



**CODE ENFORCEMENT SPECIAL
MAGISTRATE HEARING
TUESDAY, APRIL 18, 2017
CITY HALL at 685 WEST MONTROSE STREET
At 1:30 PM**

CALL TO ORDER

SWEARING IN WITNESSES

AGENDA

OTHER BUSINESS

UNFINISHED BUSINESS

NEW BUSINESS

**Item 1 - Case No. C2017-000113
Wallace**

Clermont GC LLC
1069 W. Morse Blvd
Winter Park, FL 32789

VIOLATION:

Chapter 122, Section 122-344 Building
Permit Required

**Item 2 - Case No. C2016-000712
Wallace**

Sonia Ruiz
2632 Palastro Way
Ocoee, FL 34761

VIOLATION:

IPMC Chapter 302.7 Accessory
Structures
Chapter 122, Section 122-344 Building
Permit Required
Chapter 122, Section 122-341 Accessory
Uses and Structures

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**Item 3 - Case No. C2016-000694
Wallace**

Butler, Gary Jr.
437 Carroll Street

VIOLATION:

Chapter 122, Section 122-344 Building
permit required
Chapter 122, Section 122-122 Permitted
uses
IPMC 304.13 Window, Skylight and
Doorframes
IPMC 305.3 Interior Surfaces
IPMC 305.6 Interior Doors
IPMC 306.1.1 Unsafe Conditions
IPMC 702.1 Means of Egress
IPMC 704.1.1 Automatic Sprinkler
Systems
IPMC 304.1 Exterior Structure
IPMC 304.14 Insect Screens
IPMC 305 Interior Structure
IPMC 112 Stop Work Order
IPMC 108.1.3 Structure Unfit for Human
Occupancy
IPMC 108.1.1 Unsafe Structure

**Item 4 - Case No. C2017-000069
Wallace**

U-Haul Co of Florida
PO Box 29046
Phoenix, AZ 85038

VIOLATION:

Chapter 102, Section 102-8 (11) Banner
Signs
Chapter 102, Section 102-8 (19) Off-site
Signs

**Item 5 - Case No. C2016-000288
Crain**

WT Holdings, LLC and Ronald
Vanderkuhl
1500 Sunset Village Blvd
Clermont, FL 34711

VIOLATION:

MOTION TO LIEN
Chapter 14, Section 302.8 Motor Vehicles
Chapter 14, Section 34-95 Prohibit
Storage of Certain Items

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**Item 6 - Case No. C2016-000409
Crain**

Jeffery Bratta
1658 Celebration Blvd
Unit 113
Kissimmee, FL 34747

VIOLATION:

MOTION TO LIEN
Chapter 14, Section 302 Sanitation
Chapter 14, Section 302.4 Weeds
Chapter 14, Section 302.7 Accessory
Structures
Chapter 14, Section 303.1 Swimming
Pool
Chapter 34, Section 34-61 Enumeration of
Prohibited Items Constituting Nuisances
Chapter 122, Section 122-343 Fences and
Walls

**Item 7 - Case No. C2015-000292
Crain**

KJP Florida Investments, LLC
863 Boundary Blvd
Rotunda West, FL 33947

VIOLATION:

Chapter 14, Section 302.2 Grading and
Drainage
Chapter 14, Section 302 Sanitation
Chapter 14, Section 302.4 Weeds
Chapter 34, Section 34-61 (1-3)
Nuisances
Chapter 122, Section 122-344 Property
Maintenance

**Item 8 - Case No. C2017-000018
Crain**

Rajesh Ramphal
128 Lombard Circle
Clermont, FL 34711

VIOLATION:

Chapter 14, Section 304.2 Fence
Maintenance
Chapter 14, Section 302 Sanitation
Chapter 14, Section 302.8 Motor Vehicles
Chapter 14, Section 304.4 Weeds
Chapter 34, Section 34-61 Enumeration of
Prohibited Items
Chapter 34, Section 34-62 Creation or
Maintenance of Nuisance
Chapter 34, Section 34-95 Prohibit
Storage of Certain Items
Chapter 122, Section 122-344 Property
Maintenance

