



**CODE ENFORCEMENT BOARD MEETING
TUESDAY, JANUARY 17, 2017
CITY HALL at 685 WEST MONTROSE STREET
At 1:30 PM**

CALL TO ORDER

SWEARING IN WITNESSES

AGENDA

NEW BUSINESS

**Item 1 - Case No. 2016-000542
Wallace**

Jeffrey S. Davis & Taci Lyden
847 W. Minneola Ave.
Clermont, FL 34711

VIOLATION:

Chapter 14, Section 304.7, 306.1.1, 304.1,
305, 108.5, 108.1.3, 108.1.1; Chapter 122,
Section 122-344; Chapter 34, Section 34-
61 (1, 2, 3, 4), 34-62, 34-63

**Item 2 - Case No. 2016-000602
Crain**

Sunshire, LLC
1097 Sailing Bay Dr.
Clermont, FL 34711

VIOLATION:

Chapter 14, Section 302.4

**Item 3 - Case No. 2016-000649
Wallace**

Lake Medical Properties, LLC
Vacant property Alternate Keys
3691601, 3771109, 3799696,
3851808, 3851817, & 3851818
Clermont, FL 34711

VIOLATION:

Chapter 34, Section 34-61 (1, 2, 3), 34-62,
34-63, 34-64

**Item 4 - Case No. 2016-000687
Wallace**

John R. Prickett
1800 S. Highway 27
Clermont, FL 34711

VIOLATION:

Chapter 102, Section 102-8 (2) (25)

**Item 5 - Case No. 2016-000693
Wallace**

Magic Properties, LLC
Vacant property Alternate Key 3871932
Clermont, FL 34711

VIOLATION:

Chapter 34, Section 34-140; Chapter 14,
Section 302.7, 302

**CODE ENFORCEMENT BOARD MEETING
TUESDAY, JANUARY 17, 2017
CITY HALL at 685 WEST MONTROSE STREET
At 1:30 PM**

**Item 6 - Case No. 2016-000711
Crain**

Stefan Boone & Brigitte Derman
450 E. Highway 50
Clermont, FL 34711

REPEAT 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.

9171 9690 0935 0133 4524 90

City of Clermont

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

VIOLATION NOTICE

September 07, 2016

Violation # C2016-000542

To: DAVIS JEFFREY S & TACI LYDEN

847 W MINNEOLA AVE [REDACTED] WS ON PROPERTY

[REDACTED] APPRAISER) BEING MAILED TO WHAT SHOWS

[REDACTED] ON DRIVER LICENSE- 2733 SHEARWATER

[REDACTED] STREET

CLERMONT, FL 34711

Violation/Property address: 847 WEST MINNEOLA AVE CLERMONT, FL. 34711 (FRONT STRUCTURE ON PARCEL/PROPERTY) ALT KEY# 1714052

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 847 WEST MINNEOLA AVE. CLERMONT, FL. 34711

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

THE FRONT structure in disrepair both aesthetically and structurally. There are signs of substantial deterioration from wood rot and/or termite damage. If immediate action is not taken to restore the structural integrity of this building then demolishing it may be the viable solution. A structure deemed to be unsafe is considered a threat to the health, safety and welfare of the public.

* LET IT BE NOTED THAT CONTACT HAS BEEN MADE WITH OWNER, TACI LYDEN, VIA EMAIL ON VIOLATIONS. DUE TO HER UNFORSEEN EVENTS WITH HER SON, SHE WAS GIVEN THE OPPORTUNITY TO GET THESE VIOLATIONS CURED WITH SOME EXTENSIONS, FIRST VIOLATION NOTICE SENT IN 2014, BUT AS OF 9-6-16 CITY INSPECTOR HAS DECLARED IT UNSAFE AND STRUCTURE IS LOCATED IN THE DOWNTOWN AREA WHERE PEDESTRIAN AND VEHICLE TRAFFIC IS PREVELANT.

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.

