



**CODE ENFORCEMENT BOARD MEETING
TUESDAY, NOVEMBER 29, 2016
CITY HALL at 685 WEST MONTROSE STREET
At 1:30 PM**

CALL TO ORDER

SWEARING IN WITNESSES

AGENDA

OTHER BUSINESS

**Item 1 - Case No. 2015-000423
Crain**

John P. Adams & Ann D. Adams Family
LP
290 Citrus Tower Blvd.
Clermont, FL 34711

REQUEST:

Waiver or Reduction of Fine

**Item 2 - Case No. 2016-000311
Wallace**

Kevin Mix
1086 Harmony Lane
Clermont, FL 34711

REQUEST:

Reduction of fine

NEW BUSINESS

**Item 3 - Case No. 2016-000288
Crain**

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

VIOLATION:

Chapter 34, Section 34-95, 34-96; Chapter
302, Section 302.8

**Item 4 - Case No. 2016-000534
Crain**

Burger King Corporation #2170
780 Highway 50
Clermont, FL 34711

VIOLATION:

Chapter 122, Section 122-344; Chapter
14, Section 302.3 & 507.1

**Item 5 - Case No. 2016-000560
Crain**

Tyrone & Rosemary Pertab
1056 Princeton Dr.
Clermont, FL 34711

VIOLATION:

Chapter 118, Section 118-35 (b), 118-71
& 118-111

**CODE ENFORCEMENT BOARD MEETING
TUESDAY, NOVEMBER 29, 2016
CITY HALL at 685 WEST MONTROSE STREET
At 1:30 PM**

**Item 6 - Case No. 2016-000561
Crain**

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

VIOLATION:

Chapter 102, Section 102-8 (23)

**Item 7 - Case No. 2016-000574
Wallace**

Terry Edward Jr. & Donna K Bell
705 Hook St.
Clermont, FL 34711

VIOLATION:

Chapter 38, Section 38-2, 38-3, and 38-4

**Item 8 - Case No. 2016-000605
Wallace**

Edward & Pamela Newman
2315 S. Lakeshore Dr.
Clermont, FL 34711

VIOLATION:

Chapter 34, Section 34-62; Chapter 14,
Section 302.3

**Item 9 - Case No. 2016-000608
Wallace**

Federal National Mortgage Assn.
c/o Seterus Inc.
1578 Pier St.
Clermont, FL 34711

VIOLATION:

Chapter 14, Section 303.2, 303.1, 108.1.3,
and 108.1.1; Chapter 34, Section 34-62

**Item 10 - Case No. 2016-000644
Wallace**

Janice Fisher ET AL
1916 Lakeshore Dr.
Clermont, FL 34711

VIOLATION:

Chapter 14, Section 702.1; Chapter 34,
Section 34-61

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.

**CODE ENFORCEMENT BOARD MEETING
TUESDAY, NOVEMBER 29, 2016
CITY HALL at 685 WEST MONTROSE STREET
At 1:30 PM**

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.

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

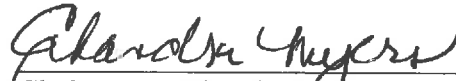
Based on the above-stated findings and conclusion of law, it is hereby Ordered that:

- 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



• 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

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

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

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.

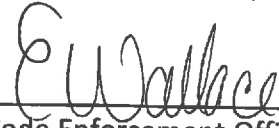
Any letters, lists, pictures of items displayed, presented or handed out at a public meeting for any City Commission, Board, Council or City public meeting, must be left with the recording clerk at the meeting at that time. No cell phone or electronic displays are permitted unless a printed copy is supplied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

**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:

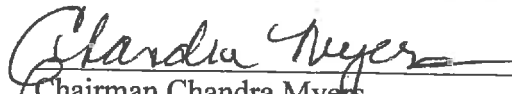
1. A fine is imposed in the amount of FIVE HUNDRED DOLLARS (\$500.00) for each day that the property was in repeat violation from May 24, 2016 until such time as the violation is corrected as verified and documented by the Code Enforcement Officer.

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.

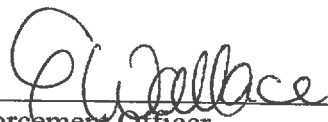
Done and Ordered this 20th day of June 2016.