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**Item 9 - Case No. C2016-000637
Crain**

Reper's Window Solution LLC
7907 Florida Boys Ranch Road
Groveland, FL 34736

VIOLATION:

Chapter 122, Section 122-344 Building
Permit Required

**Item 10 - Case No. C2017-000108
Crain**

Michelle Peters & Grady Taylor
12406 Lake Valley Dr.
Clermont, FL 34711

VIOLATION:

Chapter 14-9, Sections: 309.1 & 309.2 -
Pest Elimination; 605.1 - Electrical
Equipment; 704.1 & 704.2 Fire Protection
Systems

**Item 11 - Case No. C2017-000115
Crain**

WT Holdings LLC & Ronald Vanderkuhl
C/O MJV Holdings, LLC
14387 Monte Vista Road
Groveland, FL 34736

VIOLATION:

Chapter 14-9, Section 303.1-IPMC
Swimming Pool, Spa and Hot Tub

ADJOURN

Any person wishing to appeal any decision made by the Code Enforcement Special Magistrate 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.

CLERMONT GC LLC

Respondent

Case No. C2017-000113

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:

APRIL 18TH, 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, CLERMONT GC LLC.

Certified Mail/Return Receipt Requested #

BY:



Evie Wallace, Code Enforcement Officer
this 7th day of April, 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

March 30, 2017

Violation # C2017-000113

To: CLERMONT GC LLC
1069 W MORSE BLVD
WINTER PARK, FL 32789

Violation/Property address: 1555 GRAND HWY CLERMONT, FL. 34711 (GOLDEN CORRAL)

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 1555 GRAND HWY. AT GOLDEN CORRAL DUE TO THE FOLLOWING:
AN ACCIDENT ON 3-11-17 WHERE A VEHICLE SMASHED THROUGH THE STRUCTURAL WALL LEADING INTO THE RESTAURANT. FIRE AND POLICE DPT. RESPONDED. CITY'S BUILDING OFFICIAL AND FIRE MARSHAL WERE NOTIFIED AND NO CURRENT BUILDING PERMITS HAVE BEEN APPLIED FOR OR SUBMITTED TO THIS DAY.

Compliance with the Violation(s) listed will be when the following condition(s) are met:
PERMITS NEED TO BE SUBMITTED WITH ENGINEERING DRAWINGS NO LATER THAN COMPLIANCE DATE BELOW.

- LET IT BE NOTED THAT AN ONSITE VISIT SHOWED MAJOR RESTORATION BUT NO PERMITS HAVE BEEN SUBMITTED.
- AFTER THE FACT PERMITS WILL BE REQUIRED.
- AFTER SUBMITTAL, APPROVALS AND FINALS BY INSPECTOR ARE REQUIRED BEFORE CASE CAN BE CLOSED. IF INSPECTOR DOES NOT SIGN OFF ON OR APPROVE PERMITS, A HEARING WILL BE SCHEDULED WHERE DAILY FINES OF UP TO \$250 A DAY CAN ACCRUE.

Type of Violation: Building Permit Required Section 122-344

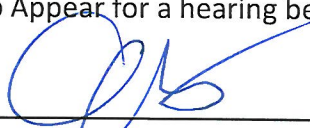
It shall be unlawful for any person to initiate new uses of any land within the corporate boundaries of the city or to erect or construct any new structures or to move, add to, repair or modify in any way any existing structures, except by authority of permit issued by the building inspector or planning 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.

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

- **LICENSED ENGINEER CAN SUBMIT ENGINEERING DRAWINGS FOR PERMITS AT DEVELOPMENT SERVICES - CLERMONT CITY HALL 685 WEST MONTROSE ST, CLERMONT. 352-394-4081**

You are directed to take action by **APRIL 7TH, 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:



E. Wallace

Code Enforcement Officer

Code Enforcement Special Magistrate
City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2016-000712

vs.

SONIA RUIZ

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:

APRIL 18TH, 2017 1:00 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.

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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, SONIA RUIZ.

