



**CODE ENFORCEMENT BOARD MEETING
TUESDAY, OCTOBER 18, 2016
CITY HALL at 685 WEST MONTROSE STREET
At 3:00 PM**

CALL TO ORDER

SWEARING IN WITNESSES

AGENDA

OTHER BUSINESS

**Item 1 - Case No. 2016-000261
Crain**

KRV Clermont Corp.
Vacant lot adjacent to Hwy 27
Kings Ridge subdivision at Braxton Ave.
Clermont, FL 34711

REQUEST:

Reduction or Waiver of fine

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

William Fenn
415 Rob Roy Dr.
Clermont, FL 34711

REQUEST:

Impose a fine and create a lien on
property

NEW BUSINESS

**Item 3 - Case No. 2015-292 & 2016-000152
Crain**

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

VIOLATION:

Chapter 14, Section 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, 108.1.3, 108.1.5 (9),
504.3, 302.2, 302, 302.4; Chapter 34,
Section 34-61 (1, 2, 3, 10), 34-62; Chapter
122-344

**Item 4 - Case No. 2016-000299
Crain**

Suntrust Mortgage Inc.
1218 Shorecrest Circle
Clermont, FL 34711

VIOLATION:

Chapter 34, Section 34-62, 34-61, 34-95;
Chapter 14, 303.1, 303.2, 304.1, 302,
302.8; Chapter 122, Section 122-344.

**CODE ENFORCEMENT BOARD MEETING
TUESDAY, OCTOBER 18, 2016
CITY HALL at 685 WEST MONTROSE STREET
At 3:00 PM**

**Item 5 - Case No. 2016-000389
Wallace**

McDonald's Corp 009-0216
799 E. Highway 50
Clermont, FL 34711

VIOLATION:

Chapter 102, Section 102-8 (11)

**Item 6 - Case No. 2016-000409
Crain**

Jeffrey A. Bratta
1852 Vale Dr.
Clermont, FL 34711

VIOLATION:

Chapter 14, Section 302.7, 302, 302.4,
303.1; Chapter 122, Section 122-343
(a)(e, 1, 2, 3); Chapter 34, Section 34-61
(1, 2, 3)

**Item 7 - Case No. 2016-000557
Wallace**

Samuel A. Hughes
301 E. Minnehaha Ave.
Clermont, FL 34711

VIOLATION:

Chapter 34, Section 34-61 (1, 2, 3);
Chapter 118, Section 118-113

**Item 8 - Case No. 2016-000561
Crain**

Stefan Boone & Brigitte Dermau
Micki Blackburn Realty
450 E. Highway 50
Clermont, FL 34711

VIOLATION:

Chapter 102, Section 102-8 (23)

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 OF THE
CITY OF CLERMONT, FLORIDA**

CITY OF CLERMONT,

Petitioner,

vs.

KRV Clermont Corp,

Respondent.

**Case No: C2016-000261
Vacant lot adjacent to Hwy 27/
Kings Ridge Subdivision at Braxton Ave.
Clermont, Florida 34711**

9171 9690 0935 0124 5569 09 *Agnt*

9171 9690 0935 0124 5568 93 *KRV*

FINDINGS OF FACT, CONCLUSION OF LAW and ORDER

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 **Lori Crain, 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 Respondents.
- 2) The Respondent is the owner of and in custody and control of the property described in the Violation Notice dated April 28, 2016, located in Clermont, Florida.
- 3) There existed on the property overgrowth of grass, weeds and plant material and debris.

II. CONCLUSION OF LAW

The Code Enforcement Board finds the Respondent, **KRV Clermont Corp.,** are in violation of Chapter 122, Section 122-344 Property Maintenance; Chapter 34, Section 34-61 Enumeration of prohibited items, conditions or actions constituting nuisances; Chapter 14, Section 301.3, Vacant structures and land; Section 302.4 Weeds.

