



**CODE ENFORCEMENT BOARD MEETING
TUESDAY, AUGUST 16, 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 June 21, 2016 Code Enforcement meeting minutes

OPENING STATEMENT

SWEARING IN WITNESSES

AGENDA

OTHER BUSINESS

**Item 2 - Case No. 2015-000310
Crain**

William Fenn
415 Rob Roy Drive
Clermont, FL 34711

REQUEST:

Impose a Fine and Create a Lien

**Item 3 - Case No. 2016000311
Wallace**

Kevin Mix
1086 Harmony Lane
Clermont, FL 34711

REQUEST:

Waiver or Reduction of Fine

**Item 4 - Case No. 2015-000423
Crain**

John Adams & A Adams Family LP
290 Citrus Tower Blvd.
Clermont, FL 34711

REQUEST:

Waiver or Reduction of Fine

NEW BUSINESS

**Item 5 - Case No. 2016-000086
Crain**

Lilly Pad Lodge, LLC
848 Osceola St.
Clermont, FL 34711

VIOLATION:

Chapter 122, Section 122-344 and 122-34

**CODE ENFORCEMENT BOARD MEETING
TUESDAY, AUGUST 16, 2016
CITY HALL at 685 WEST MONTROSE STREET
At 6:00 PM**

**Item 6 - Case No. 2015-000292
Crain**

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

VIOLATION:

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

**Item 7 - Case No. 2016-000152
Crain**

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

VIOLATION:

Chapter 14, Sections 302.2, 302, 302.4;
Chapter 122, Section 122-344; Chapter
34, Section 34-61

**Item 8 - Case No. 2016-000175
Crain**

ALP Investments, LLC
Vacant lot SW corner Pitt St./Grand Hwy.
Clermont, FL 34711

VIOLATION:

Chapter 122, Section 122-344; Chapter
14, Section 301.3 and 302.4

**Item 9 - Case No. 2016-000251
Crain**

Raphael T & Juliet Christie
723 Skyridge Rd.
Clermont, FL 34711

VIOLATION:

Chapter 122, Section 122-344

**Item 10 - Case No. 2016-000298
Crain**

Bhavesha Shiwnarain
593 Southridge Rd.
Clermont, FL 34711

VIOLATION:

Chapter 14, Section 303.2, 303.1, 304.1

**Item 11 - Case No. 2016-000299
Crain**

Suntrust Mortgage, Inc.
1218 Shorecrest Circle
Clermont, FL 34711

VIOLATION:

Chapter 34, Section 34-62, 34-61; Chapter
14, Section 303.1, 303.2, 304.1, 302;
Chapter 122, Section 122-344

**CODE ENFORCEMENT BOARD MEETING
TUESDAY, AUGUST 16, 2016
CITY HALL at 685 WEST MONTROSE STREET
At 6:00 PM**

**Item 12 - Case No. 2016-000316
Crain**

Roopnarine Hazarie (Vijay)
675 Skyridge Rd.
Clermont, FL 34711

VIOLATION:

Chapter 34, Section 34-61; Chapter 14,
Section 303.1 & 304.1

**Item 13 - Case No. 2016-000420
Crain**

Acton Orlaith ET AL
South parcel of orange grove Bloxam
Ave.
Clermont, FL 34711

VIOLATION:

Chapter 122, Section 122-344; Chapter
14, Section 302.4

**Item 14 - Case No. 2016-000441
Crain**

Tower Commercial Land Trust
South parcel of orange grove Bloxam
Ave.
Clermont, FL 34711

VIOLATION:

Chapter 122, Section 122-344; Chapter
14, Section 302.4

**Item 15 - Case No. 2016-000460
Wallace**

Sarah Burkert
1721 Penzance Rd.
Clermont, FL 34711

VIOLATION:

Chapter 34, Section 34-95

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.

**CODE ENFORCEMENT BOARD MEETING
TUESDAY, AUGUST 16, 2016
CITY HALL at 685 WEST MONTROSE STREET
At 6:00 PM**

**CITY OF CLERMONT
MINUTES
CODE ENFORCEMENT BOARD
JUNE 21, 2016**

The regular meeting of the Code Enforcement Board was called to order on Tuesday, June 21, 2016, at 6:00 p.m. Members attending were Chair Chandra Myers, along with Board members Ken Forte, Bill Rini, Alfred Mannella, and Bill Petersen. Also attending were Evie Wallace, Code Enforcement Supervisor, Lori Crain, Code Enforcement Officer, Barbara Hollerand, Development Services Director, Valerie Fuchs, Code Enforcement Attorney, Yvette Rodriguez Brown, City Attorney, and Rae Chidlow, Planning Specialist.

The Pledge of Allegiance was recited.

Chair Myers read the Opening Remarks.

Minutes for the April 19, 2016 Code Enforcement meeting were approved as written.

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

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

CASE NO. 2015-000036

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

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

REQUEST: Reduction or waiver of fine

City Attorney Brown introduced the case.

City Attorney Brown introduced the case. She stated that the property is in compliance and there has been agreement between the Respondent and the City. She stated that they have agreed to reduce the fine to \$1000 to be paid within 30 days.

Attorney Anita Geraci-Carver, 1560 Bloxam Avenue, stated that her client is in agreement to the pay the \$1000 fine within 30 days.

Board member Forte made a motion to reduce the fine amount \$1000 to be paid within 30 days; seconded by Board member Manella. The vote was unanimous in favor of the fine reduction.

CASE NO. 2015-000075

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

**CITY OF CLERMONT
MINUTES
CODE ENFORCEMENT BOARD
JUNE 21, 2016**

LOCATION OF VIOLATION: 91 and 93 Sunnyside Dr., Clermont, FL 34711

REQUEST: Impose a lien on the property.

City Attorney Brown introduced the case. She stated that the property is in compliance and there has been agreement between the Respondent and the City. She stated that they have agreed to reduce the fine to \$500 to be paid within 30 days.

The Respondent was present and sworn in.

Victor Thomas Weclaw stated that he is in agreement to pay the \$500 fine within 30 days.

Board member Forte made a motion to reduce the fine to \$500 to be paid within 30 days; seconded by Board member Petersen. The vote was unanimous in favor of the fine reduction.

CASE NO. 2015-000385

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

LOCATION OF VIOLATION: 91 and 93 Sunnyside Dr., Clermont, FL 34711

REQUEST: Reduction of fine.

City Attorney Brown introduced the case. She stated that the owner had problems obtaining access to the property to bring it into compliance due to tenant issues. She stated that the property is now in compliance and the City has agreed to waive the fine.

Board member Petersen made a motion to waive the fine; seconded by Board member Mannella. The vote was unanimous in favor to waive the fine.

CASE NO. 2016-000235

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

LOCATION OF VIOLATION: 901 12th Street, Clermont, FL 34711

VIOLATION: Chapter 14, Section 302.2 Weeds

City Attorney Brown introduced the case.

The Respondent was present and sworn in.

**CITY OF CLERMONT
MINUTES
CODE ENFORCEMENT BOARD
JUNE 21, 2016**

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.

Sheryl Batchelder, 1564 Waterwitch Dr., Orlando, stated that they sold the property in October, but they have not closed yet. She stated that they have a guy who mows the property, however people tend to dump items on the property. She stated that the building was demolished. She stated that the family does not live in Clermont so it's hard for them to keep up with it.

Chair Myers asked when they are supposed to close.

Ms. Stated that they are hoping to close in October. She stated that this is the last extension they will allow on the closing. She stated that the buyer is currently working with developers to come up with an agreement.

Beverly Williams, 9215 Cypress Cove Dr., Orlando, stated that once the tenants left, they decided to sell the property. She stated that they demolished the building to make the property look better.

Board member Rini made a motion to reduce the fine from \$6000 to \$500. Motion fails.

Board member Forte made a motion to reduce the fine from \$6000 to \$1000 to be paid within 30 days; seconded by Board member Petersen. The motion fails with a vote of 2-3 with Board members Myers, Mannella and Rini opposing.

Board member Mannella made a motion to reduce the fine from \$6000 to \$500 to be paid within 90 days; seconded by Board member Petersen. The vote was 4-1 with Board member Forte opposing.

CASE NO. 2016-000310

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

LOCATION OF VIOLATION: 4 Vacant lots east side of Lake/Hwy 27, Clermont, FL 34711
VIOLATION: Chapter 14, Section 302.4

This case was withdrawn.

City Attorney Brown stated that Case No. 2016-000288 has been withdrawn.

**CITY OF CLERMONT
MINUTES
CODE ENFORCEMENT BOARD
JUNE 21, 2016**

CASE NO. 2016-000311

Kevin L. Mix
1086 Harmony Lane
Clermont, FL 34711

LOCATION OF VIOLATION: 1086 Harmony Lane, Clermont, FL 34711

VIOLATION: Chapter 122, Section 122-349; Chapter 34, Section 34-95

City Attorney Brown introduced the case.

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

The Respondent was not present.

James Tripp, former HOA manager for Nottingham, stated that there were more than 4 vehicles sold while he was manager of the homeowner's association. He stated that multiple people would come in to test drive the vehicles without tags. He stated that the homeowner has a disregard to abide by the code now or in the future.

Board member Petersen made a motion to find the Respondent in repeat violation for 24 days with a fine of \$12,000.00; seconded by Board member Forte. The vote was unanimous in favor of the motion.

CASE NO. 2014-010044

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

LOCATION OF VIOLATION: 970 W. Juniata Street, Clermont, FL 34711

REQUEST: Impose a lien on the property.

City Attorney Brown introduced the case.

The Respondent was not present.

Code Enforcement Officer Crain, who was sworn in, stated that no improvements have been made to this property. She stated that she is requesting to impose a lien on the property.

Board member Rini made a motion to impose a lien on this property; seconded by Board member Mannella. The vote was unanimous in favor of imposing a lien.

**CITY OF CLERMONT
MINUTES
CODE ENFORCEMENT BOARD
JUNE 21, 2016**

CASE NO. 2016-000261

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

LOCATION OF VIOLATION: Vacant lot adjacent to Highway 27/Kings Ridge Subdivision at Braxton Ave., Clermont, FL 34711

VIOLATION: Chapter 122, Section 122-344; Chapter 34, Section 34-61; Chapter 14, Section 301.3 and 302.4

City Attorney Brown introduced the case.

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.

The Respondent was not present.

Board member Mannella made a motion to find the Respondent in violation with a fine of \$100 per day for every day in violation past June 30, 2016; seconded by Board member Petersen. The vote was unanimous in favor of the motion.

There being no further business, the meeting was adjourned at 7:36 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: C2015-000310
415 Rob Roy Dr
Clermont, FL 34711**

vs

**William Fenn,
Respondent.**

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

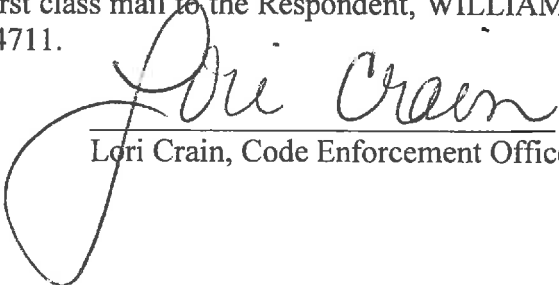
YOU ARE HEREBY ADVISED that the Code Enforcement Board shall conduct a hearing on August 16, 2016, at 6:00 PM in the Council Chambers, City Hall, 685 West Montrose Street, Clermont, Florida, to consider the petitioner's request as set forth below for authorization to impose a fine and create a code enforcement lien in this matter.

This motion is pursuant to Chapter 162, Florida Statutes. At its October 20, 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, Section 118 Vegetation: 118-35(b) "Replacement," 118-71 "Minimum Tree Requirements," and 118-113 "Tree Removal." As a result of this violation, the Board imposed a fine in the amount of \$100 to accrue for each day the violation continues past October 31, 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 \$29,000. (\$100 per day fine accruing for 290 days-November1, 2015, through August 16, 2016) which shall continue to accrue at \$100 per day until compliance has been met.

I HEREBY CERTIFY that on this 22nd day of July, 2016, a true and correct copy of this Order has been furnished by certified and regular first class mail to the Respondent, WILLIAM FENN, 415 ROB ROY DRIVE, CLERMONT, FL 34711.

9171 9690 0935 0133 4975 90


Lori Crain, Code Enforcement Officer

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

CITY OF CLERMONT

Petitioner,

vs.