Certified Mail/Return Receipt Requested #

9171 9690 0935 0133 4534 04

9171 9690 0935 0133 4533 29

BY:



Evie Wallace, Code Enforcement Officer
this 22nd day of March, 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 06, 2017

Violation # C2016-000712

To: SONIA RUIZ
2632 PALASTRO WAY
OCOE, FL 34761

Violation/Property address: 2619 CEDARIDGE CIR CLERMONT, FL. 34711

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at 2619 CEDARIDGE CIR. CLERMONT, FL. 34711

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

- A RETAINING WALL IS DETERIORATING AND NEEDS REPAIR OR REPLACE/IF REPLACED CONTACT PERMIT DPT AT 352-394-4081
- A FENCE HAS BEEN INSTALLED WITHOUT A PERMIT/ CONTACT PERMIT DPT. FOR DOCUMENTS ON APPLYING FOR FENCE PERMIT/ AFTER THE FACT PERMIT WILL BE ISSUED
- PERMIT(S) NEED TO BE OBTAINED BEFORE OR ON COMPLIANCE DATE TO NOT PROCEED TO A HEARING. BOTH STRUCTURES NEED TO BE INSPECTED AND FINALIZED WITH CITY INSPECTORS IN ORDER TO CLOSE CASE WITHIN THE ALLOTTED TIME GIVEN BY PERMIT DPT.

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. (**RETENTION WALL**)

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. (**FENCE PERMIT & RETENTION WALL**)

Type of Violation: Sec. 122-341. - Accessory uses and structures

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

VIOLATION NOTICE

January 06, 2017

Violation # C2016-000712

To: SONIA RUIZ
2632 PALASTRO WAY
OCOE, FL 34761

Violation/Property address: 2619 CEDARIDGE CIR CLERMONT, FL. 34711

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at 2619 CEDARIDGE CIR. CLERMONT, FL. 34711

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- A RETAINING WALL IS DETERIORATING AND NEEDS REPAIR OR REPLACE/IF REPLACED CONTACT PERMIT DPT AT 352-394-4081
- A FENCE HAS BEEN INSTALLED WITHOUT A PERMIT/ CONTACT PERMIT DPT. FOR DOCUMENTS ON APPLYING FOR FENCE PERMIT/ AFTER THE FACT PERMIT WILL BE ISSUED
- PERMIT(S) NEED TO BE OBTAINED BEFORE OR ON COMPLIANCE DATE TO NOT PROCEED TO A HEARING. BOTH STRUCTURES NEED TO BE INSPECTED AND FINALIZED WITH CITY INSPECTORS IN ORDER TO CLOSE CASE WITHIN THE ALLOTTED TIME GIVEN BY PERMIT DPT.

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. (RETENTION WALL)

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. (FENCE PERMIT & RETENTION WALL)

Type of Violation: Sec. 122-341. - Accessory uses and structures

Code Enforcement Special Magistrate
City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2016-000694

vs.

BUTLER GARY T JR

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:

APRIL 18TH, 2017 @ 1:30 P.M.

at

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

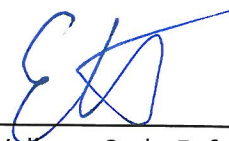
The Special Magistrate will receive testimony and evidence at said Public Hearing and shall make such findings of fact as are supported by the testimony and evidence pertaining to the matters alleged in the Violation Notice. If the violation is corrected and then recurs, or if the violation is not corrected 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.

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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, BUTLER GARY T JR.

Certified Mail/Return Receipt Requested #

BY:



Evie Wallace, Code Enforcement Officer
this 31st day of March, 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

December 21, 2016

Violation # C2016-000694

To: BUTLER GARY T JR
437 CAROLL ST
CLERMONT, FL 34711

Violation/Property address: 793 WEST CHESTNUT 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 793 WEST CHESTNUT ST. CLERMONT, FL. 34711