III. ORDER

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

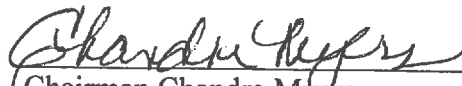
- 1) Respondent shall correct the above-stated violation on or before **June 30, 2016**, by taking the remedial action as set forth in the Violation Notice dated April 28, 2016. If the

Respondent fails to timely correct the violation a fine of **ONE HUNDRED DOLLARS (\$100.00)** will accrue for each day the violation continues past **June 30, 2016**.

- 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.

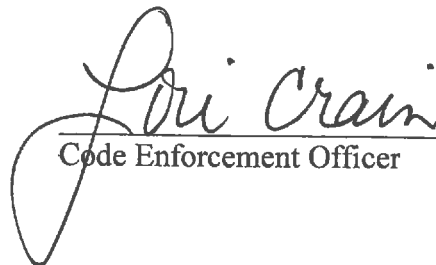
Done and Ordered this 30th day of June, 2016.

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 30th day of June, 2016, a true and correct copy of this Order has been furnished by certified and regular mail to the Respondent, KRV Clermont Corp., 3023 S. Emerson, Tampa, FL 33629.


Code Enforcement Officer

City of Clermont

July 21, 2016

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

RE : Case #C2016-000261

Property address: Vacant Lot King's Ridge adj to Braxton Ave

Violation: Property maintenance

Dear KRV Clermont Corp,

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

A fine in the amount of \$100 per day accrued from July 1, 2016, to July 15, 2016.

Total amount of fine is \$1500.00

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

1. Submit full payment of the fine at the Development Services Department before **September 10, 2016**.

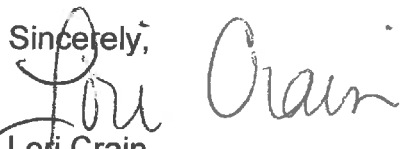
OR

2. Appear before the Code Enforcement Board on **September 20, 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 **September 10, 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 October 18, 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
lcrair@clermontfl.org

9171 9690 0935 0133 4976 13

**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.

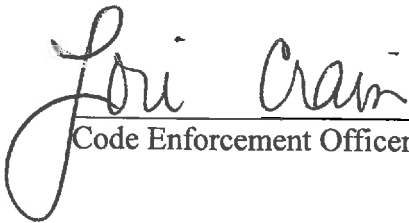
Done and Ordered this 30th day of October 2015.

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 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

**CODE ENFORCEMENT SPECIAL MAGISTRATE 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.**

_____ /

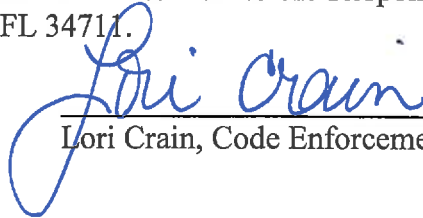
**NOTICE OF HEARING AND MOTION FOR
ORDER IMPOSING FINE AND CREATING LIEN ON PROPERTY**

YOU ARE HEREBY ADVISED that the City of Clermont Code Enforcement Special Magistrate shall conduct a hearing on October 18, 2016, at 3:00 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 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 Special Magistrate authorize recording of an Order Imposing Administrative Fine/Lien as provided in Chapter 162, Florida Statutes. in the amount of \$35,300. (\$100 per day fine accruing for 353 days-November 1, 2015, through October 18, 2016) which shall continue to accrue at \$100 per day until compliance has been met.

I HEREBY CERTIFY that on this 29th day of September, 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.



Lori Crain, Code Enforcement Officer

City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,
Petitioner,
vs.
KJP FLORIDA INVESTMENTS LLC,
Respondent,

Case No. C2015-000292
& C2016-000152

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 Special Magistrate on:

TUESDAY, OCTOBER 18, 2016, AT 3:00 PM,

at

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

The Special Magistrate 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 then recurs, or if the violation is not corrected by the time specified by the Code Enforcement Officer in his/her Statement of Violation, this case may be presented to the Special Magistrate 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 28th day of September, 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# 24-22-25-015000000201.