WILLIAM FENN,

Respondent,

**Case No: C2015-000310
415 Rob Roy Drive
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 **October 20, 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 Respondent is in custody and control of the property described in the Violation Notice dated August 19, 2015, and located in Clermont, Florida.
- 3) Required tree or trees have been removed from the property.

II. CONCLUSION OF LAW

The Code Enforcement Board finds the Respondent, William Fenn, is in violation of Clermont City Code Sections 118-35 (b) "Replacement", 118-71 "Minimum tree requirements" and 118-113 "Tree removal."

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 **October 31, 2015**, by taking the remedial action as set forth in the Violation Notice dated August 19, 2015. If the Respondents fail to timely correct the violations a fine of **ONE HUNDRED DOLLARS (\$100)** will accrue for each day the violation continues past **October 31, 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) 241-7343 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.

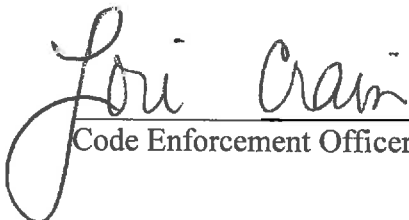
Done and Ordered this 30th day of October 2015.

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 3rd day of ~~November~~ November 2015, a true and correct copy of this Order has been furnished by certified and regular mail to the Respondent, William Fenn, 415 Rob Roy Drive, Clermont, FL 34711.


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 8TH, 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:



Evie Wallace
Code Enforcement Officer

Sec. 122-349. - Home occupations.

(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 21ST, 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.

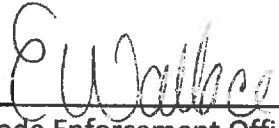
Any letters, lists, pictures of items displayed, presented or handed out at a public meeting for any City Commission, Board, Council or City public meeting, must be left with the recording clerk at the meeting at that time. No cell phone or electronic displays are permitted unless a printed copy is supplied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

Evie Wallace

From: Kevin Mix <mixkl@yahoo.com>
Sent: Friday, July 08, 2016 12:08 PM
To: Evie Wallace
Subject: Requesting a Reduction(Case#C2016-000311)

My name is Kevin Mix of 1086 Harmony Lane(Case#C2016-000311) and I'm requesting a reduction in regards to a 2000 Dodge Stratus that was on my property without a tag/registration. I initially brought the vehicle for a family member but the engine malfunctioned and the only reason I placed it on craigslist is to try and regain the money I lost and I didn't register the vehicle because of the engine.

I also am requesting reduction because I wasn't aware that a fine of \$500 per day would be imposed upon me because I would of took the car to the junk yard when I first got the violation letter on 5/26/2016. I was under the impression that it would go before the board despite getting an inspection of my property and that's the reason I didn't notify code enforcement. I misread the letter and didn't know I had to be reinspected and I apologize because I'm really not that irresponsible when it comes to matters like this.

I work M-F from 3pm to 3am and I got consumed and didn't understand that I had to get reinspected because of the fact it was going before the board anyway. Again, I do apologize and I only was trying to sell the vehicle to regain lost monies due to the fact it had an bad engine.

Kevin Mix
1086 Harmony Lane
Clermont, FL 34711
(352)396-4000

City of Clermont

Date: 7-2-16
To: Kevin Mix
From: E. Wallace
Ref: 1086 Harmony Lane, Clermont Fl. 34711
Regarding Case # 2015-000311

You are hereby to appear on August 16th, 2016 at THE CHAMBERS in City Hall to speak on your behalf on listed case for a consideration of reduction of fine to the members of the code board. Please govern yourself accordingly and your attendance will help the matter. If you do not attend, the fine will stay and if not paid within 30 days from the day of hearing on listed date, staff will recommend a lien to be impose against your property on the next hearing date.

Professionally,



Evie Wallace

**Code Enforcement
City of Clermont
685 W. Montrose Street
Clermont, Fl. 34711
ewallace@clermontfl.org
352-241-7304**

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

CITY OF CLERMONT

Petitioner,

vs.

KEVIN L. MIX

Respondent,

**Case No: C2016-000311
1086 Harmony Lane
Clermont, Florida 34711**

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

THIS MATTER came before the Code Enforcement Board of the City of Clermont for hearing on **June 21, 2016** 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 represented, thereupon issues the following Findings of Fact, Conclusion of Law, and Order:

I. FINDINGS OF FACT

- 1) Notice as required by Section 162.12, F.S. was provided to Respondent.
- 2) The Respondent is the owner of and in custody and control of the property described in the Repeat Violation Notice dated May 26, 2016.
- 3) The property is being used for sale of vehicles and related activities and storage of prohibited items (motor vehicles without current license tags).
- 4) The above-stated condition constitutes a repeat violation of the Board's Order of April 21st, 2015.

II. CONCLUSION OF LAW

The Code Enforcement Board finds the Respondents KEVIN L. MIX is in repeat violation of Clermont City Code Chapter 34, Section 34-95 "Prohibited storage of certain items" and Chapter 122, Section 122-349, "Home occupation".

III. ORDER

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

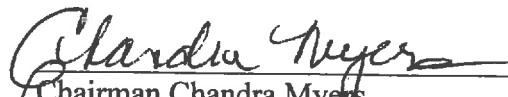
1. A fine is imposed in the amount of FIVE HUNDRED DOLLARS (\$500.00) for each day that the property was in repeat violation from May 24, 2016 until such time as the violation is corrected as verified and documented by the Code Enforcement Officer.

Case No: C2016-000311

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) 241-7304 to request an inspection.

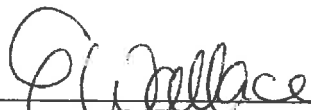
Done and Ordered this 20th day of June 2016.

CODE ENFORCEMENT BOARD OF THE
CITY OF CLERMONT, FLORIDA


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 20th day of June 2016, a true and correct copy of this Order has been furnished by certified and regular mail to the Respondents, KEVIN L. MIX Harmony Lane, Clermont, FL 34711.


Code Enforcement Officer



• PRESCO DEVELOPMENT, LLC • PRESCO CAPITAL, LLC
• PRESCO CONSTRUCTION, LLC • PRESCO PROPERTY MANAGEMENT, LLC • PRESCO REALTY, LLC

June 20, 2016

Ms. Lori Crain
Code Enforcement Officer
City of Clermont
PO Box 120219
Clermont, FL 34712-0219

RE: Case #C2015-000423

Dear Ms. Crain:

Please allow this letter to serve as written notification of our desire to appear before the Code Enforcement Board at the board hearing scheduled for July 19, 2016. We request your authorization to appear before the board to ask for a waiver or reduction of the fines associated with the above referenced case number.

Should you have any questions or concerns, or if you need any additional information, please do not hesitate to contact me via phone at 352.242.0073 ext. 221 or e-mail at carrie.sermak@prescogroup.com.

Thank you for your assistance. We look forward to hearing from you.

Sincerely,

Carrie Sermak
Property Manager
Presco Property Management, LLC

City of Clermont

June 2, 2016

To: John P. & Ann D. Adams Family LP

9171 9690 0935 0124 5577 53

RE : Case: #C2015-000423

Property address: 290 Citrus Tower Blvd, Clermont, FL 34711

Violations: Solid Waste Collection & Accessory Structures

Dear: John P & Ann D. Adams Family LP,

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 per day accrued from March 2, 2016, through May 31, 2016.

Total amount of fine is \$22,750.

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

1. Submit full payment of the fine at the Building Services Department on or before **July 5, 2016**.

OR

2. Appear before the Code Enforcement Board on **July 19, 2016**, at 6:00 p.m. to request adjustment of fines. You are required to submit a letter requesting to appear before the board no later than **July 5, 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,


Lori Crain
Code Enforcement Officer
(352) 241-7343
lcraim@clermontfl.org

**Continued
to
Aug. 16, 2016**

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

CITY OF CLERMONT

Petitioner,

vs.

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

Respondent.

**Cases No: C2015-000423
290 Citrus Tower Blvd
Clermont, Florida**

9171 9690 0935 0112 2662 23

FINDINGS OF FACT, CONCLUSION OF LAW and ORDER

THIS MATTER came before the Code Enforcement Board of the City of Clermont for hearing on **February 16, 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, 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 November 5, 2015, and located in Clermont, Florida.
- 3) There exists on the subject property a required dumpster enclosure/accessory structure in disrepair (gate and doors missing).

II. CONCLUSION OF LAW

The Code Enforcement Board finds the Respondent John P. Adams & Ann D. Adams LP are in violation of Clermont City Code Section 114.8 "Solid waste collection service" and Section 14-9, International Property Maintenance Code Section 302.7 "Accessory Structures".

III. ORDER

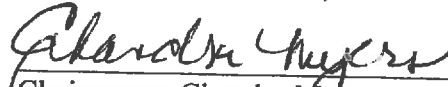
Based on the above-stated findings and conclusion of law, it is hereby Ordered that:

- 1) Respondent shall correct the above-stated violations on or before **March 1, 2016**, by taking the remedial action as set forth in the Violation Notice dated November 5, 2015. If the Respondents fail to timely correct the violations a fine of **TWO HUNDRED AND FIFTY DOLLARS (\$250.00)** will accrue for each day the violation continues past **March 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.

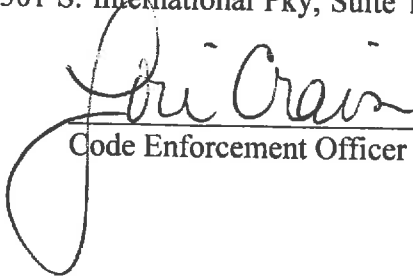
Done and Ordered this 25 day of February, 2016.

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 25th day of February, 2016, a true and correct copy of this Order has been furnished by certified and regular mail to the Respondent John P. Adams & Ann D. Adams Family LP 1301 S. International Pky, Suite 1041, Lake Mary, Florida 32746.


Code Enforcement Officer

Code Enforcement Board of the
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner,

vs.

LILLY PAD LODGE LLC &

ALEJANDRO KABA,

Respondents,

Case No. C2016-000086

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, AUGUST 16, 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, LILLY PAD LODGE LLC, 848 W OSCEOLA ST, CLERMONT, FL 34711 AND LILLY PAD LODGE, LLC, C/O ALEJANDRO KABA, 1635 E HWY 50, SUITE 103, CLERMONT, FL 34711
Certified Mail/Return Receipt Requested #

BY:



Lori Crain, Code Enforcement Officer
this 20th day of July, 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

March 10, 2016

Violation # C2016-000086

To: LILLY PAD LODGE LLC
1635 E HWY 50 STE 103
CLERMONT, FL 34711

9171 9690 0935 0124 5570 12

LILLY PAD LODGE LLC
848 W OSCEOLA ST
CLERMONT, FL 34711

9171 9690 0935 0124 5570 29

Violation/Property address: 848 WEST OSCEOLA 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 848 WEST OSCEOLA ST, #242225017500000008.

Compliance with the Violation(s) listed will be when the following condition(s) are met: WHEN PROPER PERMITS FOR OFFICE USE OF BUILDING ARE OBTAINED FROM CITY OF CLERMONT DEVELOPMENT SERVICES DEPARTMENT AND INSPECTIONS PASSED BY BUILDING OFFICIAL AND FIRE INSPECTOR DEPARTMENTS.

Type of Violation: Building Permit Required Section 122-344

It shall be unlawful for any person to initiate new uses of any land within the corporate boundaries of the city or to erect or construct any new structures or to move, add to, repair or modify in any way any existing structures, except by authority of permit issued by the building inspector or planning and zoning department of the city acting as administrative officer of the regulations contained in this land development code. The words "planning and zoning department," as used in this land development code, shall also mean the planning official or the designated representative thereof. All development, as defined in this land development code, shall be required to obtain development approval (i.e., a development permit/development order) prior to initiating development activity.

Type of Violation: CERTIFICATE OF OCCUPANCY Section 122-34

(a) A certificate of occupancy issued by the planning and zoning department is required in advance of the use or occupancy of:

1- Any lot or a change in use thereof;

2- A building hereafter erected or a change in the use of an existing building.

(b) No certificate of occupancy shall be issued unless the lot or building or structure complies with all the provisions of this land development code or exceptions granted by the board of zoning adjustment.

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, THURSDAY, MARCH 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. 122-34. - Certificate of occupancy.

