



**CODE ENFORCEMENT BOARD MEETING
TUESDAY, FEBRUARY 21, 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. 2016-000678
Crain**

Bank of America NA,
165 Carroll Street
Clermont, FL 34711

VIOLATION:

Chapter 14, Section 302.7, 304.1, 304.2,
302, 108.1.5 (6, 7), 304.10, 305.4, 108.1.1,
301.3; Chapter 122, Section 122-344;
Chapter 118, Section 118-35; Chapter 34,
Section 34-61 (1, 2, 3, 4), 34-62

**Item 2 - Case No. 2016-000684
Crain**

CAH 2014-2 Borrower LLC
832 North Jacks Lake Road
Clermont, FL 34711

VIOLATION:

Chapter 14, Section 302.4

ADJOURN

Any person wishing to appeal any decision made by the Code Enforcement Board at this meeting will need a record of the proceedings. For that purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

In accordance with the Americans with Disabilities Act (ADA), if any person with a disability as defined by the ADA needs special accommodation to participate in this proceeding, then not later than two (2) business days prior to the proceeding, he or she should contact the Development Services Department at 352-241-7302.

Please be advised that if you intend to show any document, picture, video or items to the Council or Board in support or opposition to any item on the agenda; a copy of the document, picture, video or item must be provided to the Recording Clerk for the City's records.

Code Enforcement Special Magistrate
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner,

vs.

BANK OF AMERICA NA,

Respondent

Case No. C2016-000678

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, FEBRUARY 21, 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, BANK OF AMERICA NA, 7105 CORPORATE DR, PLANO, TX 75024. Certified Mail/Return Receipt Requested.

BY:



Lori Crain, Code Enforcement Officer
this 19th day of January, 2017

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 30, 2016

Violation # C2016-000678

To: BANK OF AMERICA NA
7105 CORPORATE DR
PLANO, TX 75024

9171 9690 0935 0133 4523 60

Violation/Property address: 165 CARROLL 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 165 CARROLL ST #242225040000100600.

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

WHEN DECKS AND PORCHES ATTACHED TO HOUSE HAVE BEEN REPLACED; WHEN DILAPIDATED POOL DECK AND HOT TUB DECK ARE REMOVED; WHEN THE LOW AREAS FROM HOT TUB AND DECKING REMOVAL ARE FILLED IN AND GROUND IS LEVEL; WHEN ALL DILAPIDATED SHEDS AND OTHER EXTERIOR STRUCTURES INCLUDING FENCES AND GATES ARE REPLACED OR REMOVED; WHEN VEGETATION HAS BEEN PRUNED, CUT, TRIMMED AND EXCESS YARD WASTE REMOVED FROM THE PROPERTY; WHEN ALL TRASH, DEBRIS AND JUNK IS REMOVED AND CLEANED UP; ANOTHER OPTION IS FOR DEMOLITION OF ALL DILAPIDATED STRUCTURES AND REMOVAL OF ALL DECONSTRUCTION WASTE AND DETRIMENTAL MATERIALS; WHEN PROPERTY IS MAINTAINED IN COMPLIANCE FORWARD AFTER FINAL INSPECTION BY CITY OF CLERMONT. **REQUIRED PERMITS ARE TO BE OBTAINED PRIOR TO STARTING WORK.

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: Exterior Structure Section 304.1-IPMC

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

Type of Violation: Fence Maintenance

Section 304.2 Fence Maintenance, "All Exterior surfaces, including but not limited to, doors, window frames and door frames, porches, balconies, decks and fences, shall be maintained in good condition.

Type of Violation: Sanitation Section 302-IPMC

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

Type of Violation: Dangerous structure or premises. Section 108.1.5 IPMC

Any structure or premise that has any of the conditions or defects described below shall be considered dangerous:

(6) The building or structure, or any portion, thereof, is clearly unsafe for its use and occupancy.

(7) The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.

Type of Violation: Stairways, decks, porches & balconies Section 304.10 IPMC

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

Stairs and walking surfaces Section 305.4 IPMC

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

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: Sec. 118-35. Maintenance and pruning.

(a) Maintenance. The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping, which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All required landscaping shall be maintained in perpetuity.

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

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

(1) Weeds. Any weeds such as broom grass, jimson, burdock, ragweed, sandspur or other similar weeds; or any other vegetation, including grass, other than trees, ornamental bushes, flowers or other ornamental plants with a height exceeding 18 inches.

(2) Refuse. Accumulation of trash, litter, debris, garbage, bottles, paper, cans, rags, dead or decayed fish, fowl, meat or other animal matter; fruit, vegetables, offal, bricks, concrete, scrap lumber or other building debris or other refuse of any nature.

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

(4) Dilapidated buildings. Any building or other structure which is in such a dilapidated condition that it is unfit for human habitation, or kept in such an insanitary condition that it is a menace to the health of people residing in the vicinity thereof, or presents a more than ordinarily dangerous fire hazard in the vicinity where it is located.

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

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

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, MONDAY, JANUARY 4, 2017. 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

Items above use to secure one double slider door and one gate per Code Enforcement

INVOICE



CITY OF CLERMONT
685 W. MONTROSE ST
CLERMONT, FL 34711
(352) 394-4083
www.clermontfl.gov

Invoice Date	Invoice No.
12/20/2016	3280
Customer Number	
532241	
Invoice Total Due	
\$81.39	
Amount Paid	

BANK OF AMERICA NA

7105 CORPORATE DR
PLANO, TX 75024

Due upon receipt

9171 9690 0935 0153 1531 31

Invoice Date 12/20/2016 Customer Number 532241

Description	Quantity	Price UOM	Original Bill	Adjustment	Paid	Amount Due
CODE ENFORCEMENT ABATEMENT ABATEMENT FOR 165 CARROLL STREET. CASE #C2016-000678	1.00	\$81.39 EACH	\$81.39	\$0.00	\$0.00	\$81.39
Please include invoice number on your check. Make checks payable to: City of Clermont or visit www.clermontfl.gov to pay invoice online					Invoice Total	\$81.39

Code Enforcement Special Magistrate
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner,

vs.

CAH 2014-2 BORROWER LLC,

Respondent.

Case No. C2016-000684

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:

FEBRUARY 21, 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.

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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, CAH 2014-2 BORROWER LLC, 8665 E HARTFORD DR STE 200, SCOTTSDALE, AZ 85255. Certified Mail/Return Receipt Requested.

BY:



Lori Crain, Code Enforcement Officer
this 24th day of January, 2017

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

January 10, 2017

Violation # C2016-000684

To: CAH 2014-2 BORROWER LLC
8665 E HARTFORD DR STE 200
SCOTTSDALE, AZ 85255

9171 9690 0935 0133 4531 07

Violation/Property address: 832 NORTH JACKS LAKE RD, CLERMONT FL 34711

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at 832 NORTH JACKS LAKE RD #202226016000009900

Compliance with the Violation(s) listed will be when the following condition(s) are met:
WHEN ENTIRE PROPERTY IS MOWED AND FREE OF WEEDS AND TALL GRASS. WHEN PROPERTY IS MAINTAINED 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 lcraim@clermontfl.org when you comply, so an inspection to determine compliance can be scheduled.

You are directed to take action by 5:00 PM, MONDAY, JANUARY 23, 2017. 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