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

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

October 25, 2016

Violation # C2016-000288

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

BRIAN & KATRINA MARKS
624 PRINCE EDWARD AVE
CLERMONT, FL 34711

BRIAN PAUL MARKS
44TH ADBN AMD COP
FORT BLISS, TX 79916

KATRINA ANN MARKS
378 W OSCEOLA ST
CLERMONT, FL 34711

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

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

Compliance with the Violation(s) listed will be when the following condition(s) are met: WHEN ALL VEHICLES PARKED ON THE PROPERTY AND REGISTERED TO ANY OF THE ABOVE RESPONDENTS DISPLAY CURRENT REGISTRATION AND LICENSE PLATES; WHEN ALL VEHICLES ARE IN PROPER WORKING CONDITION INCLUDING NO FLAT TIRES.

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.

White Chevy S-10 truck-flat tires, no license plate
Black Chrysler mini-van bearing FL tag ALIE37, flat tires
Dark Green VW Cabrio 2 door convertible
Maroon Chevy truck
White mini-van
Boat and trailer

Type of Violation: **Sec. 34-96. Removal within five business days of notice; service; certificate of notice.**

No person in charge or control of any property in a residential or nonresidential section of the city, whether as owner, tenant, occupant, lessee or otherwise, shall allow any dismantled, partially dismantled, inoperative, or discarded machinery, appliances, vehicles, boats, or parts thereof, scrap metal or junk to remain on such property longer than five days after notice by the city to remove such junk is given to the owner. If the owner is not present, then the notice may be given to any person occupying the property. If it is impractical to give the occupant written notice, then the notice shall be posted upon the property, and the certificate by the clerk or city manager of such notice shall be prima facie evidence that the notice was given in the manner certified to by the clerk or city manager. No person shall leave any such items on any residential property within the city for a longer time than five days.

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.

By:



Lori Crain
Code Enforcement Officer

Code Enforcement Special Magistrate of the
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,
Petitioner,

Case No. C2016-000288

vs.
WT HOLDINGS LLC & RONALD VANDERKUHL,
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, NOVEMBER 29, 2016, AT 1:30 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 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 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.

I hereby certify that a true and correct copy of the above and foregoing Notice of Hearing has been furnished by Certified Mail/Personal Service to Respondent, WT HOLDINGS LLC & RONALD VANDERKUHL, 1500 SUNSET DRIVE, CLERMONT, FL 34711 Certified Mail/Return Receipt Requested.

BY:



Lori Crain, Code Enforcement Officer
this 25th day of October, 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

October 21, 2016

Violation # C2016-000534

To: BURGER KING CORPORATION #2170
PO BOX 460189
HOUSTON, TX 77056

Violation/Property address: 780 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 780 HIGHWAY 50 #302226040000029501

Compliance with the Violation(s) listed will be when the following condition(s) are met: WHEN SOD HAS BEEN PLANTED ON BACK INCLINE OF PROPERTY TO PREVENT THE EROSION OF THE SAND INTO CITY STORM WATER DRAINS; WHEN OVERGROWTH OF WEEDS ARE MOWED; WHEN DEAD TREE IS REMOVED FROM PROPERTY; WHEN ENTIRE PROPERTY IS MAINTAINED IN COMPLIANCE FROM HERE FORWARD.

Type of Violation: GRADING & 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.

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: Sidewalks and driveways Section 302.3-IPMC

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.

Type of Violation: Storm Drainage Section 507.1-IPMC

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

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 8:00 AM FRIDAY, NOVEMBER 11, 2016. Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Special Magistrate.

By:



Lori Crain
Code Enforcement Officer

Code Enforcement Special Magistrate of the
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner,

vs.

BURGER KING CORPORATION #2170

Respondent,

Case No. C2016-000534

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, NOVEMBER 29, 2016 AT 1:30 PM

at

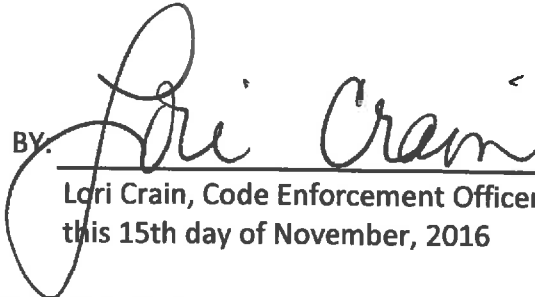
**685 West Montrose Street, Clermont, Florida.
Council Chambers of City Hall**

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 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 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.