- (a) A certificate of occupancy issued by the planning and zoning department is required in advance of the use or occupancy of:
 - (1) Any lot or a change in use thereof;
 - (2) A building hereafter erected or a change in the use of an existing building.
- (b) No certificate of occupancy shall be issued unless the lot or building or structure complies with all the provisions of this land development code or exceptions granted by the board of zoning adjustment.
- (c) No certificate of occupancy shall be issued if any damage to structures or utilities on city street rights-of-way has occurred in direct connection with the construction, unless such damage has been satisfactorily repaired or payment for the damage has been made to the city. Also included in this requirement shall be the payment of all fees due the city for reinspection, water and any other obligations.
- (d) A record of all certificates of occupancy shall be kept on file in the office of the planning and zoning department and a copy shall be furnished, on request, to any person having a proprietary or tenancy interest in the building or land involved.

(Code 1998, § 122-34; Ord. No. 281-C, § 1(ch. 16, art. II, § 1(D)), 11-8-1994)

Sec. 122-344. - General development conditions.

- (a) *Building permit required.* It shall be unlawful for any person to initiate new uses of any land within the corporate boundaries of the city or to erect or construct any new structures or to move, add to, repair or modify in any way any existing structures, except by authority of permit issued by the building inspector or planning and zoning department of the city acting as administrative officer of the regulations contained in this land development code. The words "planning and zoning department," as used in this land development code, shall also mean the planning official or the designated representative thereof. All development, as defined in this land development code, shall be required to obtain development approval (i.e., a development permit/development order) prior to initiating development activity.
- (b) *Public access to lots.* No building shall be erected on a lot which does not have unrestricted access to an open public street accepted by the city.
- (c) *Number of principal buildings.* Only one principal residential building, except as provided by this land development code for two-family, multifamily buildings and planned unit developments, may hereafter be erected on any lot.
- (d) *Lot requirements.* No parcel, even though it may consist of one or more adjacent lots in the same ownership at the time of passage of the ordinance from which this land development code is derived, shall be reduced in size so that lot width or size of yards or lot area per family or any other requirements of this land development code are not maintained. This subsection shall not apply when a portion of a lot is acquired for public purpose. Flag-shaped lots are prohibited.
- (e) *Yard setbacks.*
 - (1) Setbacks shall be measured on a perpendicular line from the property line to the nearest support for the roof of the structure.
 - (2) On irregular lots the side yards shall be measured from the building line nearest the narrow portion of the lot.

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

CITY OF CLERMONT,

Petitioner,

vs.

KJP FLORIDA INVESTMENTS LLC,

Respondent,

Case No. C2016-000152

& C2015-000292

Pursuant to Section 2-206 of the Code of the City of Clermont, Florida, you are hereby called to take notice that a Public Hearing will be conducted in the above-styled cause, pending and undetermined by the Code Enforcement Board on:

TUESDAY, AUGUST 16, 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, KJP FLORIDA INVESTMENTS LLC, 863 BOUNDARY BLVD, ROTUNDA WEST, FL 33947 AND ORLANDO PROPERTY MGMNT, 656 FORMOSA AVE, ORLANDO, FL 32789 Certified Mail/Return Receipt Requested.

BY:



Lori Crain, Code Enforcement Officer
this 9th day of June, 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

August 12, 2015

Violation # C2015-000292

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

9171 9690 0935 0090 7159 35

Violation/Property address: 730, 732, 738 & 740 EAST MINNEOLA AVE, CLERMONT, FL.

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at 730, 732, 738 & 740 EAST MINNEOLA AVE;
PARCEL# 24-22-25-015000O00201.

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

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

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

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

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

Type of Violation: 304.13.2 Operable Windows.

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

Type of Violation: 304.7 Roofs and Drainage.

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutter and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance. Both structures have old roofs and areas on ceilings & walls inside structures show evidence of mildew, mold and water damage.

Type of Violation: 305.3 Interior Surfaces.

All interior surfaces, including windows and doors, shall be maintained in good, clean

and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected. The mold, mildew and decay are evident on walls and door jams. Unit 738 has broken tile in bedroom floor.

Type of Violation: 305.6 Interior Doors.

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

Type of Violation: 505 Water System

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

Type of Violation: 605 Electrical Equipment

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

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

Type of Violation: 701.2 RESPONSIBILITY

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

Type of Violation: 704.1 FIRE PROTECTION SYSTEMS-GENERAL

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

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

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

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

Type of Violation: Exterior Property Maintenance Section 302-IPMC

Sanitation, weeds, harboring of rats, drainage issues

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

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

Type of Violation: Exterior Structure Section 304.1-IPMC

The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

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

Type of Violation: Insect Screens Section 304.14-IPMC

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

Type of Violation: Interior Structure Section 305-IPMC

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

Type of Violation: Nuisances Section 34-61

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

1. **Weeds.** Any weeds or other vegetation, other than trees ornamental bushes, flowers or other ornamental plants with a height exceeding 18 inches.
2. **Refuse.** Accumulation of trash, litter, debris, garbage, bottles, paper, cans, rags, bricks, concrete, scrap lumber or other building debris or refuse of any nature.
3. **Harborage for rats, snakes and other vermin.** Any condition which provides harborage for rats, snakes and other pests.
10. **Stagnant water.** Any accumulation of stagnant water permitted or maintained on any lot or piece of ground.

Type of Violation: Section 34-62 - Creation or Maintenance of Nuisance by Property Owner Declared Unlawful.

It shall be unlawful for any person to create a nuisance, or suffer or permit a nuisance to exist, upon property which is under his care, custody or control.

Type of Violation: Structure Unfit for Occupancy Section 108.1.3-IPMC

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

Type of Violation: Unsafe Structures and Equipment Section 108-IPMC

General. When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy. Due to the water/plumbing leak in unit 740, it has been declared unsafe.

Type of Violation: Section 504 PLUMBING SYSTEMS AND FIXTURES

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

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

Section 108 UNSAFE STRUCTURES AND EQUIPMENT

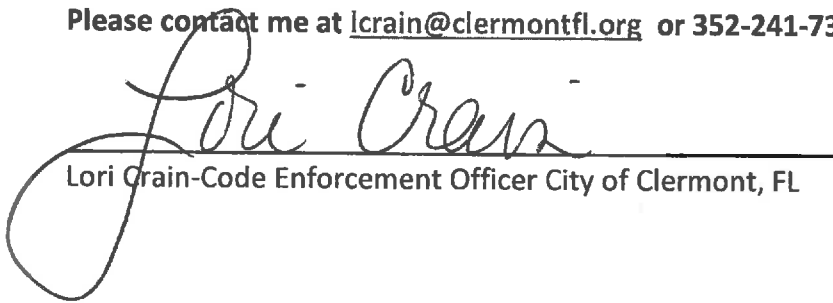
Section 108.1.3 Structure unfit for human occupancy. A structure that is in disrepair or lacks maintenance of essential equipment constitutes a hazard to the occupants of the structure or to the public.

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

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

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

Please contact me at lcraim@clermontfl.org or 352-241-7343.



Lori Crain

Lori Crain-Code Enforcement Officer City of Clermont, FL

provisions of the compliance order or notice of violation have been complied with, or until such *owner* shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the *code official* and shall furnish to the *code official* a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.

SECTION 108 UNSAFE STRUCTURES AND EQUIPMENT

[A] 108.1 General. When a structure or equipment is found by the *code official* to be unsafe, or when a structure is found unfit for human *occupancy*, or is found unlawful, such structure shall be *condemned* pursuant to the provisions of this code.

[A] 108.1.1 Unsafe structures. 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 to protect or warn *occupants* in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

[A] 108.1.2 Unsafe equipment. Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the *premises* or within the structure which is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or *occupants* of the *premises* or structure.

[A] 108.1.3 Structure unfit for human occupancy. A structure is unfit for human *occupancy* whenever the *code official* finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks *ventilation*, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the *occupants* of the structure or to the public.

[A] 108.1.4 Unlawful structure. An unlawful structure is one found in whole or in part to be occupied by more persons than permitted under this code, or was erected, altered or occupied contrary to law.

[A] 108.1.5 Dangerous structure or premises. For the purpose of this code, any structure or *premises* that has any or all of the conditions or defects described below shall be considered dangerous:

1. Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the *approved* building or fire code of the jurisdiction

as related to the requirements for existing buildings.

2. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.
3. Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, *deterioration*, *neglect*, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become *detached* or dislodged.
4. Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so *anchored*, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.
5. The building or structure, or part of the building or structure, because of dilapidation, *deterioration*, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.
6. The building or structure, or any portion thereof, is clearly unsafe for its use and *occupancy*.
7. The building or 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 to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.
8. Any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the *approved* building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.
9. A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, *ventilation*, mechanical or plumbing system, or otherwise, is determined by the *code official* to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.
10. Any building or structure, because of a lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel con-

CHAPTER 3

GENERAL REQUIREMENTS

SECTION 301 GENERAL

301.1 Scope. The provisions of this chapter shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and *exterior property*.

301.2 Responsibility. The *owner* of the *premises* shall maintain the structures and *exterior property* in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy *premises* which are not in a sanitary and safe condition and which do not comply with the requirements of this chapter. *Occupants* of a *dwelling unit*, *rooming unit* or *housekeeping unit* are responsible for keeping in a clean, sanitary and safe condition that part of the *dwelling unit*, *rooming unit*, *housekeeping unit* or *premises* which they occupy and control.

301.3 Vacant structures and land. All vacant structures and *premises* thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

SECTION 302 EXTERIOR PROPERTY AREAS

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

302.2 Grading and drainage. All *premises* shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.

Exception: *Approved* retention areas and reservoirs.

302.3 Sidewalks and driveways. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

302.4 Weeds. All *premises* and *exterior property* shall be maintained free from weeds or plant growth in excess of [JURISDICTION TO INSERT HEIGHT IN INCHES]. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Upon failure of the *owner* or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of viola-

tion, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the *owner* or agent responsible for the property.

302.5 Rodent harborage. All structures and *exterior property* shall be kept free from rodent harborage and *infestation*. Where rodents are found, they shall be promptly exterminated by *approved* processes which will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.

302.6 Exhaust vents. Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another *tenant*.

302.7 Accessory structures. All accessory structures, including *detached* garages, fences and walls, shall be maintained structurally sound and in good repair.

302.8 Motor vehicles. Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any *premises*, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an *approved* spray booth.

Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and *approved* for such purposes.

302.9 Defacement of property. No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti.

It shall be the responsibility of the *owner* to restore said surface to an *approved* state of maintenance and repair.

SECTION 303 SWIMMING POOLS, SPAS AND HOT TUBS

303.1 Swimming pools. Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

303.2 Enclosures. Private swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier at least 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is a minimum of 54 inches (1372 mm) above the bottom of the gate,

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the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152 mm) from the gatepost. No existing pool enclosure shall be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

Exception: Spas or hot tubs with a safety cover that complies with ASTM F 1346 shall be exempt from the provisions of this section.

SECTION 304 EXTERIOR STRUCTURE

304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

304.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the *International Building Code* or the *International Existing Building Code* as required for existing buildings:

1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength;
2. The *anchorage* of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects;
3. Structures or components thereof that have reached their limit state;
4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight;
5. Structural members that have evidence of *deterioration* or that are not capable of safely supporting all nominal loads and load effects;
6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects;
7. Exterior walls that are not *anchored* to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects;
8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of *deterioration*, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects;
9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of *deterioration* or fatigue, are not properly *anchored* or are incapable of supporting all nominal loads and resisting all load effects;
10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects;
11. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly *anchored* or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects;
12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including *guards* and handrails, are not structurally sound, not properly *anchored* or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects; or
13. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly *anchored*, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

Exceptions:

1. When substantiated otherwise by an *approved* method.
2. Demolition of unsafe conditions shall be permitted when *approved* by the *code official*.

304.2 Protective treatment. All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

[F] 304.3 Premises identification. Buildings shall have *approved* address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) in height with a minimum stroke width of 0.5 inch (12.7 mm).

304.4 Structural members. All structural members shall be maintained free from *deterioration*, and shall be capable of safely supporting the imposed dead and live loads.

304.5 Foundation walls. All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

304.6 Exterior walls. All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent *deterioration*.

304.7 Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or *deterioration* in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

304.8 Decorative features. All cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

304.9 Overhang extensions. All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly *anchored* so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

304.10 Stairways, decks, porches and balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

304.11 Chimneys and towers. All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

304.12 Handrails and guards. Every handrail and *guard* shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

304.13 Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

304.13.1 Glazing. All glazing materials shall be maintained free from cracks and holes.

304.13.2 Openable windows. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

304.14 Insect screens. During the period from [DATE] to [DATE], every door, window and other outside opening required for *ventilation* of habitable rooms, food preparation

areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with *approved* tightly fitting screens of minimum 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

Exception: Screens shall not be required where other *approved* means, such as air curtains or insect repellent fans, are employed.