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

- **THE STRUCTURE (HOUSE) is in disrepair both aesthetically and structurally. There are signs of substantial deterioration from wood rot, damage, etc. The house is settling and shifting where this can be deemed to be unsafe if corrective action is not taken immediately. This can be considered a threat to the health, safety and welfare of the public if immediate action is not taken to restore the structural integrity of this building.**
- **A STOP WORK ORDER was issued on 12-21-16 and hand delivered to Gary Butler Sr on site with witness Building Official Mark Grenier on site.**

REQUIRED FOR SUBMITTAL TO BUILDING DEPARTMENT NO LATER THAN January 16, 2017:

- **A structural engineer needs to present drafting paperwork, drawings, and plans**
- **As built drawings are required**
- **Detailed information on what was done prior to on site visit and what is proposed for completion.**

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

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

Type of Violation: 305.3 Interior Surfaces.

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

Type of Violation: 305.6 Interior Doors.

Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.

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

4.3 Fractures in masonry or mortar joints

Type of Violation: 702.1 MEANS OF EGRESS

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

Type of Violation: 704.1.1-Automatic sprinkler systems

Inspection, testing and maintenance of automatic sprinkler systems shall be in accordance with NFPA.

Type of Violation: Building Permit Required Section 122-344

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

Type of Violation: 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: Insect Screens Section 304.14-IPMC

Every door, window and outside opening required for ventilation shall have tightly fitted screens and the screen doors used for insect control shall have a self-closing device in good working condition.

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.

Type of Violation: Permitted Uses Section 122-122

Obtain all required permits before compliance date and completion of all violations within 6 months after compliance date.

Type of Violation: Stop Work Order Section 112-IPMC

Any work performed in a dangerous or unsafe manner, the code official is authorized to issue a stop work order.

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.

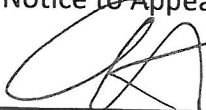
Type of Violation: Unsafe Structure Section 108.1.1 -IPMC

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 **JANUARY 17TH, 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:



Evie Wallace
Code Enforcement Officer

Code Enforcement Special Magistrate
City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2017-000069

vs.

U-HAUL CO OF FLORIDA

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:

APRIL 18TH @ 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.

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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, U-HAUL CO OF FLORIDA.
Certified Mail/Return Receipt Requested #

BY: _____

Evie Wallace, Code Enforcement Officer
this 29th day of March, 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

March 06, 2017

Violation # C2017-000069

To: U-HAUL CO OF FLORIDA
PO BOX 29046
PHOENIX, AZ 85038

Violation/Property address: 13650 GRANVILLE AVE CLERMONT, FL. 34711 (UHAUL)

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 13650 GRANVILLE AVE. CLERMONT, FL. 34711 DUE TO SEVERAL SNIPE SIGNS ON THE GRASS AND A BANNER ON FENCE . ALL THIS EXTRA SIGNAGE IS PROHIBITED AND IS A CITY OF CLERMONT CODE VIOLATION.

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

- REMOVE ALL SIGNS AND DO NOT REPLACE
- SHOULD YOU HAVE ANY QUESTIONS ABOUT THESE VIOLATIONS, PLEASE CONTACT CODE OFFICER; EMAIL AND PHONE NUMBER LISTED BELOW

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

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

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

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

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

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

1. ONE SIGN OR BANNER PER NEW BUSINESS WITHIN THE FIRST 30 DAYS OF OPENING

WITH APPLICATION AND CITY APPROVAL.

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

Type of Violation: PROHIBITED SIGNS; EXCEPTIONS. SEC. 102-8.(19). OFF-SITE SIGNS

IT SHALL BE UNLAWFUL TO ERECT, CAUSE TO BE ERECTED, MAINTAIN OR CAUSE TO BE MAINTAINED ANY SIGN DESCRIBED AS FOLLOWS: OFF-SITE SIGNS, EXCEPT FOR THOSE EXPRESSLY PERMITTED IN SECTION 102-16

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 **MARCH 25TH, 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 where daily fines can accrue.

By:



E. Wallace
Code Enforcement Officer

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

**CITY OF CLERMONT,
Petitioner,**

**Case No: C2016-000288
624 PRINCE EDWARD AVE
CLERMONT, FL**

VS.