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, BURGER KING CORPORATION #2170. BURGER KING CORPORATION #2170, PO BOX 460189, HOUSTON, TX 77056. Certified Mail/Return Receipt Requested.

BY.


Lori Crain, Code Enforcement Officer
this 15th day of November, 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 16, 2016

Violation # C2016-000560

To: TYRONE R & ROSEMARY PERTAB
1056 PRINCETON DR
CLERMONT, FL 34711

Violation/Property address: 1056 PRINCETON 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 1056 PRINCETON DR, #212226030200010900.

Compliance with the Violation(s) listed will be when the following condition(s) are met: WHEN THE REQUIRED NUMBER AND TYPE OF TREES ARE PLANTED ON ABOVE-LISTED PROPERTY.

Type of Violation: MINIMUM TREE REQUIREMENT

Section 118-71 Minimum tree requirements.

General requirements for the number of trees on residential and non- residential development properties:

- (1) General requirements for the number of trees on residential and nonresidential development shall be as follows:
- a. Any new single-family or duplex dwelling unit on a single lot shall have at least the following minimum number of approved trees. Trees shall be from the preferred canopy and understory tree list.
 - 1. Lots with less than 2,500 square feet of landscape space: Two understory trees.
 - 2. Lots between 2,500—4,000 square feet of landscape space: One canopy tree required and either one understory tree or two palm trees.
 - 3. Lots with 4,000 square feet or more of landscape space: Two canopy trees required and either one understory tree or two palm trees.
 - b. No required canopy tree may be planted within six feet of the primary structure, driveway, sidewalk, street, or the property line on a single-family lot.
 - c. For existing properties that have three canopy trees but may qualify for a reduction in the number of required trees, the criteria in paragraph a. above will apply. A tree removal permit must be obtained prior to removal of any canopy trees.
 - d. For single family and duplex lots, two palm trees may be substituted for one required understory tree.

Type of Violation: Section 118-35 (b) Replacement.

All unhealthy and dead plant material shall be replaced within 30 days in conformance with the approved site/landscaping plan for the property or in conformance with the

provisions of this article if an approved plan is not on file with the city.

Sec. 118-111. - PERMIT Required.

It shall be **unlawful** and a violation of this division and the land development code **to clear or remove a tree** by any method **without** first securing a **permit** from the city unless removal of such tree is exempted by other provisions of this division or the land development code. For exemptions, see section 118-9.

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, TUESDAY, OCTOBER 18, 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

Code Enforcement Special Magistrate of the
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner,

vs.

TYRONE R & ROSEMARY PERTAB

Respondents,

Case No. C2016-000560

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, NOVEMBER 29, 2016, AT 1:30 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 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 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.

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, TYRONE R & ROSEMARY PERTAB, 13049 122ND ST, SOUTH OZONE PARK, NY 11420-2707 and 130 122ND ST, SOUTH OZONE PARK, NY 11420
Certified Mail/Return Receipt Requested.

BY:



Lori Crain, Code Enforcement Officer
this 25th day of October, 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

9171 9690 0935 0133 4524 69

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

9171 9690 0935 0133 4973 78

9171 9690 0935 0133 4524 52

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

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, NOVEMBER 29, 2016, AT 1:30 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.

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.

9171 9690 0935 0133 4524 52

9171 9690 0935 0133 4524 69

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

October 12, 2016

Violation # C2016-000574

To: BELL TERRY EDWARD JR & DONNA K
705 HOOK ST
CLERMONT, FL 34711

Violation/Property address: 705 HOOK 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 705 HOOK ST. for **HAVING A CAMPER AND TRAILER PARKED IN FRONT OF LISTED LOCATION WITH PRIOR COURTESY NOTICE SENT. THIS IS A CITY OF ORDINANCE VIOLATION.**

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

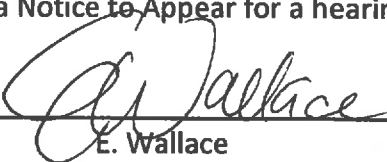
- REMOVE AND RELOCATE TO AN ENCLOSED AREA OR REAR SETBACK (SEE ATTACHED CODES)

Type of Violation: Chapter 38: 38-2, 38-3 and 38-4 Recreational Vehicle

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 21ST, 2016 . Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Special Magistrate.