304.15 Doors. All exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3.

304.16 Basement hatchways. Every *basement* hatchway shall be maintained to prevent the entrance of rodents, rain and surface drainage water.

304.17 Guards for basement windows. Every *basement* window that is openable shall be supplied with rodent shields, storm windows or other *approved* protection against the entry of rodents.

304.18 Building security. Doors, windows or hatchways for *dwelling units*, room units or *housekeeping units* shall be provided with devices designed to provide security for the *occupants* and property within.

304.18.1 Doors. Doors providing access to a *dwelling unit*, *rooming unit* or *housekeeping unit* that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort and shall have a minimum lock throw of 1 inch (25 mm). Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, a sliding bolt shall not be considered an acceptable deadbolt lock.

304.18.2 Windows. Operable windows located in whole or in part within 6 feet (1828 mm) above ground level or a walking surface below that provide access to a *dwelling unit*, *rooming unit* or *housekeeping unit* that is rented, leased or let shall be equipped with a window sash locking device.

304.18.3 Basement hatchways. *Basement* hatchways that provide access to a *dwelling unit*, *rooming unit* or *housekeeping unit* that is rented, leased or let shall be equipped with devices that secure the units from unauthorized entry.

304.19 Gates. All exterior gates, gate assemblies, operator systems if provided, and hardware shall be maintained in good condition. Latches at all entrances shall tightly secure the gates.

SECTION 305 INTERIOR STRUCTURE

305.1 General. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound

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and in a sanitary condition. *Occupants* shall keep that part of the structure which they occupy or control in a clean and sanitary condition. Every *owner* of a structure containing a *rooming house*, *housekeeping units*, a hotel, a dormitory, two or more *dwelling units* or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and *exterior property*.

305.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the *International Building Code* or the *International Existing Building Code* as required for existing buildings:

1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength;
2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects;
3. Structures or components thereof that have reached their limit state;
4. Structural members are incapable of supporting nominal loads and load effects;
5. Stairs, landings, balconies and all similar walking surfaces, including *guards* and handrails, are not structurally sound, not properly *anchored* or are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects;
6. Foundation systems that are not firmly supported by footings are not plumb and free from open cracks and breaks, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects.

Exceptions:

1. When substantiated otherwise by an *approved* method.
2. Demolition of unsafe conditions shall be permitted when *approved* by the *code official*.

305.2 Structural members. All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.

305.3 Interior surfaces. All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

305.4 Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.

305.5 Handrails and guards. Every handrail and *guard* shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

305.6 Interior doors. Every interior door shall fit reasonably well within its frame and shall be capable of being opened

and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.

SECTION 306 COMPONENT SERVICEABILITY

306.1 General. The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

306.1.1 Unsafe conditions. Where any of the following conditions cause the component or system to be beyond its limit state, the component or system shall be determined as unsafe and shall be repaired or replaced to comply with the *International Building Code* as required for existing buildings:

1. Soils that have been subjected to any of the following conditions:

- 1.1. Collapse of footing or foundation system;
- 1.2. Damage to footing, foundation, concrete or other structural element due to soil expansion;
- 1.3. Adverse effects to the design strength of footing, foundation, concrete or other structural element due to a chemical reaction from the soil;
- 1.4. Inadequate soil as determined by a geotechnical investigation;
- 1.5. Where the allowable bearing capacity of the soil is in doubt; or
- 1.6. Adverse effects to the footing, foundation, concrete or other structural element due to the ground water table.

2. Concrete that has been subjected to any of the following conditions:

- 2.1. *Deterioration*;
- 2.2. *Ultimate deformation*;
- 2.3. Fractures;
- 2.4. Fissures;
- 2.5. Spalling;
- 2.6. Exposed reinforcement; or
- 2.7. *Detached*, dislodged or failing connections.

3. Aluminum that has been subjected to any of the following conditions:

- 3.1. *Deterioration*;
- 3.2. Corrosion;
- 3.3. Elastic deformation;
- 3.4. *Ultimate deformation*;
- 3.5. Stress or strain cracks;
- 3.6. Joint fatigue; or
- 3.7. *Detached*, dislodged or failing connections.

4. Masonry that has been subjected to any of the following conditions:
 - 4.1. *Deterioration*;
 - 4.2. *Ultimate deformation*;
 - 4.3. Fractures in masonry or mortar joints;
 - 4.4. Fissures in masonry or mortar joints;
 - 4.5. Spalling;
 - 4.6. Exposed reinforcement; or
 - 4.7. *Detached*, dislodged or failing connections.
5. Steel that has been subjected to any of the following conditions:
 - 5.1. *Deterioration*;
 - 5.2. Elastic deformation;
 - 5.3. *Ultimate deformation*;
 - 5.4. Metal fatigue; or
 - 5.5. *Detached*, dislodged or failing connections.
6. Wood that has been subjected to any of the following conditions:
 - 6.1. *Ultimate deformation*;
 - 6.2. *Deterioration*;
 - 6.3. Damage from insects, rodents and other vermin;
 - 6.4. Fire damage beyond charring;
 - 6.5. Significant splits and checks;
 - 6.6. Horizontal shear cracks;
 - 6.7. Vertical shear cracks;
 - 6.8. Inadequate support;
 - 6.9. *Detached*, dislodged or failing connections; or
 - 6.10. Excessive cutting and notching.

Exceptions:

1. When substantiated otherwise by an *approved method*.
2. Demolition of unsafe conditions shall be permitted when *approved* by the *code official*.

SECTION 307 HANDRAILS AND GUARDRAILS

307.1 General. Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches (762 mm) above the floor or grade below shall have *guards*. Handrails shall not be less than 30 inches (762 mm) in height or more than 42 inches (1067 mm) in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. *Guards* shall not be less than 30 inches (762 mm) in height

above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.

Exception: *Guards* shall not be required where exempted by the adopted building code.

SECTION 308 RUBBISH AND GARBAGE

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

308.2 Disposal of rubbish. Every *occupant* of a structure shall dispose of all *rubbish* in a clean and sanitary manner by placing such *rubbish* in *approved* containers.

308.2.1 Rubbish storage facilities. The *owner* of every occupied *premises* shall supply *approved* covered containers for *rubbish*, and the *owner* of the *premises* shall be responsible for the removal of *rubbish*.

308.2.2 Refrigerators. Refrigerators and similar equipment not in operation shall not be discarded, abandoned or stored on *premises* without first removing the doors.

308.3 Disposal of garbage. 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.

308.3.1 Garbage facilities. The *owner* of every dwelling shall supply one of the following: an *approved* mechanical food waste grinder in each *dwelling unit*; an *approved* incinerator unit in the structure available to the *occupants* in each *dwelling unit*; or an *approved* leakproof, covered, outside garbage container.

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

SECTION 309 PEST ELIMINATION

309.1 Infestation. All structures shall be kept free from insect and rodent *infestation*. All structures in which insects or rodents are found shall be promptly exterminated by *approved* processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation.

309.2 Owner. The *owner* of any structure shall be responsible for pest elimination within the structure prior to renting or leasing the structure.

309.3 Single occupant. The *occupant* of a one-family dwelling or of a single-tenant nonresidential structure shall be responsible for pest elimination on the *premises*.

309.4 Multiple occupancy. The *owner* of a structure containing two or more *dwelling units*, a multiple *occupancy*, a

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rooming house or a nonresidential structure shall be responsible for pest elimination in the public or shared areas of the structure and exterior property. If *infestation* is caused by failure of an *occupant* to prevent such *infestation* in the area occupied, the *occupant* and *owner* shall be responsible for pest elimination.

309.5 Occupant. The *occupant* of any structure shall be responsible for the continued rodent and pest-free condition of the structure.

Exception: Where the *infestations* are caused by defects in the structure, the *owner* shall be responsible for pest elimination.

CHAPTER 5

PLUMBING FACILITIES AND FIXTURE REQUIREMENTS

SECTION 501 GENERAL

501.1 Scope. The provisions of this chapter shall govern the minimum plumbing systems, facilities and plumbing fixtures to be provided.

501.2 Responsibility. The *owner* of the structure shall provide and maintain such plumbing facilities and plumbing fixtures in compliance with these requirements. A person shall not occupy as *owner-occupant* or permit another person to occupy any structure or *premises* which does not comply with the requirements of this chapter.

SECTION 502 REQUIRED FACILITIES

[P] 502.1 Dwelling units. Every *dwelling unit* shall contain its own bathtub or shower, lavatory, water closet and kitchen sink which shall be maintained in a sanitary, safe working condition. The lavatory shall be placed in the same room as the water closet or located in close proximity to the door leading directly into the room in which such water closet is located. A kitchen sink shall not be used as a substitute for the required lavatory.

[P] 502.2 Rooming houses. At least one water closet, lavatory and bathtub or shower shall be supplied for each four *rooming units*.

[P] 502.3 Hotels. Where private water closets, lavatories and baths are not provided, one water closet, one lavatory and one bathtub or shower having access from a public hallway shall be provided for each ten *occupants*.

[P] 502.4 Employees' facilities. A minimum of one water closet, one lavatory and one drinking facility shall be available to employees.

[P] 502.4.1 Drinking facilities. Drinking facilities shall be a drinking fountain, water cooler, bottled water cooler or disposable cups next to a sink or water dispenser. Drinking facilities shall not be located in *toilet rooms* or *bathrooms*.

[P] 502.5 Public toilet facilities. Public toilet facilities shall be maintained in a safe sanitary and working condition in accordance with the *International Plumbing Code*. Except for periodic maintenance or cleaning, public access and use shall be provided to the toilet facilities at all times during *occupancy* of the *premises*.

SECTION 503 TOILET ROOMS

[P] 503.1 Privacy. *Toilet rooms* and *bathrooms* shall provide privacy and shall not constitute the only passageway to a hall or other space, or to the exterior. A door and interior locking

device shall be provided for all common or shared *bathrooms* and *toilet rooms* in a multiple dwelling.

[P] 503.2 Location. *Toilet rooms* and *bathrooms* serving hotel units, *rooming units* or dormitory units or *housekeeping units*, shall have access by traversing a maximum of one flight of stairs and shall have access from a common hall or passageway.

[P] 503.3 Location of employee toilet facilities. Toilet facilities shall have access from within the employees' working area. The required toilet facilities shall be located a maximum of one story above or below the employees' working area and the path of travel to such facilities shall not exceed a distance of 500 feet (152 m). Employee facilities shall either be separate facilities or combined employee and public facilities.

Exception: Facilities that are required for employees in storage structures or kiosks, which are located in adjacent structures under the same ownership, lease or control, shall not exceed a travel distance of 500 feet (152 m) from the employees' regular working area to the facilities.

[P] 503.4 Floor surface. In other than *dwelling units*, every *toilet room* floor shall be maintained to be a smooth, hard, nonabsorbent surface to permit such floor to be easily kept in a clean and sanitary condition.

SECTION 504 PLUMBING SYSTEMS AND FIXTURES

[P] 504.1 General. All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

[P] 504.2 Fixture clearances. Plumbing fixtures shall have adequate clearances for usage and cleaning.

[P] 504.3 Plumbing system hazards. Where it is found that a plumbing system in a structure constitutes a hazard to the *occupants* or the structure by reason of inadequate service, inadequate venting, cross connection, backsiphonage, improper installation, *deterioration* or damage or for similar reasons, the *code official* shall require the defects to be corrected to eliminate the hazard.

SECTION 505 WATER SYSTEM

505.1 General. Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an *approved* private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied

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with hot or tempered and cold running water in accordance with the *International Plumbing Code*.

[P] **505.2 Contamination.** The water supply shall be maintained free from contamination, and all water inlets for plumbing fixtures shall be located above the flood-level rim of the fixture. Shampoo basin faucets, janitor sink faucets and other hose bibs or faucets to which hoses are attached and left in place, shall be protected by an approved atmospheric-type vacuum breaker or an approved permanently attached hose connection vacuum breaker.

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

505.4 Water heating facilities. Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a minimum temperature of 110°F (43°C). A gas-burning water heater shall not be located in any *bathroom, toilet room, bedroom* or other occupied room normally kept closed, unless adequate combustion air is provided. An *approved* combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters.

SECTION 506 SANITARY DRAINAGE SYSTEM

[P] **506.1 General.** All plumbing fixtures shall be properly connected to either a public sewer system or to an *approved* private sewage disposal system.