- **DAMAGE IN ROOF/GUTTER AND ROOF AREAS**

Type of Violation: 306.1.1 Unsafe Conditions.

- 306.1.1(4) Masonry that has been subjected to any of the following conditions:
4.1 Deterioration
- **STRUCTURE HAS MAJOR DETERIORATION**
- **STAIRS, FLOORS, WALLS, AND EXTERIOR PART OF THE STRUCTURE ARE IN A STATE OF TOTAL DISREPAIR**

Type of Violation: Building Permit Required Section 122-344

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

- **PERMITS FOR LISTED REPAIRS AND/OR DEMO PERMIT WILL BE REQUIRED.**

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.
WINDOW SCREENS ARE BROKEN AND/OR NOT TIGHT FITTED
- **WINDOWS NOT SECURED**
- **EXTERIOR STRUCTURE HAS CRACKS, OPENINGS AND FALLING APART**

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.

- **PATIO FLOOR AND WALLS IN DISREPAIR AND NOT STRUCTURALLY SOUND**
- **INTERIOR AREAS APPEAR NOT MAINTAINED.**

Type of Violation: Prohibited Occupancy

108.5 Prohibited Occupancy

Any occupied structure condemned and placarded by the code official shall be vacated as ordered by the code official. Any person who shall occupy a placarded premises or shall operate placarded equipment, and any owner or any person responsible for the premises who shall let anyone occupy a placarded premises or operate placarded equipment shall be liable for the penalties provided by this code.

- **RESIDENCE/STRUCTURE IS VACANT AND NEEDS TO BE UNOCCUPIED UNTIL ALL VIOLATIONS HAVE BEEN CURED.**

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: Sec. 34-62. Creation or maintenance of nuisance by property owner declared unlawful.

- **PROPERTY HAS BEEN IN DISREPAIR AND NOT STRUCTURALLY SOUND FOR YEARS.**

Type of Violation: Sec. 34-63. Notice to abate.

- **VIOLATIONS CAN BE ABATED BY CITY WITH COST TO THE OWNER IF NO PERMITS ARE OBTAINED BY COMPLIANCE DATE.**

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.

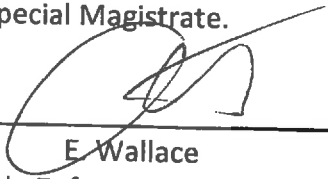
Type of Violation: Unsafe Structure Section 108.1.1 -IPMC

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.

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 17TH, 2016 TO OBTAIN PERMITS AND 6 MONTHS AFTER TO COMPLETE ALL VIOLATIONS AND SIGNED OFF (FINALED) BY CITY INSPECTORS/BUILDING OFFICIAL.** Failure to remedy the violation within the allotted times will result in a Notice to Appear for a hearing before the Code Enforcement Special Magistrate.

By:



E. Wallace
Code Enforcement Officer

Code Enforcement Special Magistrate
City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2016-000542

vs.

DAVIS JEFFREY S & TACE LINDEN

Respondent

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

JANUARY 17TH, 2017 @ 1:30 P.M.

at

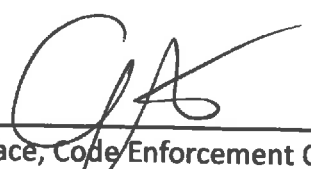
**685 West Montrose Street, Clermont, Florida.
Council Chambers of City Hall**

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 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, DAVIS JEFFREY S & TACE LINDEN.
Certified Mail/Return Receipt Requested #

BY: _____


Evie Wallace, Code Enforcement Officer
this 13th day of December, 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 # C2016-000542

VS.

DAVIS JEFFREY S & TACE LINDEN ()
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 847 WEST MINNEOLA AVE CLERMONT, FL 34711, on the 1/17/2017.

Sworn to and subscribed before me this 13th day of December 2016



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

The forgoing instrument was acknowledged before me this 13 day of December, 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

Code Enforcement Special Magistrate
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner,

vs.

