is in violation of Clermont City Code Chapter 14, IPMC Sections 108.1.1 "Unsafe structure", 305 "Interior structures, 309.4 "Pest elimination-multiple occupants", 403.2 "Bathrooms and toilet rooms", and 505.4 "Water Heating facilities" and Chapter 122, Section 122-344 "Building permit required".

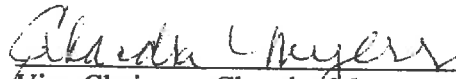
III. ORDER

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 May 19, 2015, by taking the remedial action as set forth in the Violation Notice dated March 18, 2015. If the Respondent fails to timely correct the violations a fine of TWO HUNDRED DOLLARS (\$250) will accrue for each day the violation continues past May 20, 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. Respondent shall call (352) 241-7304 to request an inspection.
- 3) Any fine imposed shall accrue from the date it is imposed until the date that the violation is corrected as verified by the City of Clermont Code Enforcement Department.

Done and Ordered this 8 day of May 2015.

CODE ENFORCEMENT BOARD OF THE  
CITY OF CLERMONT, FLORIDA

  
\_\_\_\_\_  
Vice Chairman Chandra Myers

**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 8 day of May 2015, a true and correct copy of this Order has been furnished by certified and regular mail to the Respondent, ORFORILAND PREMIUM LLC, 1313 N. Market St, Ste 5100, Wilmington, DE 19801-611.

  
\_\_\_\_\_  
Code Enforcement Officer

# City of Clermont

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

## AFFIDAVIT OF COMPLIANCE

In the matter of:

Case # C2015-000075

Regarding violation address: 91 and 93 Sunnyside Dr., Clermont Fl. 34711

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

1. That on April 21<sup>st</sup>, 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 5-19-15 for this violation or a \$250 per day fine was to be imposed.  
(OR)  
Property was in compliance on \_\_\_\_\_ but order was recorded on above date for the requirements of "Repeat Violation" under Florida State Statute (F.S.S.) Chapter 162.
3. That, an inspection was performed on 6-17-15 and found that the corrective action ordered by the Board was completed.
4. ~~X~~ In accordance with the Board's order, a fine of \$-250— per day accrued from ~~5-20-15~~ to 5-20-15 per calendar day with a grand total of \$5000.00 from 20 days fines were accrued. Please submit payment to the City of Clermont by July 18<sup>th</sup>, 2015 with the total amount or the city might impose a lien against the property. The case is not closed until the fine amount is paid.  
(OR)

\_\_\_\_ No further action is required, no fine has accrued, and this case is closed.

Sworn to and subscribed before me this 18th day of June, 2015.

Evie Wallace  
Evie Wallace 352-241-7304  
Code Enforcement Supervisor

The forgoing instrument was acknowledged before me this 18th day of June, 2015, by Evie Wallace as the Code Enforcement Supervisor for the City of Clermont, who is personally known to me and who did take an oath.

L. Widican



**Dane Drake and Steve Monn**

228 2nd. Street  
Clermont, FL 34711  
352-406-6869

May 6, 2016

Code Violation Board  
City of Clermont, Florida

Case No: C2015-000385

Property address: 625 Shady Nook Drive, Clermont, Florida

I would like to appear before the Code Enforcement Board on June 2, 2016, at 6pm to request or eliminate fines levied against me.

The property in question was under court order to evict tenants during the times of violation. Tenants caused most of the violations due to retaliation of the court order.

Sincerely,

A handwritten signature in black ink, appearing to read 'Steve Monn', with a long horizontal flourish extending to the right.

Steve Monn

# City of Clermont

April 28, 2016

To: DRAKE DANE ET AL, 228 2<sup>ND</sup> ST, CLERMONT, FL 34711

RE: Case: #C2015-000385

Property address: 625 SHADY NOOK DR

Violation: EXTERIOR PROPERTY MAINTENANCE & NUISANCES

Dear DRAKE DANE ET AL,

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 per day accrued from February 2, 2016, to March 31, 2016.

Total amount of fine is \$5800.00.

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

1. Submit full payment of the fine at the Building Services Department before **May 31, 2016**.

**OR**

2. Appear before the Code Enforcement Board on **June 21, 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 May 31, 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 July 19, 2016, in which the city will request a lien be recorded against the property.**

Thank you for your attention in this matter.