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

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

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

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

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

Type of Violation: 304.13.2 Operable Windows.

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

Type of Violation: 304.7 Roofs and Drainage.

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

Type of Violation: 305.3 Interior Surfaces.

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

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

Type of Violation: 305.6 Interior Doors.

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

Type of Violation: 505 Water System

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

Type of Violation: 605 Electrical Equipment

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

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

Type of Violation: 701.2 RESPONSIBILITY

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

Type of Violation: 704.1 FIRE PROTECTION SYSTEMS-GENERAL

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

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

1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of the bedrooms.

2. In each room used for sleeping purposes.

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

Type of Violation: Exterior Property Maintenance Section 302-IPMC

Sanitation, weeds, harboring of rats, drainage issues

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

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

Type of Violation: Exterior Structure Section 304.1-IPMC

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

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

Type of Violation: Insect Screens Section 304.14-IPMC

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

Type of Violation: Interior Structure Section 305-IPMC

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

Type of Violation: Nuisances Section 34-61

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

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

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

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

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

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

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

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

Type of Violation: Section 504 PLUMBING SYSTEMS AND FIXTURES

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

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

Section 108 UNSAFE STRUCTURES AND EQUIPMENT

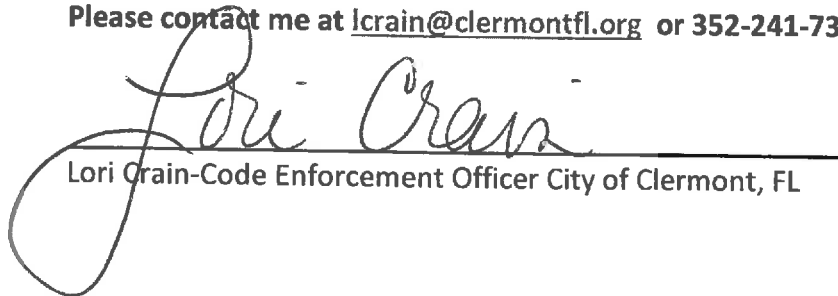
Section 108.1.3 Structure unfit for human occupancy. A structure that is in disrepair or lacks maintenance of essential equipment constitutes a hazard to the occupants of the structure or to the public.

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

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

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

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



Lori Crain

Lori Crain-Code Enforcement Officer City of Clermont, FL

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 lcraim@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.

City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner,

vs.

SUNTRUST MORTGAGE INC,

Respondent.

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 Special Magistrate on:

TUESDAY, OCTOBER 18, 2016, AT 3:00 PM,

at

685 West Montrose Street, Clermont, Florida.

Council Chambers of City Hall

The Special Magistrate 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 then recurs, or if the violation is not corrected by the time specified by the Code Enforcement Officer in his/her Statement of Violation, this case may be presented to the Special Magistrate 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, SUNTRUST MORTGAGE INC, FORECLOSURE DEPT, RVW3064, 1001 SEMMES AVE, FOURTH FLOOR, RICHMOND, VA 23224.

Certified Mail/Return Receipt Requested #

BY:



Lori Crain, Code Enforcement Officer
this 29th day of September, 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 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 0124 5567 87

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 Code of Ordinances for the parcel located at 1218 SHORECREST CIR, #262225035000000900.

Compliance with the Violation(s) listed will be when the following condition(s) are met: WHEN GREEN, ALGAE-FILLED POOL HAS BEEN THOROUGHLY CLEANED AND IS NO LONGER A THREAT TO THE HEALTH AND WELFARE OF RESIDENTS AND GENERAL PUBLIC; WHEN ALL POOL EQUIPMENT IS OPERATING PROPERLY; 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.

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.

Code Enforcement Board of the
City of Clermont

**NOTICE OF HEARING
(REVISION/NEW DATE & TIME)**

CITY OF CLERMONT,

Petitioner

Case No. C2016-000389

vs.