[P] **506.2 Maintenance.** Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects.

[P] **506.3 Grease interceptors.** Grease interceptors and automatic grease removal devices shall be maintained in accordance with this code and the manufacturer's installation instructions. Grease interceptors and automatic grease removal devices shall be regularly serviced and cleaned to prevent the discharge of oil, grease, and other substances harmful or hazardous to the building drainage system, the public sewer, the private sewage disposal system or the sewage treatment plant or processes. All records of maintenance, cleaning and repairs shall be available for inspection by the code official.

SECTION 507 STORM DRAINAGE

[P] **507.1 General.** Drainage of roofs and paved areas, *yards* and courts, and other open areas on the *premises* shall not be discharged in a manner that creates a public nuisance.

MECHANICAL AND ELECTRICAL REQUIREMENTS

604.2 Service. The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with NFPA 70. *Dwelling units* shall be served by a three-wire, 120/240 volt, single-phase electrical service having a minimum rating of 60 amperes.

604.3 Electrical system hazards. Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, *deterioration* or damage, or for similar reasons, the *code official* shall require the defects to be corrected to eliminate the hazard.

604.3.1 Abatement of electrical hazards associated with water exposure. The provisions of this section shall govern the repair and replacement of electrical systems and equipment that have been exposed to water.

604.3.1.1 Electrical equipment. Electrical distribution equipment, motor circuits, power equipment, transformers, wire, cable, flexible cords, wiring devices, ground fault circuit interrupters, surge protectors, molded case circuit breakers, low-voltage fuses, luminaires, ballasts, motors and electronic control, signaling and communication equipment that have been exposed to water shall be replaced in accordance with the provisions of the *International Building Code*.

Exception: The following equipment shall be allowed to be repaired where an inspection report from the equipment manufacturer or *approved* manufacturer's representative indicates that the equipment has not sustained damage that requires replacement:

1. Enclosed switches, rated a maximum of 600 volts or less;
2. Busway, rated a maximum of 600 volts;
3. Panelboards, rated a maximum of 600 volts;
4. Switchboards, rated a maximum of 600 volts;
5. Fire pump controllers, rated a maximum of 600 volts;
6. Manual and magnetic motor controllers;
7. Motor control centers;
8. Alternating current high-voltage circuit breakers;
9. Low-voltage power circuit breakers;
10. Protective relays, meters and current transformers;
11. Low- and medium-voltage switchgear;
12. Liquid-filled transformers;
13. Cast-resin transformers;
14. Wire or cable that is suitable for wet locations and whose ends have not been exposed to water;

15. Wire or cable, not containing fillers, that is suitable for wet locations and whose ends have not been exposed to water;
16. Luminaires that are listed as submersible;
17. Motors;
18. Electronic control, signaling and communication equipment.

604.3.2 Abatement of electrical hazards associated with fire exposure. The provisions of this section shall govern the repair and replacement of electrical systems and equipment that have been exposed to fire.

604.3.2.1 Electrical equipment. Electrical switches, receptacles and fixtures, including furnace, water heating, security system and power distribution circuits, that have been exposed to fire, shall be replaced in accordance with the provisions of the *International Building Code*.

Exception: Electrical switches, receptacles and fixtures that shall be allowed to be repaired where an inspection report from the equipment manufacturer or *approved* manufacturer's representative indicates that the equipment has not sustained damage that requires replacement.

SECTION 605 ELECTRICAL EQUIPMENT

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

605.2 Receptacles. Every *habitable space* in a dwelling shall contain at least two separate and remote receptacle outlets. Every laundry area shall contain at least one grounded-type receptacle or a receptacle with a ground fault circuit interrupter. Every *bathroom* shall contain at least one receptacle. Any new *bathroom* receptacle outlet shall have ground fault circuit interrupter protection. All receptacle outlets shall have the appropriate faceplate cover for the location.

605.3 Luminaires. Every public hall, interior stairway, *toilet room*, kitchen, *bathroom*, laundry room, boiler room and furnace room shall contain at least one electric luminaire. Pool and spa luminaires over 15 V shall have ground fault circuit interrupter protection.

605.4 Wiring. Flexible cords shall not be used for permanent wiring, or for running through doors, windows, or cabinets, or concealed within walls, floors, or ceilings.

SECTION 606 ELEVATORS, ESCALATORS AND DUMBWAITERS

606.1 General. Elevators, dumbwaiters and escalators shall be maintained in compliance with ASME A17.1. The most current certificate of inspection shall be on display at all times within the elevator or attached to the escalator or dumbwaiter, be available for public inspection in the office of the

CHAPTER 7

FIRE SAFETY REQUIREMENTS

SECTION 701 GENERAL

701.1 Scope. The provisions of this chapter shall govern the minimum conditions and standards for fire safety relating to structures and exterior *premises*, including fire safety facilities and equipment to be provided.

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.

SECTION 702 MEANS OF EGRESS

[F] 702.1 General. A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the *public way*. Means of egress shall comply with the *International Fire Code*.

[F] 702.2 Aisles. The required width of aisles in accordance with the *International Fire Code* shall be unobstructed.

[F] 702.3 Locked doors. All means of egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort, except where the door hardware conforms to that permitted by the *International Building Code*.

[F] 702.4 Emergency escape openings. Required emergency escape openings shall be maintained in accordance with the code in effect at the time of construction, and the following. Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. Bars, grilles, grates or similar devices are permitted to be placed over emergency escape and rescue openings provided the minimum net clear opening size complies with the code that was in effect at the time of construction and such devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the escape and rescue opening.

SECTION 703 FIRE-RESISTANCE RATINGS

[F] 703.1 Fire-resistance-rated assemblies. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained.

[F] 703.2 Opening protectives. Required opening protectives shall be maintained in an operative condition. All fire and smokestop doors shall be maintained in operable condition. Fire doors and smoke barrier doors shall not be blocked or obstructed or otherwise made inoperable.

SECTION 704 FIRE PROTECTION SYSTEMS

[F] 704.1 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 in accordance with the *International Fire Code*.

[F] 704.1.1 Automatic sprinkler systems. Inspection, testing and maintenance of automatic sprinkler systems shall be in accordance with NFPA 25.

[F] 704.2 Smoke alarms. Single- or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and in dwellings not regulated in Group R occupancies, regardless of *occupant* load at all of the following locations:

1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of *bedrooms*.
2. In each room used for sleeping purposes.
3. In each story within a *dwelling unit*, including *basements* and cellars but not including crawl spaces and uninhabitable attics. In dwellings or *dwelling units* with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

Single- or multiple-station smoke alarms shall be installed in other groups in accordance with the *International Fire Code*.

[F] 704.3 Power source. In Group R occupancies and in dwellings not regulated as Group R occupancies, single-station smoke alarms shall receive their primary power from the building wiring provided that such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection.

Exception: Smoke alarms are permitted to be solely battery operated in buildings where no construction is taking place, buildings that are not served from a commercial power source and in existing areas of buildings undergoing alterations or repairs that do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or *basement* available which could provide access for building wiring without the removal of interior finishes.

[F] 704.4 Interconnection. Where more than one smoke alarm is required to be installed within an individual *dwelling unit* in Group R-2, R-3, R-4 and in dwellings not regulated as Group R occupancies, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm

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

CITY OF CLERMONT,

Petitioner,

vs.

KJP FLORIDA INVESTMENTS LLC,

Respondent,

Case No. C2016-000152

& C2015-000292

Pursuant to Section 2-206 of the Code of the City of Clermont, Florida, you are hereby called to take notice that a Public Hearing will be conducted in the above-styled cause, pending and undetermined by the Code Enforcement Board on:

TUESDAY, AUGUST 16, 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, KJP FLORIDA INVESTMENTS LLC, 863 BOUNDARY BLVD, ROTUNDA WEST, FL 33947 AND ORLANDO PROPERTY MGMNT, 656 FORMOSA AVE, ORLANDO, FL 32789 Certified Mail/Return Receipt Requested.

BY:



Lori Crain, Code Enforcement Officer
this 9th day of June, 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

March 29, 2016

Violation # C2016-000152

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

9171 9690 0935 0124 5579 99

ORLANDO PROPERTY MANAGEMENT
656 FORMOSA AVE
ORLANDO, FL 32789

9171 9690 0935 0124 5579 82

Violation/Property address: 730 EAST MINNEOLA AVE, CLERMONT, FL

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at 730 EAST MINNEOLA AVE, #242225015000000201

Compliance with the Violation(s) listed will be when the following condition(s) are met: WHEN AREA OF ACCUMLATING TRASH: TIRE, GLASS, BATTERIES, BRICK, RUSTY METAL & TIN, BROKEN CONCRETE, PIPES, WEEDS, RUBBER HOSE ETC. OBSERVED BY CODE ENFORCE-MENT OFFICER AT ABOVE PROPERTY IS CLEANED IN A SANITARY CONDITION, EROSION IS CONTROLLED AND GRADING ISSUES TAKEN CARE OF BY COMBINING EFFORTS AND COOPERATING WITH ADJACENT PROPERTY OF 722 EAST MINNEOLA AVE.

Type of Violation: GRADING & DRAINAGE Section 302.2 IPMC*

All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.

Type of Violation: Property Maintenance Section 122-344

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

Type of Violation: Sanitation Section 302-IPMC*

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

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

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

- (1) Weeds. Any weeds such as broom grass, jimson, burdock, ragweed, sandspur or other similar weeds; or any other vegetation, including grass, other than trees, ornamental bushes, flowers or other ornamental plants with a height exceeding 18 inches.
- (2) Refuse. Accumulation of trash, litter, debris, garbage, bottles, paper, cans, rags, dead or decayed fish, fowl, meat or other animal matter; fruit, vegetables, offal, bricks, concrete, scrap lumber or other building debris or other refuse of any nature.
- (3) Harborage for rats, snakes and other vermin. Any condition which provides harborage for rats, mice, snakes and other vermin.

Type of Violation: Weeds Section 302.4-IPMC*

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

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

You are directed to take action by APRIL 30, 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.

CHAPTER 3

GENERAL REQUIREMENTS

SECTION 301 GENERAL

301.1 Scope. The provisions of this chapter shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and *exterior property*.

301.2 Responsibility. The *owner* of the *premises* shall maintain the structures and *exterior property* in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy *premises* which are not in a sanitary and safe condition and which do not comply with the requirements of this chapter. *Occupants* of a *dwelling unit*, *rooming unit* or *housekeeping unit* are responsible for keeping in a clean, sanitary and safe condition that part of the *dwelling unit*, *rooming unit*, *housekeeping unit* or *premises* which they occupy and control.

301.3 Vacant structures and land. All vacant structures and *premises* thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

SECTION 302 EXTERIOR PROPERTY AREAS

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

302.2 Grading and drainage. All *premises* shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.

Exception: *Approved* retention areas and reservoirs.

302.3 Sidewalks and driveways. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

302.4 Weeds. All *premises* and *exterior property* shall be maintained free from weeds or plant growth in excess of [JURISDICTION TO INSERT HEIGHT IN INCHES]. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Upon failure of the *owner* or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of viola-

tion, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the *owner* or agent responsible for the property.

302.5 Rodent harborage. All structures and *exterior property* shall be kept free from rodent harborage and *infestation*. Where rodents are found, they shall be promptly exterminated by *approved* processes which will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.

302.6 Exhaust vents. Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another *tenant*.

302.7 Accessory structures. All accessory structures, including *detached* garages, fences and walls, shall be maintained structurally sound and in good repair.

302.8 Motor vehicles. Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any *premises*, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an *approved* spray booth.

Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and *approved* for such purposes.

302.9 Defacement of property. No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti.

It shall be the responsibility of the *owner* to restore said surface to an *approved* state of maintenance and repair.

SECTION 303 SWIMMING POOLS, SPAS AND HOT TUBS

303.1 Swimming pools. Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

303.2 Enclosures. Private swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier at least 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is a minimum of 54 inches (1372 mm) above the bottom of the gate,

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.

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 detrimental materials

Code Enforcement Board of the
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner,

vs.

ALP INVESTMENTS LLC,

Respondent.

Case No. C2016-000175

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, AUGUST 16, 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, ALP INVESTMENTS LLC, 13686 BROMLEY POINT DR, JACKSONVILLE, FL 32225. Certified Mail/Return Receipt Requested #

BY:



Lori Crain, Code Enforcement Officer
this 20th day of July, 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 08, 2016

Violation # C2016-000175

To: ALP INVESTMENTS LLC
13686 BROMLEY POINT DR
JACKSONVILLE, FL 32225

9171 9690 0935 0124 5573 33

Violation/Property address: VACANT LOT SW CORNER PITT ST/GRAND HWY

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 SW CORNER PITT/GRAN, PARCELS 092226070003400008 AND 092226070003400001.