**WT HOLDINGS, LLC & RONALD VANDERKUHL,
BRIAN PAUL & KATRINA A. MARKS,
Respondents.**

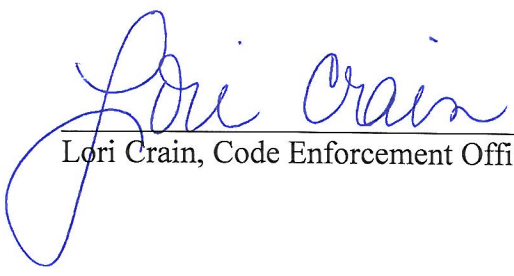
**NOTICE OF HEARING AND MOTION FOR
ORDER IMPOSING FINE AND CREATING LIEN ON PROPERTY**

YOU ARE HEREBY ADVISED that the Code Enforcement Special Magistrate shall conduct a hearing on April 18, 2017, at 1:30 PM in the Council Chambers, City Hall, 685 West Montrose Street, Clermont, Florida, to consider the petitioner's request as set forth below for authorization to impose a fine and create a code enforcement lien in this matter.

This motion is pursuant to Chapter 162, Florida Statutes. At its November 29, 2016, hearing, the Code Enforcement Special Magistrate issued a Findings of Fact, Conclusion of Law, Order of Violations and Imposing Fine finding that a City Codes had been violated on the above property related to the following violations of Clermont City Code **Chapter 14, IPMC, Sections 302.8 and City Code Section 34-95**. As a result of these violations, the Special Magistrate imposed a fine in the amount of \$100 to accrue per vehicle for each day the violation continues past December 15, 2016, for vehicles without current registrations or license plates or not in proper working condition. The Respondent has failed to completely comply.

WHEREFORE, the City of Clermont requests the Code Enforcement Special Magistrate authorize recording of an Order Imposing Administrative Fine/Lien as provided in Chapter 162, Florida Statutes in the amount of \$37,200. (\$100 x 3 vehicles per day fine accruing for 124 days: December 15, 2016, through April 18, 2017) which shall continue to accrue at \$300 per day until compliance has been met.

I HEREBY CERTIFY that on this 17th day of March, 2017, a true and correct copy of this Order has been furnished by certified and regular first class mail to the Respondents, WT Holdings, LLC & Ronald Vanderkuhl, 1500 Sunset Village Blvd, Clermont, FL 34711; Brian Paul Marks & Katrina A. Marks, 624 Prince Edward Ave, Clermont, FL 34711.


Lori Crain, Code Enforcement Officer

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

**CITY OF CLERMONT,
Petitioner,**

**Case No: C2016-000409
1852 VALE DR
CLERMONT, FL**

VS.

**JEFFREY A. BRATTA,
Respondent.**

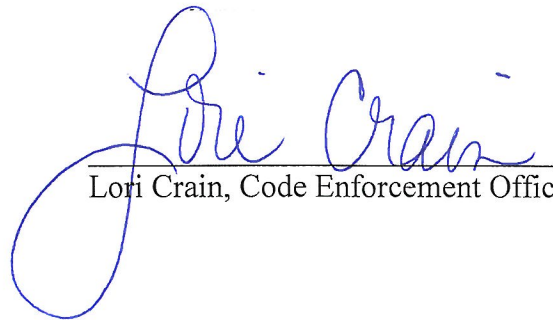
**NOTICE OF HEARING AND MOTION FOR
ORDER IMPOSING FINE AND CREATING LIEN ON PROPERTY**

YOU ARE HEREBY ADVISED that the Code Enforcement Special Magistrate shall conduct a hearing on March 21, 2017, at 1:30 PM in the Council Chambers, City Hall, 685 West Montrose Street, Clermont, Florida, to consider the petitioner's request as set forth below for authorization to impose a fine and create a code enforcement lien in this matter.

This motion is pursuant to Chapter 162, Florida Statutes. At its October 18, 2016, hearing, the Code Enforcement Special Magistrate issued a Findings of Fact, Conclusion of Law, Order of Violations and Imposing Fine finding that a City Codes had been violated on the above property related to the following violations of Clermont City Code **Chapter 14, Sections, 302, 302.4, 302.7, 303.1, and City Code Sections 34-61, and 122.343**. As a result of these violations, the Special Magistrate imposed a fine in the amount of \$100 to accrue for each day the violation continues past October 31, 2016. The Respondent has failed to completely comply.