MC DONALD'S CORP 009-0216

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:

OCTOBER 18TH, 2016 @ 3 P.M. @ THE CHAMBERS,

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.

9171 9690 0935 0133 4521 48

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, MC DONALD'S CORP 009-0216.

Certified Mail/Return Receipt Requested #

BY:



Evie Wallace, Code Enforcement Officer
this 10th day of September, 2016

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

Code Enforcement Board of the
City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2016-000389

vs.

MC DONALD'S CORP 009-0216

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: _____ **SEPTEMBER 20TH, 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, MC DONALD'S CORP 009-0216. Po box 182571 Columbus, OH 43218

Certified Mail/Return Receipt Requested #

9171 9690 0935 0133 4521 17

BY: _____


Evie Wallace, Code Enforcement Officer
this 5th day of August, 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.

9171 9690 0935 0124 5563 74

City of Clermont

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

VIOLATION NOTICE

July 25, 2016

Violation # C2016-000389

To: MC DONALD'S CORP 009-0216
PO BOX 182571
COLUMBUS, OH 43218
And
799 East Hwy 50

Violation/Property address: 799 EAST HIGHWAY 50 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 799 EAST HIGHWAY 50 due to a WIND BANNER READING "OPEN 24 HOURS" tied to a tree in front of store.

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

BANNER NEEDS TO BE REMOVED AND NOT REPLACED AS IT IS PROHIBITED BY CITY CODE/ORDINANCE

Type of Violation: PROHIBITED SIGNS; EXCEPTIONS. SEC. 102-8.(11). BANNER SIGNS

"IT SHALL BE UNLAWFUL TO ERECT, CAUSE TO BE ERECTED, MAINTAIN OR CAUSE TO BE MAINTAINED ANY SIGN DESCRIBED AS FOLLOWS: BANNER SIGNS, EXCEPT FOR THE FOLLOWING:

A. THOSE OF A TEMPORARY NATURE WHICH IS ARE INCIDENTAL TO A CONVENTION, NONPROFIT OR NONCOMMERCIAL VENTURE AND ARE APPROVED BY THE CITY ADMINISTRATIVE OFFICIAL. THESE TYPES OF BANNER SIGNS SHALL NOT EXCEED 32 SQUARE FEET IN SIZE. THEY MUST ALSO BE PLACED ON THE PARCEL OF LAND WHERE THE EVENT IS TO BE HELD OR ON A LOCATION APPROVED BY THE CITY ADMINISTRATIVE OFFICIAL. BANNERS CANNOT BE CONNECTED IN ANY FASHION TO LANDSCAPING, RETAINING WALLS, FENCES OR LIGHT POLES. BANNER SIGNS SHALL ONLY BE ALLOWED FOR 30 DAYS. AN APPLICATION AND SITE PLAN MUST BE SUBMITTED TO THE PLANNING & ZONING DEPARTMENT TWO WEEKS PRIOR TO THE EVENT FOR APPROVAL BY THE CITY ADMINISTRATIVE OFFICIAL.

B. RESIDENTIAL SUBDIVISIONS AND APARTMENT COMPLEXES MAY DISPLAY TWO FLAG BANNERS AT THE ENTRANCE TO THE SUBDIVISION OR COMPLEX AND ONE FLAG BANNER AT EACH MODEL HOME OR APARTMENT BUILDING LIMITED TO 16 SQUARE FEET AND TO BE DISPLAYED ONLY DURING THE TIME THE MODEL HOMES OR APARTMENTS ARE OPEN FOR INSPECTION.

C. PERMANENT, NON-ILLUMINATED SIGNS ON FABRIC CANOPIES IN PLACE OF MARQUEE SIGNS. BANNER SIGNS MAY NOT BE PLACED ACROSS ANY STREET OR THOROUGHFARE.