SUNSHIRE LLC,

Respondent

Case No. C2016-000602

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

TUESDAY, JANUARY 17, 2017 AT 6:00 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.

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, SUNSHIRE LLC, 7 BREEZY POINT RD, ACTON, MA 01720. Certified Mail/Return Receipt Requested

BY:



Lori Crain, Code Enforcement Officer
this 1th day of December, 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 08, 2016

Violation # C2016-000602

To: SUNSHIRE LLC
7 BREEZY POINT RD
ACTON, MA 01720

9171 9690 0935 0133 4529 88

Violation/Property address: 1097 SAILING BAY 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 1097 SAILING BAY DR #202226016000001000

Compliance with the Violation(s) listed will be when the following condition(s) are met: WHEN ENTIRE PROPERTY IS MOWED, INCLUDING BACK YARD/HILL AND KEPT IN COMPLIANCE HERE FORWARD.

Type of Violation: Weeds Section 302.4-IPMC

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

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

You are directed to take action by 8:00 AM, FRIDAY, NOVEMBER 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 Special Magistrate.

By:



Lori Crain
Code Enforcement Officer



COURTESY NOTICE

VIOLATION OF CODE OR ORDINANCE

CITY OF CLERMONT

Case # C2016-000602

DATE: Month October Day 21 Year 2016

Name SUNSHIRE LLC/CURRENT RESIDENT

Address 7 BREEZY POINT RD/1097 SAILING BAY DR

Phone _____

City ACTON/CLERMONT

State MA/FL

Zip 01720/34711

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: 1097 SAILING BAY DR, CLERMONT, FL

FACTS CONSTITUTING REASONABLE CAUSE: _____

WEEDS AND OVERGROWTH OBSERVED AT ABOVE LISTED PROPERTY BY CODE ENFORCEMENT OFFICER.

A DOORHANGER NOTICE WAS LEFT ON OCTOBER 12, 2016. AS OF DATE OF THIS NOTICE, GRASS IN BACK YARD HAS NOT BEEN MOWED.

ACTION REQUIRED FOR REMEDY OF VIOLATION: _____

MOW, CUT AND REMOVE WEEDS AND MAINTAIN THROUGHOUT REMAINDER OF GROWING SEASON.

SPECIFICALLY, BACK YARD INCLUDING HILL

REMEDY ABOVE VIOLATION TO BE COMPLETED BY: 8:00 AM, FRIDAY, NOVEMBER 4, 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 SPECIAL MAGISTRATE.

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

VIOLATION NOTICE

November 07, 2016

Violation # C2016-000649

To: LAKE MEDICAL PROPERTIES LLC
13900 COUNTY ROAD 455 STE 107
CLERMONT, FL 34711
&
Agent W. Boyette
1635 East Hwy 50
Clermont, FL. 34711

Violation/Property address: Vacant Property on US27 by Kings Ridge Blvd; alt key numbers # 3691601, # 3771109, # 3799696, # 3851808, # 3851817, # 3851818.

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 SEE ABOVE ALT KEY NUMBERS IN REFERENCE TO OVERGROWTH OF WEEDS/GRASS, NUISANCES AND ACCUMULATION OF TRASH INSIDE DUMPSTER AREAS.

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

- WHEN ENTIRE PROPERTY IS MOWED AND MAINTAINED
- PRIOR COURTESY LETTER GIVEN ON 8/2016
- OFFICER OBSERVED PROPERTY IN VIOLATION AND EMAILED AGENT ON 10/2016
- ON TODAY'S DATE, WEEDS/GRASS MEASURED AT 38" IN HEIGHT
- IF NOT REMEDIED BY COMPLIANCE DATE, A HEARING NOTICE WILL BE MAILED FOR CASE TO BE PRESENTED IN FRONT OF A SPECIAL MAGISTRATE BOARD HEARING
- IF PROPERTY IS IN COMPLIANCE BY COMPLIANCE DATE BUT A FUTURE VIOLATION EXISTS AND IS OBSERVED, THE CASE WILL BE SUBMITTED FOR A HEARING IN FRONT OF SPECIAL MAGISTRATE BOARD.