Compliance with the Violation(s) listed will be when the following condition(s) are met: WHEN A 30 FOOT BUFFER HAS BEEN CLEARED ON ABOVE PROPERTY THAT IS ABUTTING GRAND HWY, HILLSIDE VILLAS, US HWY 27 AND PITT STREET. THIS BUFFER SHALL BE MAINTAINED FROM HERE FORWARD. MAINTENANCE INCLUDES THE REMOVAL OF ANY AND ALL TRASH, DEBRIS, GARBAGE, TIRES, WEEDS, UNDERBRUSH ETC.

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 1 acre must have:

- (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.

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 when you comply, so an inspection to determine compliance can be scheduled.

You are directed to take action by 5:00 PM, THURSDAY, JUNE 30, 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

CHAPTER 3

GENERAL REQUIREMENTS

SECTION 301 GENERAL

301.1 Scope. The provisions of this chapter shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and *exterior property*.

301.2 Responsibility. The *owner* of the *premises* shall maintain the structures and *exterior property* in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy *premises* which are not in a sanitary and safe condition and which do not comply with the requirements of this chapter. *Occupants* of a *dwelling unit*, *rooming unit* or *housekeeping unit* are responsible for keeping in a clean, sanitary and safe condition that part of the *dwelling unit*, *rooming unit*, *housekeeping unit* or *premises* which they occupy and control.

301.3 Vacant structures and land. All vacant structures and *premises* thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

SECTION 302 EXTERIOR PROPERTY AREAS

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

302.2 Grading and drainage. All *premises* shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.

Exception: *Approved* retention areas and reservoirs.

302.3 Sidewalks and driveways. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

302.4 Weeds. All *premises* and *exterior property* shall be maintained free from weeds or plant growth in excess of [JURISDICTION TO INSERT HEIGHT IN INCHES]. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Upon failure of the *owner* or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of viola-

tion, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the *owner* or agent responsible for the property.

302.5 Rodent harborage. All structures and *exterior property* shall be kept free from rodent harborage and *infestation*. Where rodents are found, they shall be promptly exterminated by *approved* processes which will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.

302.6 Exhaust vents. Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another *tenant*.

302.7 Accessory structures. All accessory structures, including *detached* garages, fences and walls, shall be maintained structurally sound and in good repair.

302.8 Motor vehicles. Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any *premises*, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an *approved* spray booth.

Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and *approved* for such purposes.

302.9 Defacement of property. No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti.

It shall be the responsibility of the *owner* to restore said surface to an *approved* state of maintenance and repair.

SECTION 303 SWIMMING POOLS, SPAS AND HOT TUBS

303.1 Swimming pools. Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

303.2 Enclosures. Private swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier at least 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is a minimum of 54 inches (1372 mm) above the bottom of the gate,

City of Clermont

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

VIOLATION NOTICE

May 24, 2016

Violation # C2016-000251

To: RAPHAEL T & JULIET CHRISTIE
5535 LAKEWOOD CIR NORTH
APT 313
MARGATE, FL 33063-5226

9171 9690 0935 0124 5576 23

CURRENT RESIDENT
723 SKYRIDGE RD
CLERMONT, FL 34711

9171 9690 0935 0124 5576 30

Violation/Property address: 723 SKYRIDGE RD, CLERMONT, FL 34711

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at 723 SKYRIDGE RD #202226195500022300.

Compliance with the Violation(s) listed will be when the following condition(s) are met: WHEN SITE PLANS FOR NEW STRUCTURE HAVE BEEN SUBMITTED AND APPROVED; WHEN AFTER-THE-FACT-PERMIT IS ISSUED BY CITY OF CLERMONT DEVELOPMENT SERVICES DEPARTMENT; WHEN STRUCTURE HAS BEEN APPROVED AND FINALED BY CITY OF CLERMONT BUILDING INSPECTOR.

Type of Violation: Building Permit Required Section 122-344

It shall be unlawful for any person to initiate new uses of any land within the corporate boundaries of the city or to erect or construct any new structures or to move, add to, repair or modify in any way any existing structures, except by authority of permit issued by the building inspector or planning and zoning department of the city acting as administrative officer of the regulations contained in this land development code. The words "planning and zoning department," as used in this land development code, shall also mean the planning official or the designated representative thereof. All development, as defined in this land development code, shall be required to obtain development approval (i.e., a development permit/development order) prior to initiating development activity. New structure with roof recently erected and installed on above listed property. No building permit has been applied for, obtained or issued for this structure.

Please contact me at (352)-241-7343 or lcrajin@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, JUNE 7, 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

ALSO MAILED TO:

RAPHAEL T & JULIET CHRISTIE
2913 SHAUGHNESSY DR
WELLINGTON, FL 33414-6499

9171 9690 0935 0124 5576 47



NOTICE TO CORRECT
VIOLATION OF CODE OR ORDINANCE
CITY OF CLERMONT

Case # C2016-000251

DATE: Month May Day 11 Year 2016

Name RAPHAEL T & JULIET A CHRISTIE/CURRENT RESIDENT

Address 9058 ALEXANDRA CIR/723 SKYRIDGE RD

Phone _____

City WELLINGTON/CLERMONT

State FL

Zip 33414/34711

CODE OR ORDINANCE VIOLATED: Building Permit Required Section 122-344

It shall be unlawful for any person to initiate new uses of any land within the corporate boundaries of the city or to erect or construct any new structures or to move, add to, repair or modify in any way any existing structures, except by authority of permit issued by the building inspector or planning and zoning department of the city acting as administrative officer of the regulations contained in this land development code. The words "planning and zoning department," as used in this land development code, shall also mean the planning official or the designated representative thereof. All development, as defined in this land development code, shall be required to obtain development approval (i.e., a development permit/development order) prior to initiating development activity.

LOCATION OF VIOLATION: 723 SKYRIDGE RD, CLERMONT

FACTS CONSTITUTING REASONABLE CAUSE: _____

SMALL SHED TYPE STRUCTURE BUILT ON PROPERTY ON NORTH SIDE OF HOUSE.

ACTION REQUIRED FOR REMEDY OF VIOLATION: _____

APPLY FOR & OBTAIN AFTER THE FACT PERMIT FOR THIS STRUCTURE AND PASS FINAL INSPECTION.

REMEDY ABOVE VIOLATION TO BE COMPLETED BY: 5:00 PM, MONDAY, MAY 23, 2016

CODE ENFORCEMENT OFFICER

Lori Crain

(352)-241-7343

lcrain@clermontfl.org

IF YOU HAVE ANY QUESTIONS CONCERNING THIS MATTER, PLEASE CONTACT THE CODE ENFORCEMENT OFFICER.

CITY OF CLERMONT, DEVELOPMENT SERVICES
685 W. MONTROSE STREET, CLERMONT, FL 34711

FAILURE TO CORRECT VIOLATION BY THE ABOVE DATE MAY RESULT IN A VIOLATION NOTICE BEING ISSUED TO YOU AND A NOTICE TO APPEAR BEFORE THE CODE ENFORCEMENT BOARD.

Code Enforcement Board of the
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,
Petitioner,

Case No. C2016-000298

vs.

BHAVESHA SHIWNARAIN,
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:

TUESDAY, AUGUST 16, 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, BHAVESHA SHIWNARAIN, 4721 123RD TRAIL N, ROYAL PALM BEACH, FL 33411. Certified Mail/Return Receipt Requested.

BY:



Lori Crain, Code Enforcement Officer
this 21st day of July, 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

June 02, 2016

Violation # C2016-000298

To: SHIWNARAIN BHAVESHA
4721 123RD TRAIL N
ROYAL PALM BEACH, FL 33411

9171 9690 0935 0124 5577 15

9171 9690 0935 0124 5577 22 CR

Violation/Property address: 593 SOUTHRIDGE RD, CLERMONT, FL 34711

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at 593 SOUTHRIDGE RD, 202226195500028500.

Compliance with the Violation(s) listed will be when the following condition(s) are met: WHEN POOL ENCLOSURE IS REPAIRED SO NOT TO BE A SAFETY HAZARD TO THE PUBLIC; WHEN ALL SCREENS ARE REPAIRED ON THE LANAI, WHEN LOCKS ARE SECURED; WHEN POOL IS EITHER DRAINED OR CLEANED TO A SANITARY CONDITION; WHEN PROPERTY IS MAINTAINED IN COMPLIANCE FROM HERE FORWARD.

Type of Violation: 303.2 Swimming Pool Enclosure

Section 303.2 Swimming pool enclosures

Private swimming pools, hot tubs and spas, containing water more than 24 in depth shall be completely surrounded by a fence or barrier at least 48 in height above the ground level on the side of the barrier away from the pool. Several screens are torn and missing on the lower level which creates a safety hazard for the public. Doors are not properly secured as observed by Code Enforcement Officer.

Type of Violation: Sec. 303.1 – Swimming Pool, Hot Tub, Spa

Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

Type of Violation: Section 304.1 Exterior Structure

The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

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, JUNE 15, 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

City of Clermont

NOTICE OF NUISANCE AND DEMAND TO ABATE NUISANCE ON PROPERTY
LOCATED AT:

593 SOUTHRIDGE RD, CLERMONT, FL

**TO: BHAVESHA SHIWNARAIN: 4721 123RD TRAIL N, ROYAL PALM BEACH, FL
33411**

593 SOUTHRIDGE RD, CLERMONT, FL 34711; CLERMONT, SKYRIDGE VALLEY

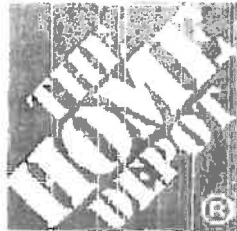
PHASE II SUB LOT 285 In accordance with chapter 14 of the City Code of Clermont, you are hereby advised that upon the above –referenced property the following conditions exist, as more particularly described in Sections 108.1 *Unsafe structure*; (108.1.5) *Dangerous structure or premises*; Sections 109 (109.2) *Temporary safeguards*; (109.4) *Emergency repairs*; and (109.5) *Costs of emergency repairs*.

YOU ARE FURTHER ADVISED THAT PURSUANT TO SECTION 108.6 OF CHAPTER 14 OF THE CLERMONT CITY CODE, YOU HAVE UNTIL 8:00 AM, MONDAY, JUNE 20, 2016, TO ABATE THE ABOVE-REFERENCED CONDITIONS ON THE PROPERTY. IF YOU FAIL TO TIMELY ABATE THE CONDITIONS, THE CITY OF CLERMONT SHALL ENTER UPON THE PROPERTY TO ABATE THE CONDITIONS AND A BILL SHALL BE SENT TO YOU FOR THE COST INCURRED BY THE CITY. IF YOU FAIL TO PAY THE BILL WITHIN THIRTY (30) DAYS A LIEN SHALL BE IMPOSED AND ENFORCED AGAINST THE PROPERTY.

Dated this 16th day of June, 2016.



Lori Crain, Code Enforcement Officer



**More saving.
More doing.®**

1530 E HWY 50
CLERMONT, FL 34711 (352)242-1870

6375 00002 87664 06/20/16 12:28 PM
CASHIER NICOLE

757295000108 5 MM PLYWOOD <A>
5.0MM 4X8 UNDERLAYMENT
7@11.97 33.79M

SUBTOTAL 83.79
SALES TAX 0.00

TAX EXEMPT TOTAL \$83.79

XXXXXXXXXX6612 MASTERCARD USD \$ 83.79

AUTH CODE 034624/7020827 TA
Chip Read Verified By PIN
AID A0000000041010 4041535445524341524

4 TVR 0000003000
IAD 011067900302000021AE00000000000000FF
TSI E800
ARC 00

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-4081 SUMMARY
THIS RECEIPT PD/JOB NAME: CODE ENFORCEMENT

PRO XTRA SPEND THIS VISIT: \$83.79

2016 PRO XTRA SPEND 06/19: \$7,306.33

INCLUDES:
Pro Xtra 2016 Savings \$2.74

As of 06/20/2016 your Paint Rewards
level is Pro Xtra Paint Rewards; Spend
1813.64 more in qualifying paint
purchases to earn Bronze (10.0% off) on
select paint items.