D. ONE GRAND OPENING SIGNAGE PROPOSAL IS ALLOWED ACCORDING TO THE FOLLOWING RESTRICTIONS:

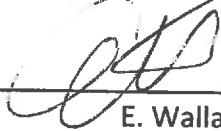
1. ONE SIGN OR BANNER PER NEW BUSINESS WITHIN THE FIRST 30 DAYS OF OPENING WITH APPLICATION AND CITY APPROVAL.

2. MULTI-TENANT DEVELOPMENTS MUST SUBMIT A GRAND OPENING PACKAGE AND APPLICATION FOR CITY APPROVAL.
3. ONE SIGN OR BANNER PER PROJECT OUTPARCEL.
4. ONE TEN-DAY PERIOD.
5. ONE 24-SQUARE FOOT MAXIMUM SIGN OR BANNER AREA.
6. SIGN OR BANNER ARE TEMPORARILY PERMITTED AND ARE TO BE INSTALLED BY THE OWNER OR AGENT OF THE PROPERTY OR BUSINESS.
7. SIGN OR BANNER MUST ADHERE TO ALL OTHER APPLICABLE REGULATIONS WITH THIS CHAPTER.

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 1ST, 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:



E. Wallace
Code Enforcement Officer

City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner,

vs.

JEFFREY A BRATTA,

Respondent.

Case No. C2016-000409

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 Special Magistrate on:

TUESDAY, OCTOBER 18, 2016, AT 3:00 PM

at

685 West Montrose Street, Clermont, Florida.

Council Chambers of City Hall

The Special Magistrate 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 then recurs, or if the violation is not corrected by the time specified by the Code Enforcement Officer in his/her Statement of Violation, this case may be presented to the Special Magistrate 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, JEFFREY A BRATTA, 1658 CELEBRATION BLVD, KISSIMMEE, FL 34747-5529 Certified Mail/Return Receipt Requested #

BY:



Lori Crain, Code Enforcement Officer
this 30th day of September, 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 19, 2016

Violation # C2016-000409

To: JEFFREY A BRATTA
1852 VALE DR
CLERMONT, FL 34711

9171 9690 0935 0133 4970 40

CURRENT RESIDENT
1852 VALE DR
CLERMONT, FL 34711

9171 9690 0935 0133 4970 57

JEFFREY A BRATTA
1658 CELEBRATION BLVD
UNIT 113
KISSIMMEE, FL 34747-5529

9171 9690 0935 0133 4970 64

Violation/Property address: 1852 VALE DR, CLERMONT, FL 34711

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at 1852 VALE DR #202226195500013400.

Compliance with the Violation(s) listed will be when the following condition(s) are met: WHEN FENCE IS REPAIRED; WHEN SCREENS ON LANAI ARE REPAIRED; WHEN POOL IS RETURNED TO SANITARY CONDITION AND MAINTAINED; WHEN ENTIRE PROPERTY IS MOWED AND KEPT IN COMPLIANCE FROM HERE FORWARD.

Type of Violation: 302.7 Accessory Structures.

All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. Fence is missing boards & falling over in a couple of spots. Observed by Code Enforcement Officer.

Type of Violation: Sanitation Section 302-IPMC

All exterior property and premises shall be maintained in a clean, safe, and sanitary condition. Pool is not being maintained according to code. Observed by Code Enforcement Officer.

Type of Violation: Sec. 122-343. - Fences and walls.

- (a) Generally. All fences and walls shall be constructed in compliance with the Florida Building Code and in accordance with the dimensional and use regulations in this section.
- (e) Design and maintenance.
- (1) All fences shall be maintained in their original upright condition.

(2) Fences and walls designed for painting or similar surface finishes shall be maintained in their original condition as designed.

(3) Missing boards, pickets or posts shall be replaced in a timely manner with material of the same type and quality. Fence is missing boards & falling over in a couple of spots.

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: **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. Pool is not being maintained according to code.