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: Sec. 34-62. Creation or maintenance of nuisance by property owner declared unlawful.
SEE ATTACHED CODE ORDINANCE

Type of Violation: Sec. 34-63. Notice to abate.
SEE ATTACHED CODE ORDINANCE

Type of Violation: Sec. 34-64. Failure of owner to comply; lien.
SEE ATTACHED CODE ORDINANCE

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 17TH, 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 Special Magistrate
City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

vs.

LAKE MEDICAL PROPERTIES LLC

Respondent

Case No. C2016-000649

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

TUESDAY, JANUARY 17TH, 2017 @ 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 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, LAKE MEDICAL PROPERTIES LLC.
Certified Mail/Return Receipt Requested #

BY: _____


Evie Wallace, Code Enforcement Officer
this 19th 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 # C2016-000649

VS.

LAKE MEDICAL PROPERTIES LLC ()
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 IN FRONT ENTRANCE OF ENTIRE PROPERTY WHICH CONTAINS ALL 6 PARCELS.

Sworn to and subscribed before me this 21ST day of NOVEMBER, 2016.



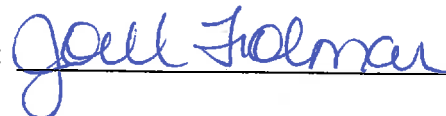
Code Enforcement Officer, Evie Wallace
City of Clermont, 685 W. Montrose Street
Clermont, FL 34711

The forgoing instrument was acknowledged before me this 21ST 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: _____



Printed Name: _____





NOTICE TO CORRECT
VIOLATION OF CODE OR ORDINANCE

CITY OF CLERMONT

DATE: Month July Day 31 Year 2016 Time 11:10 AM

Case # C2016-000458

Name LAKE MEDICAL PROPERTIES LLC

Address 13900 COUNTY ROAD 455 STE 107

City CLERMONT

State FL

Phone _____

Zip 34711

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: Vacant property on US27 by Kings Ridge alt key #'s (3691601, 3851817, 3691601, 3799696, 3771109, 3851810 and 3851808)

FACTS CONSTITUTING REASONABLE CAUSE: OVERGROWTH OF WEEDS AND GRASS IN EXCESS OF 18"

ACTION REQUIRED FOR REMEDY OF VIOLATION: MOW ENTIRE PROPERTY AND KEEP MAINTAINED

REMEDY ABOVE VIOLATION TO BE COMPLETED BY: AUGUST 12TH, 2016

CODE ENFORCEMENT OFFICER WALLACE

IF YOU HAVE ANY QUESTIONS CONCERNING THIS MATTER, PLEASE CONTACT THE CODE ENFORCEMENT OFFICER AT: 352-241-7304

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

FAILURE TO CORRECT VIOLATION BY THE ABOVE DATE MAY RESULT IN A CITATION BEING ISSUED TO YOU FOR A CIVIL INFRACTION AND A FINE BEING IMPOSED OF UP TO \$250.00 PER VIOLATION AND/OR A FUTURE HEARING IN FRONT OF A SPECIAL MAGISTRATE/HEARING OFFICER.

City of Clermont

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

VIOLATION NOTICE

December 01, 2016

Violation # C2016-000687

To: PRICKETT JOHN R
PO BOX 1599
EUSTIS, FL 32727

Violation/Property address: 1800 SOUTH US HIGHWAY 27 CLERMONT, FL. 34711 (BUBBAS CATFISH)

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 1800 SOUTH US HIGHWAY 27. DUE TO THE FOLLOWING:

A HUMAN SIGN SPINNER SPINNING 'BUBBA CATFISH' SIGN ON CORNER OF US27 AND HOOKS CAUSING A TRAFFIC HAZARD AS HE IS DOING BACK FLIPS CAUSING VEHICLES TO LOOK AND CITY STAFF ALMOST OBSERVED AN ACCIDENT BECAUSE OF HIM.