WHEREFORE, the City of Clermont requests the Code Enforcement Special Magistrate authorize recording of an Order Imposing Administrative Fine/Lien as provided in Chapter 162, Florida Statutes in the amount of \$14,100. (\$1000 per day fine accruing for 141 days-November 1, 2016, through March 21, 2017) which shall continue to accrue at \$100 per day until compliance has been met.

I HEREBY CERTIFY that on this 1st day of March, 2017, a true and correct copy of this Order has been furnished by certified and regular first class mail to the Respondent, JEFFREY A. BRATTA, 1658 CELEBRATION BLVD, UNIT 113, KISSIMMEE, FL 34747-5529


Lori Crain, Code Enforcement Officer

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

CITY OF CLERMONT,

Petitioner,

vs.

KJP FLORIDA INVESTMENTS, LLC,

Respondent.

**Case No: C2015- 000292
730, 732, 738 & 740 East Minneola Avenue
Clermont, Florida**

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 **October 18, 2016**, and the Special Magistrate having heard sworn testimony and received evidence from **Lori Crain, Code Enforcement Officer**, for the City and **Renee Neuciler** on behalf of Respondent, 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 Violation Notice dated August 12, 2015, located in Clermont, Florida.
- 3) There exists on the property multiple housing and nuisance violations, including plumbing, electrical wiring, fire protection systems, windows, roofs and drainage, in exterior surfaces, interior doors, water supply, insect screens, exterior structure, exterior property maintenance and unsafe structures and equipment.

II. CONCLUSION OF LAW

The Code Enforcement Special Magistrate finds the Respondent, **KJP FLORIDA INVESTMENTS, LLC**, is in violation of Clermont City Code Chapter 14, IPMC Sections 108, "Unsafe Structures and Equipment", 108.1.3, "Structure Unfit for Occupancy", 302 "Exterior Property Maintenance", 304.1 "Exterior Structure", 304.7, "Roofs and Drainage", 304.13, "Window, skylight and door frames, 304.13.2, Operable Windows, 304.14, "Insect Screens", 305 "Interior Structure", 305.3, "Interior Surfaces, 305.6, "Interior Doors", 504.3, Plumbing System Hazards", 505.3, "Water System Supply", 605.1 "Electrical Equipment, Installation", 605.2, "Electrical Receptacles", 701.2, "Responsibility", 704.1, and "Fire Protection Systems- General"

Case No: C2015-000292

and City Code Sections 34-61, "Nuisances" and 34-62, "Creation or Maintenance of Nuisance by Property Owner Declared Unlawful."

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 **November 30, 2016**, by taking the remedial action as set forth in the Violation Notice dated August 12, 2015. If the Respondent fails to timely correct the violations a fine of **TWO HUNDRED AND FIFTY DOLLARS (\$250)** will accrue **for each unit** per day the violations continue past **November 30, 2016**.
- 2) Respondent bears the burden of, and shall contact the City of Clermont Code Enforcement Department to arrange for a re-inspection of the property and to verify that the violation has been corrected, and the property has been brought into compliance with the City Code Sections as cited above. Respondent shall call (352) 241-7343 to request an inspection.
- 3) Any fine imposed shall accrue from the date it is imposed until the date that the violations are corrected as verified by the City of Clermont Code Enforcement Department.

Done and Ordered this _____ day of October, 2016.

Leigh A. Kyer, 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 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 _____ day of October, 2016, a true and correct copy of this Order has been furnished by certified and regular mail to Respondent, KJP Florida Investments, LLC, 863 Boundary Blvd, Rotunda West, FL 33947 and Orlando Property Management, 656 Formosa Ave., Orlando, FL 32789.

Code Enforcement Officer

City of Clermont

January 19, 2017

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

RE : Case #C2015-000292

Property address: 730, 732, 730 & 740 E Minneola, Clermont, FL 34711

Violations: Various exterior & interior structural; minimum housing; electrical; mechanical; water system; fire protection.