Sincerely,



9171 9690 0935 0124 5575 24

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 # C2015-000385  
DRAKE DANE ET AL  
228 2ND ST  
CLERMONT, FL 34711

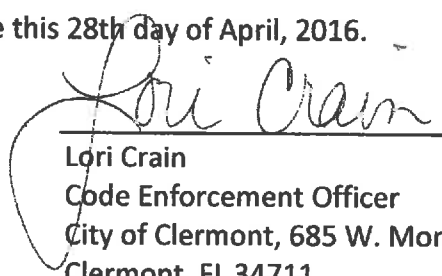
9171 9690 0935 0124 5575 24

Violation Address: 625 SHADY NOOK DR, CLERMONT, FL

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

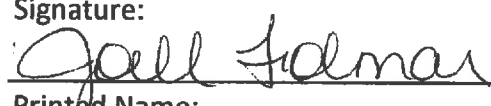
1. That on January 19, 2016, the Code Enforcement Board held a public hearing and issued an Order in the abovementioned case.
2. That, pursuant to said Order, the Respondent was to have taken certain corrective action by or before February 1, 2016, for this violation or a \$100.00 per day fine was to be imposed.
3. That, an inspection was performed on March 31, 2016, and found that the corrective action ordered by the Board was completed.
4. In accordance with the Board's order, a fine of \$100.00 per day accrued from February 2, 2016, to March 30, 2016, per calendar day with a grand total of 58 days fines were accrued.

Sworn to and subscribed before me this 28th day of April, 2016.

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

The forgoing instrument was acknowledged before me this 28th day of April, 2016, 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:

  
\_\_\_\_\_

Printed Name:

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



JOELL FOLMAR  
MY COMMISSION # FF 009885  
EXPIRES: June 26, 2017  
Bonded Thru Budget Notary Services

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

**CITY OF CLERMONT**

**Petitioner,**

**vs.**

**DRAKE DANE, ET AL,**

**Respondent.**

**Cases No: C2015-000385**

**625 Shady Nook Dr  
Clermont, Florida**

9171 9690 0935 0112 2665 13

9171 9690 0935 0112 2665 06

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

THIS MATTER came before the Code Enforcement Board of the City of Clermont for hearing on **January 19, 2016**, and the Board having heard sworn testimony and received evidence from **Lori Crain, Code Enforcement Officer**, for the City and noted that Respondent was not present or represented, and having also heard from **Rhonda Rene Nichols, (Tenant)** 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 October 13, 2015, and located in Clermont, Florida.
- 3) There exists on the subject property an accessory structure in disrepair; rubbish, tires, rugs, trash, debris, lumber and broken items; and overgrowth of grass and weeds.

**II. CONCLUSION OF LAW**

The Code Enforcement Board finds the Respondents Drake Dane, Et al are in violation of Clermont City Code Section 34-61 Enumeration of prohibited items, conditions constituting nuisances"; Section 34-62, "Creation or maintenance of nuisance by property owner declared unlawful; Section 122-344, "Property maintenance"; and Section 14-9, International Property Maintenance Code Sections: 302.1 "Sanitation", 302.4 "Weeds", 302.7 "Accessory Structures", 304.1 "Exterior Structure" and 308.1 "Rubbish and garbage".

**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 **February 1, 2016**, by

taking the remedial action as set forth in the Violation Notice dated October 13, 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 **February 1, 2016**.

- 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.

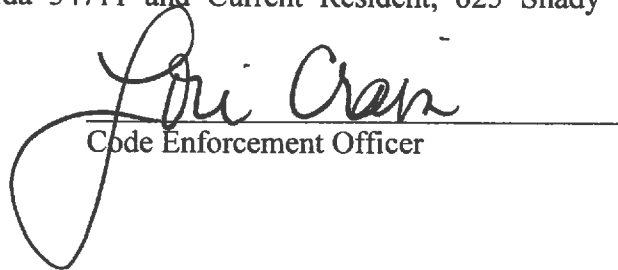
Done and Ordered this 29 day of January, 2016.