ALSO, A HUMAN SIGN SPINNER THAT IS NOT ON THE PREMISES OF THE BUSINESS IS IN VIOLATION OF CITY CODE.

***LET IT BE NOTED SIGNAGE ON THIS PROPERTY HAS BEEN A CONTINUOUS PROBLEM. MULTIPLE COURTESY WARNINGS GIVEN AND C2016-000673 WAS GENERATED FOR A LIGHT ABOVE ROOF FOR SIGNAGE THAT WAS JUST CLOSED A WEEK AGO; THEREFORE, THIS CASE WILL BE FORWARDED TO THE NEXT CODE ENFORCEMENT SPECIAL MAGISTRATE FOR HER REVIEW FOR SAID VIOLATION IN JANUARY (SEE ATTACHED HEARING NOTICE) EVEN IF COMPLIANCE IS MET .**

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

- **REMOVE HUMAN SIGN SPINNER TO PARKING LOT OF PROPERTY WHICH IS IN THE PREMISES OF THE BUSINESS; NOT ON RIGHT OF WAY OR ANYWHERE ELSE NOT ON THE BUSINESS PROPERTY (SEE CODE ATTACHED FOR MORE INFORMATION)**
- **EVEN IF IN COMPLIANCE, THIS CASE WILL BE PRESENTED TO JANUARY'S HEARING.**

Type of Violation: PROHIBITED SIGNS; EXCEPTIONS. SEC. 102-8.(2). TRAFFIC HAZARD

"IT SHALL BE UNLAWFUL TO ERECT, CAUSE TO BE ERECTED, MAINTAIN OR CAUSE TO BE MAINTAINED ANY SIGN DESCRIBED AS FOLLOWS: ANY SIGN WHICH CONSTITUTES A TRAFFIC HAZARD OR A DETRIMENT TO TRAFFIC SAFETY BY REASON OF ITS SIZE, LOCATION, MOVEMENT, CONTENT, COLORING OR METHOD OF ILLUMINATION; OR ANY SIGN WHICH OBSTRUCTS VISION BETWEEN PEDESTRIANS AND VEHICLES USING THE PUBLIC RIGHT-OF-WAY, INCLUDING BUT NOT RESTRICTED TO THOSE NOT MEETING VISIBILITY REQUIREMENTS OF THIS LAND DEVELOPMENT CODE. SPECIFICALLY PROHIBITED ARE:

- A. SIGNS USING ROTATING OR FLASHING SIGNAL LAMPS SIMILAR TO THOSE USED ON EMERGENCY VEHICLES, REGARDLESS OF LOCATION OR COLOR.
- B. SIGNS THAT RESEMBLE ANY OFFICIAL SIGN OR MARKER ERECTED BY ANY GOVERNMENT AGENCY, OR THAT BY REASON OF POSITION, SHAPE OR COLOR WOULD

CONFLICT WITH THE PROPER FUNCTIONING OF ANY TRAFFIC SIGN OR SIGNAL, OR BE OF A SIZE, LOCATION, MOVEMENT, COLOR OR ILLUMINATION THAT MAY BE REASONABLY CONFUSED WITH OR CONSTRUED AS, OR CONCEAL, A TRAFFIC CONTROL DEVICE.

C. SIGNS USING LIGHTS OR ILLUMINATIONS THAT FLASH, MOVE, ROTATE, SCINTILLATE, BLINK, FLICKER OR VARY IN INTENSITY OR COLOR.

D. SIGNS WITHIN 50 FEET OF PUBLIC RIGHTS-OF-WAY OR 100 FEET OF TRAFFIC CONTROL LIGHTS THAT CONTAIN RED OR GREEN LIGHTS THAT MIGHT BE CONFUSED WITH TRAFFIC CONTROL LIGHTS.

E. SIGNS USING WORDS AND TRAFFIC CONTROL SYMBOLS SO AS TO INTERFERE WITH, MISLEAD OR CONFUSE TRAFFIC, SUCH AS ""STOP,"" ""LOOK,"" ""CAUTION,"" ""DANGER"" OR ""SLOW.""