By:



E. Wallace
Code Enforcement Officer

Code Enforcement Board of the
City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2016-000574

vs.

BELL TERRY EDWARD JR & DONNA K

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 Special Magistrate on:

TUESDAY, NOVEMBER 29TH, 2016, AT 1:30 P.M.

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 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 Special Magistrate even if the violation has been corrected prior to the hearing.

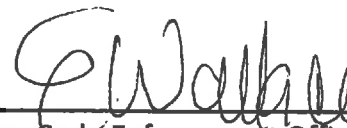
Any letters, lists, pictures of items displayed, presented or handed out at a public meeting for any City Commission, Board, Council or City public meeting, must be left with the recording clerk at the meeting at that time. No cell phone or electronic displays are permitted unless a printed copy is supplied 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, BELL TERRY EDWARD JR & DONNA K.
Certified Mail/Return Receipt Requested #

9171 9690 0935 0133 4522 30

BY: _____



Evie Wallace, Code Enforcement Officer
this 24th day of October, 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

October 13, 2016

Violation # C2016-000605

To: NEWMAN EDWARD J & PAMELA F
2315 S LAKESHORE DR
CLERMONT, FL 34711

Violation/Property address: 2315 SOUTH LAKESHORE 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 2315 SOUTH LAKESHORE DR. **IN REFERENCE TO RUNOFF FROM OWNER'S PROPERTY. THERE APPEARS TO BE SAND/DIRT COMING FROM THE BERM/BUSH THAT IS IN NEED OF GRADING/SOD ETC, TO AVOID ANY OBSTRUCTION POURING ONTO CITY SIDEWALK IN WHICH PEDESTRIANS HAVE COMPLAINED ABOUT COMING FROM THIS PROPERTY LOCATION.**

LET IT BE NOTED A PREVIOUS COURTESY LETTER WAS ALREADY SENT.

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

- **NO FUTURE RUNOFF FROM OWNER'S PROPERTY ONTO CITY SIDEWALK. SIDEWALK NEEDS TO BE CLEAR AND FREE FROM ANY POSSIBLE HAZARDOUS CONDITIONS. SEE ATTACHED NOTICES.**

Type of Violations: Erosion/Runoff Control (see below codes)

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.

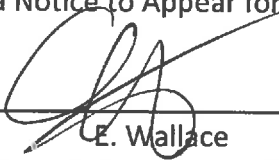
Type of Violation: Sidewalks and driveways Section 302.3-IPMC

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.

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 28TH, 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

Code Enforcement Board of the
City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2016-000605

vs.

NEWMAN EDWARD J & PAMELA F

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:

NOVEMBER 29TH, 2016 @ 1:30 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.

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, NEWMAN EDWARD J & PAMELA F.
Certified Mail/Return Receipt Requested #

BY: _____



Evie Wallace, Code Enforcement Officer
this 1th day of November, 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 # C2016-000605

VS.

NEWMAN EDWARD J & PAMELA F ()
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 2315 SOUTH LAKESHORE DR (), , , on the 11/29/2016.

Sworn to and subscribed before me this 14th day of Nov, 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 November, 2016, by Evie Wallace, Code Enforcement Officer for the City of Clermont, who is personally known to me and who did take an oath.