CODE ENFORCEMENT BOARD OF THE  
CITY OF CLERMONT, FLORIDA

  
Chairperson Chandra Myers

**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 30<sup>th</sup> day of January, 2016, a true and correct copy of this Order has been furnished by certified and regular mail to the Respondent Drake Dane, Et Al., 228 2<sup>nd</sup> Street, Clermont, Florida 34711 and Current Resident, 625 Shady Nook Dr., Clermont, Florida 34711.

  
Code Enforcement Officer



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

**REPEAT VIOLATION NOTICE**

**May 3, 2016**

**Violation # C2016-000235**

**To:** SW WILLIAMS FAMILY LLC  
454 Highbrook Blvd  
Ocoee, FL 34761

**Violation/Property address:** 901 12TH ST, CLERMONT, FL 34711

**You are hereby notified** that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at 901 12TH ST PARCEL #232225050011202100

**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.

**THIS CASE WILL BE PRESENTED TO THE CODE ENFORCEMENT BOARD AS STATED IN THE ATTACHED NOTICE OF HEARING ON REPEAT VIOLATION, EVEN IF THE VIOLATION HAS BEEN CORRECTED PRIOR TO THE HEARING DATE.**

**By:**



---

Lori Crain  
Code Enforcement Officer

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

**CITY OF CLERMONT,**

Petitioner,

vs.

**S W WILLIAMS FAMILY LLC,**

Respondent,

**Case No. C2016-000235**

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, MAY 17, 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, S W WILLIAMS FAMILY LLC, 454 Highbrook Blvd, Ocoee, FL 34761.

Certified Mail/Return Receipt Requested #

9171 9690 0935 0124 5575 48

BY:



---

Lori Crain, Code Enforcement Officer  
this 3rd day of May, 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**

**May 03, 2016**

**Violation # C2016-000235**

**To:** S W WILLIAMS FAMILY LLC  
454 Highbrook Blvd  
OCOE, FL 34761

**Violation/Property address:** 901 12TH ST, CLERMONT, FL 34711

**You are hereby notified** that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at 901 12TH ST, #232225050011202100

**Compliance with the Violation(s) listed will be when the following condition(s) are met: WHEN PILE OF OLD TIRES, CANS AND DEBRIS ARE REMOVED FROM PROPERTY.**

**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.

**Please contact me at (352)-241-7343 or [lcraim@clermontfl.org](mailto: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, SATURDAY, MAY 14, 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

Code Enforcement Board of the  
City of Clermont

**NOTICE OF HEARING**

**CITY OF CLERMONT,**

Petitioner,

vs.

**KRV CLERMONT CORP,**

Respondent,

**Case No. C2016-000261**

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, JUNE 21, 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.

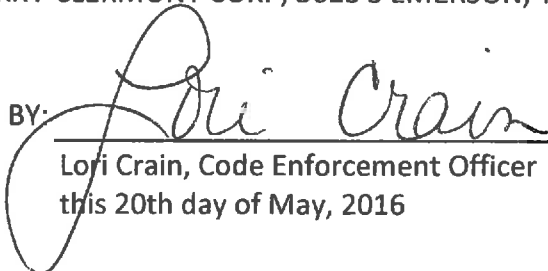
Any letters, lists, pictures of items displayed, presented or handed out at a public meeting for any City Commission, Board, Council or City public meeting, must be left with the recording clerk at the meeting at that time. No cell phone or electronic displays are permitted unless a printed copy is supplied 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, KRV CLERMONT CORP, 3023 S EMERSON, TAMPA, FL 33629  
Certified Mail/Return Receipt Requested #

**9171 9690 0935 0124 5578 83**

BY:

  
Lori Crain, Code Enforcement Officer  
this 20th day of May, 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**

**April 28, 2016**

**Violation # C2016-000261**

9171 9690 0935 0124 5574 94

**To:** KRV CLERMONT CORP  
3023 S EMERSON  
TAMPA, FL 33629

**Violation/Property address:** VACANT LOT ADJ TO HWY 27 & KING'S RIDGE SUBDIVISION AT BRAXTON AVE

**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 VACANT LOT ADJ TO HWY 27 & BRAXTON AVE #092326000200001200

**Compliance with the Violation(s) listed will be when the following condition(s) are met: WHEN 30 FOOT BUFFER IS MOWED AND MAINTAINED FROM PROPERTY LINE AND RIGHTS-OF-WAYS.**

**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.

(1) Any contiguous unimproved parcel of land greater than one acre is exempt from mowing under the following conditions:

a. **A buffer of 30 feet shall be required** to be maintained from any improved right-of-way. All grass or weeds within that buffer will be maintained below 18 inches.