F. SIGNS THAT ARE OF SUCH INTENSITY OR BRILLIANCE AS TO CAUSE GLARE OR IMPAIR THE VISION OF ANY MOTORIST, CYCLIST OR PEDESTRIAN USING OR ENTERING A PUBLIC WAY, OR THAT ARE A HAZARD OR A NUISANCE TO OCCUPANTS OF ANY PROPERTY BECAUSE OF GLARE OR OTHER CHARACTERISTICS."

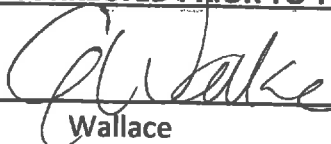
Type of Violation: PROHIBITED SIGNS; EXCEPTIONS. SEC. 102-8.(25). HUMAN SIGNS

IT SHALL BE UNLAWFUL TO ERECT, CAUSE TO BE ERECTED, MAINTAIN OR CAUSE TO BE MAINTAINED ANY SIGN DESCRIBED AS FOLLOWS: HUMAN SIGNS THAT ARE ADVERTISING FIRMS, COMPANIES, ORGANIZATIONS, OR INDIVIDUALS THAT, ALONG WITH THEIR GOODS AND SERVICES, ARE NOT LOCATED ON THE SAME PREMISES AS THE HUMAN SIGN.

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 **IMMEDIATELY WHEN NOTICE RECEIVED**. 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. **AGAIN, DUE TO THE REOCCURENCE OF SIGNAGE PROBLEMS ON THIS PROPERTY THIS CASE WILL BE FORWARDED AND PRESENTED TO THE CODE ENFORCEMENT SPECIAL MAGISTRATE IN JANUARY EVEN IF VIOLATION HAS BEEN CORRECTED PRIOR TO THE HEARING DATE.**

By:



Wallace

Code Enforcement Officer

Code Enforcement Special Magistrate
City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,
Petitioner

Case No. C2016-000687

vs.
PRICKETT JOHN R
Respondent

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

JANUARY 17TH, 2017 @ 1:30 P.M.

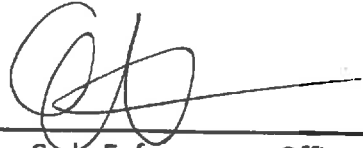
at
685 West Montrose Street, Clermont, Florida.
Council Chambers of City Hall

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 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, PRICKETT JOHN R. PO BOX 1599 EUSTIS, FL 32727
Certified Mail/Return Receipt Requested #

BY: _____


Evie Wallace, Code Enforcement Officer
this 1th day of December, 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 16, 2016

Violation # C2016-000673

To: PRICKETT JOHN R
PO BOX 1599
EUSTIS, FL 32727

Violation/Property address: 1800 SOUTH US HIGHWAY 27 CLERMONT, FL. 34711 (BUBBA'S CATFISH RESTAURANT)

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 1800 SOUTH US HIGHWAY 27. @ BUBBAS CATFISH RESTAURANT DUE TO SIGNAGE: CAN NOT HAVE ANY ROTATING, ILLUMINATING LIGHTS ON PROPERTY. LIGHTS HAVE BEEN OBSERVED ON ROOFTOP. ANY OTHER SIGNAGE ON PROPERTY NEEDS TO GO THROUGH THE PERMIT DPT. PRIOR NOTICE GIVEN FOR A HUMAN SIGN SPINNER OFF OF PROPERTY LAST MONTH.

PRIOR NOTICES HAVE BEEN BOTH VERBAL AND WRITTEN.