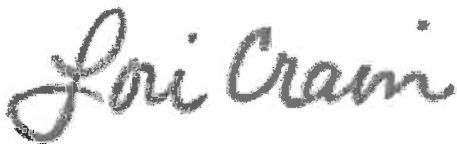
Type of Violation: **Weeds Section 302.4-IPMC**

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 8:00 AM, THURSDAY, SEPTEMBER 1, 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



NOTICE TO CORRECT
VIOLATION OF CODE OR ORDINANCE
CITY OF CLERMONT

Case # C2016-000409

DATE: Month July Day 22 Year 2016 Time 8:03 AM

Name JEFFREY A BRATTA

Address 1658 CELEBRATION BLVD UNIT 113

Phone _____

City KISSIMMEE

State FL

Zip 34747-5529

CODE OR ORDINANCE VIOLATED: 302.7 Accessory Structures.

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

CODE OR ORDINANCE VIOLATED: Sanitation Section 302-IPMC

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

CODE OR ORDINANCE VIOLATED: Sec. 122-343. - Fences and walls.

(a) Generally. All fences and walls shall be constructed in compliance with the Florida Building Code and in accordance with the dimensional and use regulations in this section.

(e) Design and maintenance.

(1) All fences shall be maintained in their original upright condition.

(2) Fences and walls designed for painting or similar surface finishes shall be maintained in their original condition as designed.

(3) Missing boards, pickets or posts shall be replaced in a timely manner with material of the same type and quality.

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

CODE OR ORDINANCE VIOLATED: 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.

CODE OR ORDINANCE VIOLATED: 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.

CODE OR ORDINANCE VIOLATED: Weeds Section 302.4-IPMC

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

LOCATION OF VIOLATION: 1852 VALE DR, CLERMONT FL

FACTS CONSTITUTING REASONABLE CAUSE:

OVERGROWTH OF WEEDS; DILAPIDATED FENCE, UNSANITARY POOL OBSERVED AT ABOVE PROPERTY BY CODE ENFORCEMENT OFFICER.

ACTION REQUIRED FOR REMEDY OF VIOLATION:

MOW WEEDS; REPAIR FENCE AND CLEAN UP POOL AREA. MAINTAIN PROPERTY IN COMPLIANCE.

REMEDY ABOVE VIOLATION TO BE COMPLETED BY: 8:00 AM TUESDAY, AUGUST 9, 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 AT ABOVE INFO OR AT:

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. C2016-000557

vs.

HUGHES SAMUEL A

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, OCTOBER 18TH, 2016 at 3 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, HUGHES SAMUEL A.

Certified Mail/Return Receipt Requested # 9171969009350133452155

BY:



Evie Wallace, Code Enforcement Officer
this 14th day of September, 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

AFFIDAVIT OF POSTING

CITY OF CLERMONT
Petitioner

CEB CASE # C2016-000557

VS.

HUGHES SAMUEL A ()
Respondent

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

That a copy of the Violation Notice and the Hearing Notice was posted at the south public entrance of Clermont City Hall, 685 W. Montrose Street, Clermont, FL 34711, in addition to the real property known as 301 EAST MINEHAHA AVE (CLERMONT, FL.34711), HUGHES, SAMUEL, on the 10/18/2016.

Sworn to and subscribed before me this 14TH day of SEPTEMBER, 2016.



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

The forgoing instrument was acknowledged before me this 14TH day of SEPTEMBER, 2016, by Evie Wallace, Code Enforcement Officer for the City of Clermont, who is personally known to me and who did take an oath.