OVERGROWTH OF WEEDS AND VEGETATION OBSERVED BY CODE ENFORCEMENT OFFICER. ALSO OBSERVED ARE DEAD TREES AND LIMBS THAT HAVE FALLEN ON THE PROPERTY.

**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.

THE OVERGROWTH MAKES FOR AN ATTRACTIVE HARBORAGE FOR UNWANTED ANIMALS, ETC. WHICH CREATES A NUISANCE.

**Type of Violation: Vacant Structures and Lands Section 301.3-IPMC**

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

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

All premises and exterior property shall be maintained free from weeds or plant growth in excess of 18 inches.

**Please contact me at (352)-241-7343 or [lcraim@clermontfl.org](mailto: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, FRIDAY, MAY 13, 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

**Sec. 122-344. - General development conditions**

(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 detrital materials.

(1) Any contiguous unimproved parcel of land greater than one acre is exempt from mowing under the following conditions:

- a. A buffer of 30 feet shall be required to be maintained from any improved right-of-way. All grass or weeds within that buffer will be maintained below 18 inches.
- b. Abutting unimproved parcels will not be required to have a buffer between them.

**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.

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

**Sec 302.4 –IPMC (\*IPMC=INTERNATIONAL PROPERTY MAINTENANCE CODE ADOPTED BY CITY OF CLERMONT)**

All premises and exterior property shall be maintained free from weeds or plant growth in excess of 18 inches.

**Sec 301.3 IPMC Vacant Structures and Land**

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

# City of Clermont

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

## REPEAT VIOLATION NOTICE

**May 11, 2016**

**Violation # C2016-000288**

**To:** WT HOLDINGS, LLC &  
RONALD VANDERKUHL  
1500 SUNSET VILLAGE BLVD  
CLERMONT, FL 34711

**Violation/Property address:** 624 PRINCE EDWARD AVE, CLERMONT, FL 34711

**You are hereby notified** that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at 624 PRINCE EDWARD AVE PARCEL # 192226010000003400

**Type of Violation: Enclosures 303.2-IPMC**

Private swimming pools containing more than 24 inches in depth shall be completely surrounded by a fence or barrier at least 48 inches in height. Gates and doors in such barriers shall be self-closing and self-latching. No existing pool enclosure shall be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

CURRENT FENCE AROUND POOL IS IN NEED OF REPAIR. ONE AREA WHICH BORDERS THE PROPERTY BEHIND THE POOL IS FALLING DOWN AND ALLOWS A SPACE LARGE ENOUGH FOR AN ADULT OR CHILD TO GET THROUGH. THIS CREATES A PUBLIC HEALTH AND SAFETY HAZARD. THE RESIDENTS RESIDING AT 611 EAST AVE, CLERMONT, FL, HAVE TEMPORARILY CURED THE SAFETY CONCERN BY PROPPING UP A LARGE PIECE OF LUMBER AGAINST THE OPENING WHERE THE FENCE IS FALLING DOWN.

**Type of Violation: Swimming Pools Section 303.1-IPMC**

Swimming pools shall be maintained in a clean and sanitary condition, and in good repair. THE POOL IS CURRENTLY NOT BEING MAINTAINED, IS GREEN & STAGNANT WATER. THIS IS ATTRACTING INSECTS, SPECIFICALLY MOSQUITOES. THIS CREATES AN UNSANITARY CONDITION AND HEALTH AND PUBLIC WELFARE HAZARD.

**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.

WEEDS IN EXCESS OF 18 INCHES ARE GROWING AROUND THE POOL AREA.