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

- **REMOVE THE ROTATING LIGHTS ON ROOF TOP AND DO NOT REPLACE**

Type of Violation: PROHIBITED SIGNS; EXCEPTIONS. SEC. 102-8.(2). TRAFFIC HAZARD

"IT SHALL BE UNLAWFUL TO ERECT, CAUSE TO BE ERECTED, MAINTAIN OR CAUSE TO BE MAINTAINED ANY SIGN DESCRIBED AS FOLLOWS: ANY SIGN WHICH CONSTITUTES A TRAFFIC HAZARD OR A DETRIMENT TO TRAFFIC SAFETY BY REASON OF ITS SIZE, LOCATION, MOVEMENT, CONTENT, COLORING OR METHOD OF ILLUMINATION; OR ANY SIGN WHICH OBSTRUCTS VISION BETWEEN PEDESTRIANS AND VEHICLES USING THE PUBLIC RIGHT-OF-WAY, INCLUDING BUT NOT RESTRICTED TO THOSE NOT MEETING VISIBILITY REQUIREMENTS OF THIS LAND DEVELOPMENT CODE. SPECIFICALLY PROHIBITED ARE:

- A. SIGNS USING ROTATING OR FLASHING SIGNAL LAMPS SIMILAR TO THOSE USED ON EMERGENCY VEHICLES, REGARDLESS OF LOCATION OR COLOR.
- B. SIGNS THAT RESEMBLE ANY OFFICIAL SIGN OR MARKER ERECTED BY ANY GOVERNMENT AGENCY, OR THAT BY REASON OF POSITION, SHAPE OR COLOR WOULD CONFLICT WITH THE PROPER FUNCTIONING OF ANY TRAFFIC SIGN OR SIGNAL, OR BE OF A SIZE, LOCATION, MOVEMENT, COLOR OR ILLUMINATION THAT MAY BE REASONABLY CONFUSED WITH OR CONSTRUED AS, OR CONCEAL, A TRAFFIC CONTROL DEVICE.
- C. SIGNS USING LIGHTS OR ILLUMINATIONS THAT FLASH, MOVE, ROTATE, SCINTILLATE, BLINK, FLICKER OR VARY IN INTENSITY OR COLOR.
- D. SIGNS WITHIN 50 FEET OF PUBLIC RIGHTS-OF-WAY OR 100 FEET OF TRAFFIC CONTROL LIGHTS THAT CONTAIN RED OR GREEN LIGHTS THAT MIGHT BE CONFUSED WITH TRAFFIC CONTROL LIGHTS.

E. SIGNS USING WORDS AND TRAFFIC CONTROL SYMBOLS SO AS TO INTERFERE WITH, MISLEAD OR CONFUSE TRAFFIC, SUCH AS ""STOP,"" ""LOOK,"" ""CAUTION,"" ""DANGER"" OR ""SLOW.""

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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 23RD, 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:

Wallace
Code Enforcement Officer

City of Clermont

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

VIOLATION NOTICE

December 06, 2016

Violation # C2016-000693

To: MAGIC PROPERTIES LLC
3318 FOREST LN STE 200
DALLAS, TX 75234
&
Registered agent: APA Tax & Financial Services
LLC 6900 South OBT Suite#400 Orlando, FL.
32809
&
Jose Ortiz
12198 Obelia Ln
Orlando, FL 32827

Violation/Property address: VACANT LAND ALT KEY #3871932 ON SR50 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 ABOVE ALT KEY# PARCEL #26-22-26-000100002500 .

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

- MOW ENTIRE PROPERTY
- REMOVE CLOTHING DROP OFF BOX
- MAINTAIN PROPERTY DUE TO CONTINUED VIOLATIONS; PRIOR NOTICE SENT IN MAY 2016

Type of Violation: • **Sec. 34-140. - Garbage or certain refuse to be stored in containers.**

All garbage or refuse consisting of waste animal or vegetable matter, excepting trimmings or cuttings from plants, trees or lawns, upon which rats may feed, shall be placed and stored in covered containers. It is hereby declared unlawful for any person to dump or place on any premises, land or waterway, any dead animals or any waste vegetable or animal matter of any kind.

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.

Type of Violation: **Sanitation Section 302-IPMC**

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

**Code Enforcement Special Magistrate
City of Clermont**

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

vs.