Signature: Marivon M Adams

Printed Name: Marivon M Adams



MARIVON M. ADAMS
MY COMMISSION # FF 202576
EXPIRES: February 23, 2019
Bonded Thru Budget Notary Services

City of Clermont

P.O. BOX 120219, CLERMONT, FLORIDA 34712-0219
9171969009350133452155

VIOLATION NOTICE

September 14, 2016

Violation # C2016-000557

To: HUGHES SAMUEL A
578 FINSBAY CT
OCOEE, FL 34761

Violation/Property address: 301 EAST MINEHAHA AVE, CLERMONT, FL. 34711 (ALT KEY# 1617481)

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 301 EAST MINEHAHA AVE. CLERMONT, FL. 34711 reference: weeds, grass and plant overgrowth; backyard over 36" in height, dumped items observed in backyard but cannot be identified due to the overgrowth, dead tree on property overlapping/hanging onto adjacent property where can be a hazard if it cracks.

On going issues will all violations as of 2014.

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

- **Mow entire property and keep it in compliance.**
- **Maintain entire property to include but not limited to: front, side and entire backyard and trim sidewalks. (see attached maps of property)**
*Let it be noted that the front and side grass area of house are in compliance as of today's date on notice; however, the backyard is well over 36" in height and is causing a rodent and mice problem for surrounding neighbors. This has been an ongoing problem since first cited (see case C2015-000359) and 2nd notice sent (see case C2016-000404).
- **Failure of owner to not comply before hearing date, which is attached to this notice, will result in CITY to abate this property and owner will be billed in which they will have a certain amount of time to pay the CITY before enforcing a lien on listed property.**

Type of Violation: Nuisances Section 34-61 (1)(2)(3)

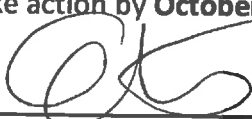
The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions are hereby declared to be and constitute a nuisance: **WEEDS, REFUSE, AND HARBORAGE FOR RODENTS.**

Type of Violation: Issuance for TREE REMOVAL/ Permit required Section 118-113
Dead tree/poor tree health on property is a hazard to adjacent neighbors

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 October 18, 2016.

By:

A handwritten signature in black ink, appearing to be 'EW', is written over a horizontal line.

Wallace

Code Enforcement Officer

City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner,

Case No. C2016-000561

vs.

STEFAN BOONE & BRIGITTE DERMAU, AND

MICKI BLACKBURN REALTY

Respondents,

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 Special Magistrate on:

TUESDAY, OCTOBER 18, 2016, AT 3:00 PM,

at

685 West Montrose Street, Clermont, Florida.

Council Chambers of City Hall

The Special Magistrate 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 then recurs, or if the violation is not corrected by the time specified by the Code Enforcement Officer in his/her Statement of Violation, this case may be presented to the Special Magistrate 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, MICKI BLACKBURN REALTY, 450 E HWY 50, SUITE #1, CLERMONT, FL 34711, AND STEFAN BOONE & BRIGITTE DERMAU, DRIESENWEG I, MERCHTEM 1785, BELGIUM. Certified/Registered Mail/Return Receipt Requested #

BY:



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

September 28, 2016

Violation # C2016-000561

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

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

Violation/Property address: 450 EAST HWY 50, CLERMONT, FL 34711

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at 450 EAST HWY 50, #302226040000007100.

Compliance with the Violation(s) listed will be when the following condition(s) are met: WHEN ALL ILLEGAL SIGNS ARE REMOVED FROM PROPERTY; WHEN DISPLAYING OF ILLEGAL SIGNS HAS CEASED; WHEN PROPERTY IS KEPT IN COMPLIANCE.

Type of Violation: PROHIBITED SIGNS; EXCEPTIONS. SEC. 102-8.(23). ALL OTHER SIGNS

IT SHALL BE UNLAWFUL TO ERECT, CAUSE TO BE ERECTED, MAINTAIN OR CAUSE TO BE MAINTAINED ANY SIGN DESCRIBED AS FOLLOWS: ANY OTHER SIGNS THAT ARE NOT SPECIFICALLY PERMITTED OR EXEMPTED BY THIS CHAPTER.

Notice to Appear for a hearing before the Code Enforcement Special Magistrate is also enclosed.

By:



Lori Crain
Code Enforcement Officer