**THIS CASE WILL BE PRESENTED TO THE CODE ENFORCEMENT BOARD AS STATED IN THE ATTACHED NOTICE OF HEARING ON REPEAT VIOLATION, EVEN IF THE VIOLATION HAS BEEN CORRECTED PRIOR TO THE HEARING DATE.**

**Type of Violation: Unsafe structures 108.1.1-IPMC** An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards or because such structure contains unsafe equipment or is so damaged, decayed,



dilapidated, structurally unsafe or of such faulty construction that partial or complete collapse is possible.

**Type of Violation: Dangerous structure or premises. Section 108.5(7)** Any structure or premises that has any or all of the conditions or defects described below shall be considered dangerous.

(7) the structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure.

This dilapidated fence and unsanitary pool meet the requirements of this code to be deemed unsafe and dangerous. This property is located 1 city block from elementary and middle schools and within a block of apartments and houses in which children reside.

This same property, along with the same listed property owners were found in violation of those listed above by the City of Clermont Code Enforcement Board by their Order and Findings of Fact dated and signed on August 28, 2014, under case CEB14-994.

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

Code Enforcement Board of the  
City of Clermont

**NOTICE OF HEARING**

**CITY OF CLERMONT,**

Petitioner,

vs.

**WT HOLDINGS LLC & RONALD VANDERKUHL,**

**Respondents,**

**Case No. C2016-000288**

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, MAY 17, 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.

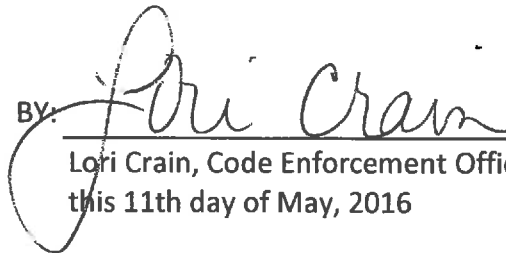
**PLEASE GOVERN YOURSELF ACCORDINGLY.**

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, WT HOLDINGS LLC & RONALD VANDERKUHL, 1500 SUNSET VILLAGE BLVD, CLERMONT, FL 34711.

Certified Mail/Return Receipt Requested #

**9171 9690 0935 0124 5579 44**

BY:



Lori Crain, Code Enforcement Officer  
this 11th day of May, 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.

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

**CITY OF CLERMONT**

**Petitioner,**

**vs.**

**RONALD VANDERKUHL & WAYNE VAUGHN,**

**Respondents,**

**Case No: CEB 14-994  
624 Prince Edward  
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 **August 19, 2014** and the Board having heard sworn testimony and received evidence from **Lori Crain, Code Enforcement Officer**, for the City and **Grace Vanderkuhl**, on behalf of Respondents, 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 July 3, 2014 and located in Clermont, Florida.
- 3) There existed on the property a swimming pool that was green and unsanitary, high grass/weeds and and unsecured chain link fence gate.
- 4) The Respondents corrected the above-stated conditions on or before August 19, 2014..

**II. CONCLUSION OF LAW**

The Code Enforcement Board finds the Respondents were in violation of Clermont City Code Section 14-9, International Property Maintenance Code Sections 303.1 "Swimming pools"; 302.4 "Weeds" and 303.2 "Enclosures".

**III. ORDER**

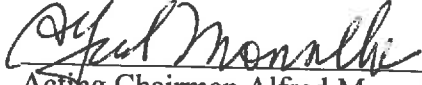
Based on the above-stated findings and conclusion of law, it is hereby Ordered that Respondnets refrain from repeating the violations described above. If Respondents repeat the

Case No: CEB 14-994

violations, the City may bring this matter before the Code Enforcement Board as a repeat violation in accordance with applicable law.

Done and Ordered this 28 day of August 2014.

CODE ENFORCEMENT BOARD OF THE  
CITY OF CLERMONT, FLORIDA

  
Acting Chairman Alfred Mannella

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

**I HEREBY CERTIFY** that on this 28 day of August 2014, a true and correct copy of this Order has been furnished by certified and regular mail to the Respondents, **Ronald Vanderkuhl & Wayne Vaughn**, 1500 Sunset Village Blvd., Clermont, FL 34711.

  
Code Enforcement Officer

Code Enforcement Board of the  
City of Clermont

**NOTICE OF HEARING**

**CITY OF CLERMONT,**

Petitioner,

vs.