Dear KJP FLORIDA INVESTMENTS LLC,

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

A fine in the amount of \$250 per day accrued from December 1, 2016, to January 19, 2017. (50 days)

Total amount of fine is \$12,500.00

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

1. Submit full payment of the fine at the Development Services Department before **March 21, 2017**.

OR

2. Appear before the Code Enforcement Special Magistrate on **April 18, 2017, at 1:30 p.m. to request adjustment of fines**. You are required to submit a letter requesting to appear before the Special Magistrate no later than **March 21, 2017**. Please include the case information provided above.

Failure to comply with this request will result in this case being scheduled before the Code Enforcement Special Magistrate on April 18, 2017, in which the city will request a lien be recorded against the property.

Thank you for your attention in this matter.

Sincerely,

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

February 7, 2017

Attention: Lori Crain

Regarding Case # C2015-000292

This letter is to inform you that we would like to appear before the Code Enforcement Special Magistrate on April 18, 2017 at 1:30 p.m. to request an adjustment of funds.

Regards,

Wodz 2.7.2016

Kaz Wodz for KJP Florida Investments LLC

Code Enforcement Special Magistrate
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner,

vs.

RAJESH RAMPHAL,

Respondent.

Case No. C2017-000018

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, APRIL 18, 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, RAJESH RAMPHAL, 128 LOMBARD CIRCLE, CLERMONT, FL 34711. Certified Mail/Return Receipt Requested.

BY:



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

February 21, 2017

Violation # C2017-000018

To: RAJESH RAMPHAL
128 LOMBARD CIR
CLERMONT, FL 34711

Violation/Property address: 128 LOMBARD CIRCLE, 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 128 LOMBARD CIR, #202226190000003600:

Compliance with the Violation(s) listed will be when the following condition(s) are met: WHEN BROKEN PIECES OF FENCE ARE REPAIRED; WHEN WEEDS ARE MOWED; WHEN MERCEDES DISPLAYS CURRENT, VALID LICENSE PLATE OR IS STORED IN GARAGE; WHEN ALL DEBRIS, MISCELLANEOUS JUNK & TRASH IS REMOVED FROM PROPERTY; WHEN LADDERS STORED IN A NEAT ORDER OFF THE GROUND; WHEN COOLER, BUCKETS AND OTHER ITEMS ARE STORED INSIDE; WHEN PROPERTY IS MAINTAINED IN COMPLIANCE HERE FORWARD.

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: Prohibit storage of certain items Section 34-95

No person or business shall keep, store or allow to remain on any property within any section of the city any dismantled, partially dismantled, inoperative, or discarded machinery, appliances, vehicles, boats, or parts thereof, scraps metal or junk. A vehicle that does not have a current and valid motor vehicle license tag shall be presumed to be inoperative. Storage of untagged vehicles, boats, or similar items shall be allowed if contained within an enclosed structure such as a garage or warehouse.

Type of Violation: Property Maintenance Section 122-344

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

Type of Violation: Sanitation Section 302-IPMC

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

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

The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions are hereby declared to be and constitute a nuisance: 1) Weeds. Any weeds such as broom grass, jimson, burdock, ragweed, sandspur or other similar weeds; or any other vegetation, including grass, other than trees, ornamental bushes, flowers or other ornamental plants with a height exceeding 18 inches.

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

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

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.

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: 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, TUESDAY, MARCH 7, 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

Code Enforcement Special Magistrate
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner,

vs.

REPER'S WINDOW SOLUTION, LLC

& LOUIS REPER,

Respondent.

Case No. C2016-000637

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, APRIL 18, 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, REPER'S WINDOW SOLUTION LLC, 7907 FL BOYS RANCH RD, GROVELAND, FL 34736. Certified Mail/Return Receipt Requested.