This purchase qualifies for FUEL
DISCOUNTS and 60 DAYS TO PAY on The Home
Depot Commercial Credit Card. Ask an
Associate to learn more or go to
homedepot.com/financeoptions.



6375 02 87664 06/20/2016 9092

593

Southridge Rd.

P-CARL

ZEbraux Lines
used to Service
a pool deck
Screen needs

Pro Code
enforcement

GENERAL REQUIREMENTS

the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152 mm) from the gatepost. No existing pool enclosure shall be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

Exception: Spas or hot tubs with a safety cover that complies with ASTM F 1346 shall be exempt from the provisions of this section.

SECTION 304 EXTERIOR STRUCTURE

304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

304.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the *International Building Code* or the *International Existing Building Code* as required for existing buildings:

1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength;
2. The *anchorage* of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects;
3. Structures or components thereof that have reached their limit state;
4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight;
5. Structural members that have evidence of *deterioration* or that are not capable of safely supporting all nominal loads and load effects;
6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects;
7. Exterior walls that are not *anchored* to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects;
8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of *deterioration*, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects;
9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of *deterioration* or fatigue, are not properly *anchored* or are incapable of supporting all nominal loads and resisting all load effects;
10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects;
11. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly *anchored* or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects;
12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including *guards* and handrails, are not structurally sound, not properly *anchored* or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects; or
13. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly *anchored*, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

Exceptions:

1. When substantiated otherwise by an *approved* method.
2. Demolition of unsafe conditions shall be permitted when *approved* by the *code official*.

304.2 Protective treatment. All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

[F] 304.3 Premises identification. Buildings shall have *approved* address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) in height with a minimum stroke width of 0.5 inch (12.7 mm).

CHAPTER 3

GENERAL REQUIREMENTS

SECTION 301 GENERAL

301.1 Scope. The provisions of this chapter shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and *exterior property*.

301.2 Responsibility. The *owner* of the *premises* shall maintain the structures and *exterior property* in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy *premises* which are not in a sanitary and safe condition and which do not comply with the requirements of this chapter. *Occupants* of a *dwelling unit*, *rooming unit* or *housekeeping unit* are responsible for keeping in a clean, sanitary and safe condition that part of the *dwelling unit*, *rooming unit*, *housekeeping unit* or *premises* which they occupy and control.

301.3 Vacant structures and land. All vacant structures and *premises* thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

SECTION 302 EXTERIOR PROPERTY AREAS

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

302.2 Grading and drainage. All *premises* shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.

Exception: *Approved* retention areas and reservoirs.

302.3 Sidewalks and driveways. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

302.4 Weeds. All *premises* and *exterior property* shall be maintained free from weeds or plant growth in excess of [JURISDICTION TO INSERT HEIGHT IN INCHES]. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Upon failure of the *owner* or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of viola-

tion, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the *owner* or agent responsible for the property.

302.5 Rodent harborage. All structures and *exterior property* shall be kept free from rodent harborage and *infestation*. Where rodents are found, they shall be promptly exterminated by *approved* processes which will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.

302.6 Exhaust vents. Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another *tenant*.

302.7 Accessory structures. All accessory structures, including *detached* garages, fences and walls, shall be maintained structurally sound and in good repair.

302.8 Motor vehicles. Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any *premises*, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an *approved* spray booth.

Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and *approved* for such purposes.

302.9 Defacement of property. No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti.

It shall be the responsibility of the *owner* to restore said surface to an *approved* state of maintenance and repair.

SECTION 303 SWIMMING POOLS, SPAS AND HOT TUBS

303.1 Swimming pools. Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

303.2 Enclosures. Private swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier at least 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is a minimum of 54 inches (1372 mm) above the bottom of the gate,

Code Enforcement Board of the
City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner,

vs.

HELGA RONCO & THOMAS MODIC,

SUNTRUST MORTGAGE INC,

Respondents,

Case No. C2016-000299

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, AUGUST 16, 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.

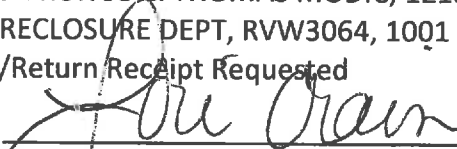
Any letters, lists, pictures of items displayed, presented or handed out at a public meeting for any City Commission, Board, Council or City public meeting, must be left with the recording clerk at the meeting at that time. No cell phone or electronic displays are permitted unless a printed copy is supplied 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, HELGA RONCO & THOMAS MODIC, 1218 SHORECREST CIR, CLERMONT, FL 34711; SUNTRUST MORTGAGE INC, FORECLOSURE DEPT, RVW3064, 1001 SEMMES AVE, FOURTH FLOOR, RICHMOND, VA 23334. Certified Mail/Return Receipt Requested

9171 9690 0935 0133 4976 51

BY:


Lori Crain, Code Enforcement Officer

this 21st day of July, 2016

9171 9690 0935 0133 4976 68

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

June 29, 2016

Violation # C2016-000299

To: HELGA RONCO & THOMAS MODIC
1218 SHORECREST CIR
CLERMONT, FL 34711

9171 9690 0935 0124 5567 63

JANICE CARTER
1218 SHORECREST CIR
CLERMONT, FL 34711

9171 9690 0935 0124 5567 70

SUNTRUST MORTGAGE INC
FORECLOSURE DEPT
RVW3064
1001 SEMMES AVE
FOURTH FLOOR
RICHMOND, VA 23224

9171 9690 0935

Violation/Property address: 1218 SHORECREST CIR, CLERMONT, FL 34711

You are hereby notified that you are in violation of the referenced section of the City of Clermont Ordinances for the parcel located at 1218 SHORECREST CIR, #2622250.

Compliance with the Violation(s) listed will be when the following conditions are met: WHEN ALGAE-FILLED POOL HAS BEEN THOROUGHLY CLEANED AND IS NO LONGER A NUISANCE; WHEN THE WELFARE OF RESIDENTS AND GENERAL PUBLIC; WHEN ALL POOL EQUIPMENT IS OPERATIONAL; WHEN SCREEN ENCLOSURE IS PROPERLY REPAIRED AND SECURED; WHEN BLACK FORD FUSION 4-DOOR BEARING EXPIRED FLORIDA LICENSE PLATE: DTVZ94 DISPLAYS CURRENT AND VALID REGISTRATION; WHEN ALL JUNK, DEBRIS, TRASH AND ITEMS LYING AROUND EXTERIOR OF PROPERTY AND IN POOL AREA ARE REMOVED AND CLEANED UP;

Type of Violation: Section 34-62 – Creation/Maintenance of Nuisance 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: Swimming Pool, Spa and Hot Tub Section 303.1-IPMC*

Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

Motor
Vehicles +
refrigerator
codes are in compliance
345, 302.8 leave
off.

Type of Violation: Enclosures Section 303.2-IPMC*

Private swimming pools, hot tubs and spas, containing water more than 24 inches in depth shall be completely surrounded by a fence or barrier at least 48 inches in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching.

Type of Violation: Exterior Structure Section 304.1-IPMC*

The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

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 inoperative. 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: Property Maintenance Section 122-344

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

Type of Violation: Sanitation Section 302-IPMC*

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

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

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

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

it is a menace to the health of people residing in the vicinity thereof, or presents a more than ordinarily dangerous fire hazard in the vicinity where it is located.

Type of Violation: Section 302.8 IPMC Motor Vehicles*

Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

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, FRIDAY, JULY 15, 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.**

CHAPTER 3

GENERAL REQUIREMENTS

SECTION 301 GENERAL

301.1 Scope. The provisions of this chapter shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and *exterior property*.

301.2 Responsibility. The *owner* of the *premises* shall maintain the structures and *exterior property* in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy *premises* which are not in a sanitary and safe condition and which do not comply with the requirements of this chapter. *Occupants* of a *dwelling unit*, *rooming unit* or *housekeeping unit* are responsible for keeping in a clean, sanitary and safe condition that part of the *dwelling unit*, *rooming unit*, *housekeeping unit* or *premises* which they occupy and control.

301.3 Vacant structures and land. All vacant structures and *premises* thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

SECTION 302 EXTERIOR PROPERTY AREAS

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

302.2 Grading and drainage. All *premises* shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.

Exception: *Approved* retention areas and reservoirs.

302.3 Sidewalks and driveways. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

302.4 Weeds. All *premises* and *exterior property* shall be maintained free from weeds or plant growth in excess of [JURISDICTION TO INSERT HEIGHT IN INCHES]. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Upon failure of the *owner* or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of viola-

tion, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the *owner* or agent responsible for the property.

302.5 Rodent harborage. All structures and *exterior property* shall be kept free from rodent harborage and *infestation*. Where rodents are found, they shall be promptly exterminated by *approved* processes which will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.

302.6 Exhaust vents. Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another *tenant*.

302.7 Accessory structures. All accessory structures, including *detached* garages, fences and walls, shall be maintained structurally sound and in good repair.

302.8 Motor vehicles. Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any *premises*, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an *approved* spray booth.

Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and *approved* for such purposes.

302.9 Defacement of property. No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti.

It shall be the responsibility of the *owner* to restore said surface to an *approved* state of maintenance and repair.

SECTION 303 SWIMMING POOLS, SPAS AND HOT TUBS

303.1 Swimming pools. Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

303.2 Enclosures. Private swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier at least 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is a minimum of 54 inches (1372 mm) above the bottom of the gate,

GENERAL REQUIREMENTS

the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152 mm) from the gatepost. No existing pool enclosure shall be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

Exception: Spas or hot tubs with a safety cover that complies with ASTM F 1346 shall be exempt from the provisions of this section.

SECTION 304 EXTERIOR STRUCTURE

304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

304.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the *International Building Code* or the *International Existing Building Code* as required for existing buildings:

1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength;
2. The *anchorage* of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects;
3. Structures or components thereof that have reached their limit state;
4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight;
5. Structural members that have evidence of *deterioration* or that are not capable of safely supporting all nominal loads and load effects;
6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects;
7. Exterior walls that are not *anchored* to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects;
8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of *deterioration*, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects;
9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of *deterioration* or fatigue, are not properly *anchored* or are incapable of supporting all nominal loads and resisting all load effects;
10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects;
11. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly *anchored* or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects;
12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including *guards* and handrails, are not structurally sound, not properly *anchored* or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects; or
13. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly *anchored*, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

Exceptions:

1. When substantiated otherwise by an *approved* method.
2. Demolition of unsafe conditions shall be permitted when *approved* by the *code official*.

304.2 Protective treatment. All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

[F] 304.3 Premises identification. Buildings shall have *approved* address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) in height with a minimum stroke width of 0.5 inch (12.7 mm).

Sec. 34-61. Enumeration of prohibited items, conditions or actions constituting nuisances.

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

- (1) *Weeds.* Any weeds such as broom grass, jimson, burdock, ragweed, sandspur or other similar weeds; or any other vegetation, including grass, other than trees, ornamental bushes, flowers or other ornamental plants with a height exceeding 18 inches.
- (2) *Refuse.* Accumulation of trash, litter, debris, garbage, bottles, paper, cans, rags, dead or decayed fish, fowl, meat or other animal matter; fruit, vegetables, offal, bricks, concrete, scrap lumber or other building debris or other refuse of any nature.
- (3) *Harborage for rats, snakes and other vermin.* Any condition which provides harborage for rats, mice, snakes and other vermin.
- (4) *Dilapidated buildings.* Any building or other structure which is in such a dilapidated condition that it is unfit for human habitation, or kept in such an insanitary condition that it is a menace to the health of people residing in the vicinity thereof, or presents a more than ordinarily dangerous fire hazard in the vicinity where it is located.
- (5) *Noises.* All unnecessary or unauthorized noises and annoying vibrations, including animal noises.
- (6) *Odors and stench.* All disagreeable or obnoxious odors and stench, as well as the conditions, substances or other causes which give rise to the emission or generation of such odors and stench.
- (7) *Carcasses of animals.* The carcasses of animals or fowl not disposed of within a reasonable time after death.
- (8) *Pollution of bodies of water.* The pollution of any public well or cistern, stream, lake, canal or body of water by sewage, dead animals, creamery wastes, industrial wastes or other substances.
- (9) *Places where illegal activities take place.* Any building, structure or other place or location where any activity which is in violation of local, state or federal law is conducted, performed or maintained.
- (10) *Stagnant water.* Any accumulation of stagnant water permitted or maintained on any lot or piece of ground.
- (11) *Storage of junk in residential areas.* The storage or accumulation of junk in any area zoned for residential use.
- (12) *Discharge of sewage or grease.* Any act resulting in the discharge, dumping or disposal of any contents of any septic tank, dry well, raw sewage, grease or similar material, regardless of its source, into or upon any land or body of water within the city, except as may be allowed through the city's sewer system, or as otherwise authorized by chapter 66 and state law.
- (13) *Improperly built or maintained private disposal systems.* Improperly built or maintained septic tanks, water closets, or privies.
- (14) *Health or life threatening activities.* Any act by which the health or life of any individual may be threatened or impaired, or by which or through which, directly or indirectly,

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

Sec. 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.