**N. RENEE GOODLOE & JULIAN M. FOGLE,**

Respondents,

**Case No. C2016-000310**

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, JUNE 21, 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.

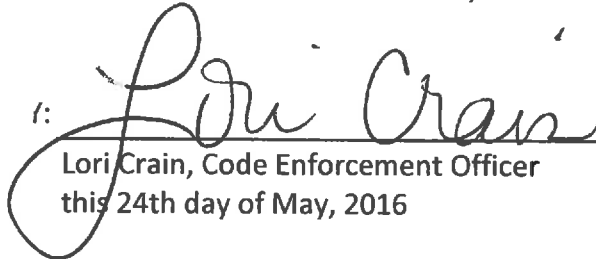
Any letters, lists, pictures of items displayed, presented or handed out at a public meeting for any City Commission, Board, Council or City public meeting, must be left with the recording clerk at the meeting at that time. No cell phone or electronic displays are permitted unless a printed copy is supplied 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, N RENEE GOODLOE & JULIAN FOGLE, 951 PARKSIDE DR, RICHMOND, CA 948083-1239.

Certified Mail/Return Receipt Requested #

**9171 9690 0935 0124 5576 16**

  
Lori Crain, Code Enforcement Officer  
this 24th day of May, 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

**REPEAT VIOLATION NOTICE**

**May 24, 2016**

**Violation # C2016-000310**

**To:** N. RENEE GOODLOE & JULIAN M. FOGLE  
951 PARKSIDE DR  
RICHMOND, CA 94803-1239

**Violation/Property address:** 4 Vacant lots East side of Lake/HWY 50, CLERMONT, FL

**You are hereby notified** that you are in repeat violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at Vacant lots East side of Lake/50, #242225010006000302, 242225010006000301, 242225010006000200, 242225010006000300.

**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.

Weeds and overgrowth of vegetation in excess of 18 inches observed on property by Code Enforcement Officer.

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

**THIS CASE WILL BE PRESENTED TO THE CODE ENFORCEMENT BOARD AS STATED IN THE ATTACHED NOTICE OF HEARING ON REPEAT VIOLATION, EVEN IF THE VIOLATION HAS BEEN CORRECTED PRIOR TO THE HEARING DATE.**

**By:**



---

Lori Crain  
Code Enforcement Officer

## City of Clermont

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

### REPEAT VIOLATION NOTICE

**May 25, 2016**

**Violation # C2016-000311**

**To:** MIX KEVIN L  
1086 HARMONY LN  
CLERMONT, FL 34711

**Violation/Property address:** 1086 HARMONY LN CLERMONT, FL. 34711 ALT KEY #3745755

**THESE VIOLATIONS CONSTITUTES A REPEAT VIOLATION OF THE CODE ENFORCEMENT BOARD'S FINDINGS OF FACT, CONCLUSION OF LAW AND ORDER DATED MAY 8<sup>TH</sup>, 2015. IN ACCORDANCE WITH FLORIDA STATE SECTION 162.09, A FINE MAY BE IMPOSED IN AN AMOUNT UP TO \$500 FOR EACH DAY THE VIOLATION CONTINUES TO BE REPEATED.**

**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 1086 HARMONY LN. CLERMONT, FL. 34711 (LEGENDS/NOTTINGHAM)

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

- **ALL VEHICLES NEED TO HAVE A CURRENT AND VALID REGISTRATION/TAG**
- **SELLING VEHICLES OUT OF HOME AS AN OCCUPATION IS PROHIBITED IN CLERMONT CODE OF ORDINANCE**

**Type of Violation: Home Occupation Section 122-349**

Protect residential areas from activities associated from Home Occupations  
**OWNER IS STILL SELLING VEHICLES OUT OF HIS PROPERTY IN CRAIGSLIST**

**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, nonoperative, 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.