MAGIC PROPERTIES LLC

Respondent

Case No. C2016-000693

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

JANUARY 17TH, 2017 @ 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 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, MAGIC PROPERTIES LLC.
Certified Mail/Return Receipt Requested #

BY:



Evie Wallace, Code Enforcement Officer
this 20th day of December, 2016

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

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

REPEAT VIOLATION NOTICE

December 21, 2016

Violation # C2016-000711

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.

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

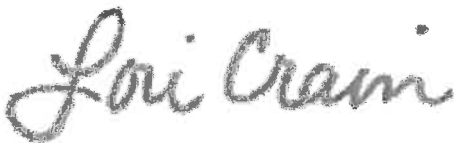
Type of Violation: PROHIBITED SIGNS; EXCEPTIONS. SEC. 102-8.(23). ALL OTHER SIGNS

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.

On December 20, 2016, Code Enforcement Officer observed this violation on above listed property. The above listed parties were previously found in violation of the same code by the Special Magistrate on November 29, 2016. Please refer to case C2016-000561.

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 ON REPEAT VIOLATION

CITY OF CLERMONT,
Petitioner,

Case No. C2016-000711

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, JANUARY 17, 2017, 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.

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.

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF CLERMONT, FLORIDA**

CITY OF CLERMONT

**Case No: C2016- 000561
450 E. Highway 50
Clermont, Florida**

Petitioner,

vs.

**STEFAN BOONE and BRIGITTE DERMAU,
and MICKI BLACKBURN REALTY,**

9171 9690 0935 0153 1530 56

Respondents.

FINDINGS OF FACT, CONCLUSION OF LAW and ORDER

THIS MATTER came before the Code Enforcement Special Magistrate of the City of Clermont for hearing on **November 29, 2016**, and the Special Magistrate having heard sworn testimony and received evidence from **Lori Crain, Code Enforcement Officer**, for the City and having noted that Respondents were not present or represented, thereupon issues the following Findings of Fact, Conclusion of Law, and Order:

I. FINDINGS OF FACT

- 1) Notice as required by Section 162.12, F.S. was provided to Respondent.
- 2) The Respondents are the owners of and in custody and control of the property described in the Violation Notice dated September 28, 2016, located in Clermont, Florida.
- 3) There exists on the property unpermitted signs.

II. CONCLUSION OF LAW

The Code Enforcement Special Magistrate finds the Respondents, **STEFAN BOONE, BRIGITTE DERMAU and MICKI BLACKBURN REALTY**, are in violation of Clermont City Code Chapter 102, Sections 102-8 (23) Prohibited signs: exceptions".

III. ORDER

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

- 1) Respondents shall correct the above-stated violations on or before **December 15, 2016**, by taking the remedial action as set forth in the Violation Notice dated September 28, 2016. If the Respondents fail to timely correct the violations a fine of **TWO HUNDRED AND FIFTY DOLLARS (\$250)** will accrue for each day the violation continues past **December 15, 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.

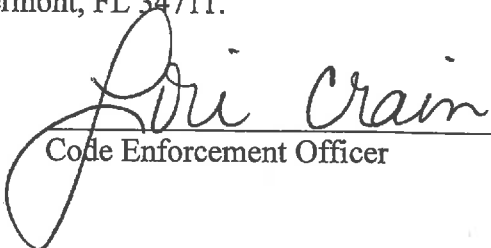
Done and Ordered this 12 day of December, 2016.



Leigh A. Kye, Esq.
Special Magistrate
Fla Bar No.: 192325

An aggrieved party, including the City Council of the City of Clermont, may appeal a final administrative order of the Code Enforcement Special Magistrate 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 13th day of December 2016, a true and correct copy of this Order has been furnished by certified, registered and regular mail to Respondents, Stefan Boone, Brigitte Derman, Driesenweg 1, Merchtem 1785, Belgium and Micki Blackburn Realty, 450 E. Highway 50, Suite #1, Clermont, FL 34711.



Code Enforcement Officer