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

Signature: Joell Folmar

Printed Name: Joell Folmar

City of Clermont

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

VIOLATION NOTICE

October 14, 2016

Violation # C2016-000608

To: FEDERAL NATIONAL MORTGAGE ASSN
C/O SETERUS INC.
14523 SW MILLIKEN WAY
BEAVERTON, OR 97005

Violation/Property address: 1578 PIER ST CLERMONT, FL. 34711 (SUNSET VILLAGE/NORTHRIDGE)

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 1578 PIER ST. CLERMONT, FL. 34711 ALT KEY# 3828930 PARCEL #20-22-26-016000004500 **DUE TO BANK OWNED PROPERTY NOT VACANT. PEOPLE LIVING INSIDE. OFFICERS OBSERVED BROKEN DOOR HANDLE. POOL IS GREEN WITH ALGAE. POOL ENCLOSURES ARE TORN. THROUGH CURTAINS A MATTRESS ON LIVING ROOM FLOOR WAS OBSERVED. KIDS ARE LIVING INSIDE. NO CONTACT WITH THEM AT THIS TIME. NO UTILITIES AT THIS HOUSE THEREFORE BANK NEEDS TO ADDRESS IMMEDIATELY as this is a HEALTH, SAFETY AND WELFARE VIOLATION. It was posted UNSAFE on property.**

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

- **BANK OR PRESERVATION COMPANY TAKES CONTROL OF THIS PROPERTY AND CURES ALL VIOLATION.**

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.

Type of Violation: 303.1 Pool

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

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.

Type of Violation: Unsafe Structure Section 108.1.1 -IPMC

A Structure found to be dangerous to the life, health, property or safety of the public, or is so damaged, decayed, dilapidated, structurally unsafe or unstable foundation, that partial or complete collapse is possible.

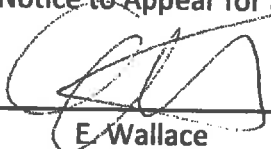
Type of Violation: Unsafe Structure Section 108.1.1 -IPMC

A Structure found to be dangerous to the life, health, property or safety of the public, or is so damaged, decayed, dilapidated, structurally unsafe or unstable foundation, that partial or complete collapse is possible.

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 28TH, 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

Code Enforcement Board of the
City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

vs.

FEDERAL NATIONAL MORTGAGE ASSN

Respondent

Case No. C2016-000608

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:

NOVEMBER 29TH, 2016 @ 1:30 P.M.

at

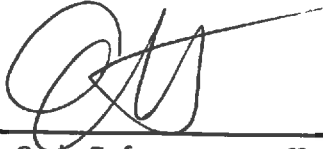
**685 West Montrose Street, Clermont, Florida.
Council Chambers of City Hall**

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 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.

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, FEDERAL NATIONAL MORTGAGE ASSN.
Certified Mail/Return Receipt Requested #

BY: _____


E. Wallace, Code Enforcement Officer
this 4th day of November, 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

November 02, 2016

Violation # C2016-000644

To: FISHER JANICE L ET AL
1916 LAKESHORE DR
CLERMONT, FL 34711

Violation/Property address: 1916 LAKE SHORE 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 1916 LAKE SHORE DR. CLERMONT, FL. 34711

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

- **WHEN ALL ITEMS IN FRONT DOOR ACCESS ARE REMOVED AND NOT REPLACED FOR EGRESS**
- **CLEAN UP ALL AREA IN THE YARD THAT HAVE JUNK ITEMS, SUCH AS BUT NOT LIMITED TO: BRICKS, BAGS, MISCELLANEOUS ITEMS THAT ARE COVERED, APPLIANCES AND CAT FURNITURE THAT HAS BAG OVER IT.**

Type of Violation: 702.1 MEANS OF EGRESS

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

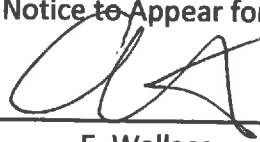
Type of Violation: Nuisances Section 34-61

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: SEE ABOVE ITEMS

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 NOVEMBER 16TH, 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

Code Enforcement Board of the
City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

vs.

FISHER JANICE L ET AL

Respondent

Case No. C2016-000644

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: **NOVEMBER 29TH, 2016 @ 1:30 P.M.**

at

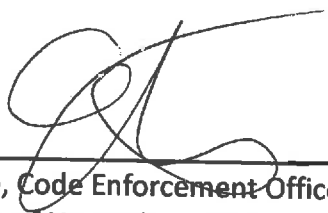
**685 West Montrose Street, Clermont, Florida.
Council Chambers of City Hall**

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 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.

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, FISHER JANICE L ET AL.
Certified Mail/Return Receipt Requested #

BY:


Evie Wallace, Code Enforcement Officer
this 17th day of November, 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.