**OWNER STILL HAS VEHICLES ON PROPERTY WITHOUT A TAG THAT IS ASSIGNED TO THAT VEHICLE**

**DUE TO THIS BEING A REPEAT VIOLATION UNDER FLORIDA STATE STATUTE 162.04(5) & 162.06(3)**  
**THIS CASE WILL BE PRESENTED TO THE CODE ENFORCEMENT BOARD AS STATED IN THE ATTACHED**  
**NOTICE OF HEARING ON REPEAT VIOLATION, EVEN IF THE VIOLATION HAS BEEN CORRECTED PRIOR**  
**TO THE HEARING DATE.**

By:

A handwritten signature in black ink, appearing to read "Evie Wallace", is written over a horizontal line.

Evie Wallace  
Code Enforcement Officer



(a) *Intent.* The purpose of this section is to accomplish the following:

- (1) Permit residents of the city a broad choice in the use of their homes as a place of livelihood and for the production or supplementing of personal and family income.
- (2) Protect residential areas from adverse impacts of activities associated with home occupations.
- (3) Establish criteria and development standards for home occupations conducted in residential uses.

(b) *Permitted home occupations.* Permitted home occupations are as follows:

- (1) Office uses such as professional and business office activities that do not involve clients, customers or employees visiting the premises (telephone use only).
- (2) Off-site sales of customary hobby crafts produced at hobbyist volumes in the home by family members.
- (3) Off-site provision of services to other homeowners that does not involve the use of tools or machinery in size or numbers beyond that customarily found in a residence.

(c) *Prohibited home occupations.* The following are prohibited:

- (1) Motor vehicle and boat repair;
- (2) Beauty shops and barbershops;
- (3) Child care centers or nursery schools;
- (4) Amplified musical instrument instruction;
- (5) Dance and nonamplified musical instrument instruction, except private tutoring of no more than one student per session;
- (6) Photography studios;
- (7) Retail and wholesale sales;
- (8) Painting or detailing of vehicles, trailers or boats;
- (9) Upholstering;
- (10) Welding;
- (11) Taxidermy;
- (12) Dentists' and doctors' offices;
- (13) Lawyers offices;
- (14) Kennels and pet grooming shops;
- (15) Any use found by the city manager to not comply with the general nature, intent and requirements of this section and other provisions of the land development code.

(d) *Restrictions.* Home occupations are permitted accessory uses in all residential zones, subject to the following restrictions:

- (1) No persons other than members of the family residing on the premises shall be engaged in the home occupation.
- (2) No use of material or mechanical equipment which creates any unreasonably loud, disturbing and unnecessary sound, electrical interference, vibration, odor or effect which can be heard, felt or otherwise sensed upon adjoining property or other public right-of-way shall be allowed.

- (3) No commodities shall be advertised, stored or kept outside, or sold on the premises.
- (4) No signs or structures shall be allowed other than those normally permitted in the zone.
- (5) The use shall not generate pedestrian or vehicular traffic beyond that normal to the zone in which it is located.
- (6) No outdoor storage of materials, supplies or commercial vehicles visible from the public street or adjacent property shall be allowed in connection with the home occupation beyond that normal to the residential character of the zone.
- (7) The use of the dwelling unit for a home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than 25 percent of the floor area of the dwelling unit shall be used in the operation of the home occupation. The appearance of the structure shall not be altered, nor shall the conduct of the occupation within the structure be such that the structure may be reasonably recognized as serving a nonresidential use.
- (8) No home occupation shall cause an increase in the use of any one or more public utilities, water, sewer and garbage collection, so that the combined total use for dwelling and home occupation purposes exceeds the customary average for similar type residences within the city.
- (9) A local business tax receipt granted for a home occupation shall not be transferred, assigned or used by any person other than the one for which the receipt is granted.

(Code 1998, § 122-349; Ord. No. 281-C, § 1(ch. 16, art. I, § 8), 11-8-1994; Ord. No. 349-C, § 2, 1-10-2006; Ord. No. 2014-24, § 2, 9-23-2014)

Code Enforcement Board of the  
City of Clermont

**NOTICE OF HEARING**

**CITY OF CLERMONT,**

Petitioner

**Case No. C2016-000311**

vs.

**MIX KEVIN L**

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:

JUNE 21<sup>ST</sup>, 2016 at 6 p.m.

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, MIX KEVIN L &.

Certified Mail/Return Receipt Requested # 91719690 0935 0124 5564 80

BY: E. Wallace

E. Wallace, Code Enforcement Officer  
this 26th day of May, 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.