Sec. 34-63. Notice to abate.

Upon receipt of a report of a condition as prescribed in section 34-61 on any property in the city, and after due consideration thereof, the city manager shall direct the city clerk to notify in writing, the owner, if known, and occupant of such property and give them ten days from the date of notice to have removed from their property, as well as adjacent sidewalks and parkways, such conditions, and, if not done, the city would have such work performed for which the city would claim and enforce a lien against such real property.

City of Clermont

NOTICE OF NUISANCE AND DEMAND TO ABATE NUISANCE ON PROPERTY
LOCATED AT:

1218 SHORECREST CIRCLE, CLERMONT, FL

**TO: HELGA RONCO & THOMAS MODIC, 1218 SHORECREST CIRCLE, CLERMONT,
FL 34711**

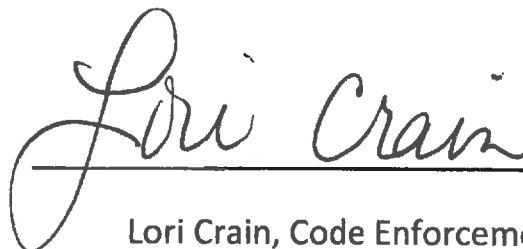
PROPERTY STREET ADDRESS AND LEGAL:

**1218 SHORECREST CIRCLE, CLERMONT, FL 34711; CLERMONT, INDIAN SHORES
REPLAT SUB LOT 9**

In accordance with chapter 14 of the City Code of
Clermont, you are hereby advised that upon the above –referenced property the
following conditions exist, as more particularly described in Sections 108.1 *Unsafe
structure*; (108.1.5) *Dangerous structure or premises*; Sections 109 (109.2)
Temporary safeguards; (109.4) *Emergency repairs*; and (109.5) *Costs of
emergency repairs*.

**YOU ARE FURTHER ADVISED THAT PURSUANT TO SECTION 108.6 OF CHAPTER
14 OF THE CLERMONT CITY CODE, YOU HAVE UNTIL 5:00 PM, MONDAY, JUNE
13, 2016, TO ABATE THE ABOVE-REFERENCED CONDITIONS ON THE PROPERTY.
IF YOU FAIL TO TIMELY ABATE THE CONDITIONS, THE CITY OF CLERMONT SHALL
ENTER UPON THE PROPERTY TO ABATE THE CONDITIONS AND A BILL SHALL BE
SENT TO YOU FOR THE COST INCURRED BY THE CITY. IF YOU FAIL TO PAY THE
BILL WITHIN THIRTY (30) DAYS A LIEN SHALL BE IMPOSED AND ENFORCED
AGAINST THE PROPERTY.**

Dated this 9th day of June, 2016.


Lori Crain, Code Enforcement Officer

City of Clermont

NOTICE OF NUISANCE AND DEMAND TO ABATE NUISANCE ON PROPERTY
LOCATED AT:

1218 SHORECREST CIRCLE, CLERMONT, FL

**TO: SUNTRUST MORTGAGE, INC, FORECLOSURE DEPT, RVW3064, 1001
SEMMES AVE, FOURTH FLOOR, RICHMOND, VA 23224**

PROPERTY STREET ADDRESS AND LEGAL:

**1218 SHORECREST CIRCLE, CLERMONT, FL 34711; CLERMONT, INDIAN SHORES
REPLAT SUB LOT 9**

In accordance with chapter 14 of the City Code of Clermont, you are hereby advised that upon the above –referenced property the following conditions exist, as more particularly described in Sections 108.1 *Unsafe structure*; (108.1.5) *Dangerous structure or premises*; Sections 109 (109.2) *Temporary safeguards*; (109.4) *Emergency repairs*; and (109.5) *Costs of emergency repairs*.

YOU ARE FURTHER ADVISED THAT PURSUANT TO SECTION 108.6 OF CHAPTER 14 OF THE CLERMONT CITY CODE, YOU HAVE UNTIL 5:00 PM, MONDAY, JUNE 13, 2016, TO ABATE THE ABOVE-REFERENCED CONDITIONS ON THE PROPERTY. IF YOU FAIL TO TIMELY ABATE THE CONDITIONS, THE CITY OF CLERMONT SHALL ENTER UPON THE PROPERTY TO ABATE THE CONDITIONS AND A BILL SHALL BE SENT TO YOU FOR THE COST INCURRED BY THE CITY. IF YOU FAIL TO PAY THE BILL WITHIN THIRTY (30) DAYS A LIEN SHALL BE IMPOSED AND ENFORCED AGAINST THE PROPERTY.

Dated this 9th day of June, 2016.



Lori Crain, Code Enforcement Officer

9171 9690 0935 0124 5567 01

Code Enforcement Board of the
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner,

vs.

ROOPNARINE HAZARIE (Vijay),

Respondent.

Case No. C2016-000316

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, AUGUST 16, 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, ROOPNARINE HAZARIE (Vijay), 119 OLD CENTURY RD ROCHESTER, NY 14612 & 675 SKYRIDGE RD, CLERMONT, FL 34711.

Certified Mail/Return Receipt Requested.

BY:



Lori Crain, Code Enforcement Officer
this 20th day of July, 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

June 02, 2016

Violation # C2016-000316

To: ROOPNARINE HAZARIE
675 SKYRIDGE RD
CLERMONT, FL 34711

9171 9690 0935 0124 5577 39

Violation/Property address: 675 SKYRIDGE RD, CLERMONT, FL 34711

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at 675 SKYRIDGE RD, #202226195600030700.

Compliance with the Violation(s) listed will be when the following condition(s) are met: WHEN POOL IS EITHER DRAINED OR CLEANED TO A SANITARY CONDITION; WHEN WEEDS IN BACK AREA AROUND POOL ARE MOWED; WHEN PROPERTY IS MAINTAINED IN COMPLIANCE FROM HERE FORWARD.

Type of Violation: Sec 34-61 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.

Type of Violation: Sec. 303.1 – Swimming Pool, Hot Tub, Spa

Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

Type of Violation: Section 304.1 Exterior Structure

The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

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, JUNE 15, 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

CC: Roopnarine Hazarie
119 OLD CENTURY RD
ROCHESTER, NY 14612

9171 9690 0935 0124 5577 46

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CHAPTER 3

GENERAL REQUIREMENTS

SECTION 301 GENERAL

301.1 Scope. The provisions of this chapter shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and *exterior property*.

301.2 Responsibility. The *owner* of the *premises* shall maintain the structures and *exterior property* in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy *premises* which are not in a sanitary and safe condition and which do not comply with the requirements of this chapter. *Occupants* of a *dwelling unit*, *rooming unit* or *housekeeping unit* are responsible for keeping in a clean, sanitary and safe condition that part of the *dwelling unit*, *rooming unit*, *housekeeping unit* or *premises* which they occupy and control.

301.3 Vacant structures and land. All vacant structures and *premises* thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

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Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and *approved* for such purposes.

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GENERAL REQUIREMENTS

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8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of *deterioration*, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects;

9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of *deterioration* or fatigue, are not properly *anchored* or are incapable of supporting all nominal loads and resisting all load effects;
10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects;
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2. Demolition of unsafe conditions shall be permitted when *approved* by the *code official*.

304.2 Protective treatment. All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

[F] 304.3 Premises identification. Buildings shall have *approved* address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) in height with a minimum stroke width of 0.5 inch (12.7 mm).

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

VIOLATION NOTICE

July 28, 2016

Violation # C2016-000420

To: ACTON ORLAITH ET AL
1135 EAST AVE
CLERMONT, FL 34711

Violation/Property address: South parcels of orange grove Bloxam Ave, Clermont, FL 34711

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at South parcel of orange grove Bloxam Ave # 242225015000K00100

Compliance with the Violation(s) listed will be when the following condition(s) are met: ENTIRE BUFFER BETWEEN CITY STREET & RIGHT-OF-WAY IS MOWED AND MAINTAINED IN COMPLIANCE. THIS INCLUDES AREAS SURROUNDING SIGNS, HYDRANTS, TREES WITHIN THE BUFFER ETC.

Type of Violation: Property Maintenance Section 122-344

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

Type of Violation: 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 when you comply, so an inspection to determine compliance can be scheduled.

By:



Lori Crain
Code Enforcement Officer

Code Enforcement Board of the
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner,

vs.

ACTON ORLAITH ET AL,

Respondent,

Case No. C2016-000420

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, AUGUST 16, 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, ACTON ORLAITH ET AL, 1135 EAST AVE, CLERMONT, FL 34711. Certified Mail/Return Receipt Requested.

BY:



Lori Crain, Code Enforcement Officer
this 28th day of July, 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

July 28, 2016

Violation # C2016-000441

To: TOWER COMMERCIAL LAND TRUST
1135 EAST AVE
CLERMONT, FL 34711

Violation/Property address: South parcel of orange grove Bloxam Ave, Clermont, FL 34711

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at South parcel of orange grove Bloxam Ave # 242225015000G00301

Compliance with the Violation(s) listed will be when the following condition(s) are met: ENTIRE BUFFER BETWEEN CITY STREET & RIGHT-OF-WAY IS MOWED AND MAINTAINED IN COMPLIANCE. THIS INCLUDES AREAS SURROUNDING SIGNS, HYDRANTS, TREES WITHIN THE BUFFER ETC.

Type of Violation: Property Maintenance Section 122-344

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

Type of Violation: 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 when you comply, so an inspection to determine compliance can be scheduled.

By:



Lori Crain
Code Enforcement Officer

Code Enforcement Board of the
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,
Petitioner,

Case No. C2016-000441

vs.
TOWER COMMERCIAL LAND TRUST,
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:

TUESDAY, AUGUST 16, 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, TOWER COMMERCIAL LAND TRUST, 1135 EAST AVE, CLERMONT, FL 34711. Certified Mail/Return Receipt Requested.

BY:



Lori Crain, Code Enforcement Officer
this 28th day of July, 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

July 31, 2016

Violation # C2016-000460

To: BURKERT SARAH N &
203 RIGGINS WAY
CLERMONT, FL 34711

Violation/Property address: 1721 PENZANCE RD CLERMONT, FL. 34711

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at 1721 PENZANCE RD. FOR HAVING A VEHICLE (BLACK LEXUS VEHICLE) WITHOUT A TAG ON PROPERTY YOU OWN.

- LET IT BE NOTED THAT I HAVE SPOKEN TO YOUR TENANTS VARIOUS TIMES ON DIFFERENT DATES AND TIMES AND THEY CONTINUE TO CREATE THIS NUISANCE AND VIOLATION ON YOUR PROPERTY.

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

- **ALL VEHICLES ARE TO HAVE CURRENT AND VALID TAGS ASSIGNED TO THAT VEHICLE**

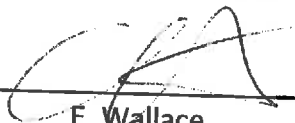
Type of Violation: Prohibit storage of certain items Section 34-95

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.

Please contact me at 352-241-7304 or ewallace@clermontfl.org when you comply, so an inspection to determine compliance can be scheduled.

You are directed to take action by August 16TH, 2016. LET IT BE NOTED THAT EVEN IF COMPLIANCE IS MET THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE ON AUGUST 16TH 2016 TO RECORD THE VIOLATION SO IF IN THE FUTURE THE SAME VIOLATION AT THIS SAME PROPERTY EXISTS FINES OF \$250 PER DAY PER VIOLATION WILL ACCRUE DAILY..

By:



E. Wallace
Code Enforcement Officer

Code Enforcement Board of the
City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2016-000460

vs.

BURKERT SARAH N &

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:

TUESDAY, AUGUST 16TH, 2016 @ 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, BURKERT, SARAH at 203 Riggins Way Clermont Fl. 34711
Certified Mail/Return Receipt Requested # 9171 9690 0935 0133 452513

BY:


Evie Wallace, Code Enforcement Officer
this 31st day of July, 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.