BY:



Lori Crain, Code Enforcement Officer
this 3rd day of March, 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 03, 2016

Violation # C2016-000637

To: REPER'S WINDOW SOLUTION LLC
7907 FLORIDA BOYS RANCH RD
GROVELAND, FL 34736

Violation/Property address: 1266 COMMONS CT, 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 1266 COMMONS CT #17222602070000200B

Compliance with the Violation(s) listed will be when the following condition(s) are met: Apply for After-the-fact permits for the work that has been done and have it subsequently inspected by the City Building Official's Inspectors; OR apply for a demolition permit and remove what has been constructed without permits.

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.

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, Wednesday, November 16, 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
City of Clermont
**NOTICE OF HEARING ON
REPEAT VIOLATIONS**

CITY OF CLERMONT,
Petitioner,
vs.
MICHELLE PETERS (GRADY)
Respondent.

Case No. C2017-000108

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, APRIL 18, 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, MICHELLE PETERS (GRADY), 12406 LAKE VALLEY DR, CLERMONT, FL 34711. Certified Mail/Return Receipt Requested.

BY:



Lori Crain, Code Enforcement Officer
this 29th day of March, 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
REPEAT VIOLATION NOTICE

March 29, 2017

Violation # C2017-000108

To: MICHELLE PETERS (GRADY)
12406 LAKE VALLEY DR
CLERMONT, FL 34711

Violation/Property address: 972 W JUNIATA 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 972 W JUNIATA ST #242225010009701500.

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: 605.1 Electrical Equipment

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

Type of Violation: 704.1 FIRE PROTECTION SYSTEMS-GENERAL

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

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

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

Type of Violation: Pest Elimination Section 309.1-IPMC

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

Type of Violation: Pest Elimination-owner Section 309.2-IPMC

Prior to renting or leasing the structure, the owner is responsible for pest elimination.

BY:



Code Enforcement Officer-Lori Crain

Code Enforcement Special Magistrate
City of Clermont
**NOTICE OF HEARING ON
REPEAT VIOLATIONS**

CITY OF CLERMONT,
Petitioner,
vs.
MICHELLE PETERS (GRADY)
Respondent.

Case No. C2017-000108

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, APRIL 18, 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, MICHELLE PETERS (GRADY), 12406 LAKE VALLEY DR, CLERMONT, FL 34711. Certified Mail/Return Receipt Requested.

BY:



Lori Crain, Code Enforcement Officer
this 29th day of March, 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.

Code Enforcement Special Magistrate
City of Clermont
**NOTICE OF HEARING ON
REPEAT VIOLATION**

CITY OF CLERMONT,

Petitioner,

vs.

WT HOLDINGS LLC & RONALD VANDERKUHL,

Respondent.

Case No. C2017-000115

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, APRIL 18, 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, WT HOLDINGS LLC & RONALD VANDERKUHL, MJV HOLDINGS, LLC, 14387 MONTE VISTA RD, GROVELAND, FL 34736 & CURRENT RESIDENT, 624 PRINCE EDWARD AVE, CLERMONT, FL 34711. Certified Mail/Return Receipt Requested.

BY:



Lori Crain, Code Enforcement Officer
this 31st day of March, 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

NOTICE OF REPEAT VIOLATION

March 31, 2017

Violation # C2017-000115

To: WT HOLDINGS LLC & RONALD VANDERKUHL
C/O MJV HOLDINGS, LLC
14387 MONTE VISTA RD
GROVELAND, FL 34736

CURRENT RESIDENT
624 PRINCE EDWARD AVE
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 section 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 POOL IS DRAINED AND CLEANED OR IS TREATED SO WATER IS NO LONGER GREEN; WHEN WATER IS CLEANED OF DEAD LEAVES & IS NO LONGER A PUBLIC NUISANCE OR ATTRACTION FOR DISEASE-CARRYING INSECTS, ETC. THE ABOVE PROPERTY & PROPERTY OWNERS HAVE BEEN FOUND IN VIOLATION OF THIS SAME CODE PREVIOUSLY BY THE CODE ENFORCEMENT BOARD ON AUGUST 19, 2014.

Type of Violation: Swimming Pool, Spa and Hot Tub Section 303.1-IPMC

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

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

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.

By:



Lori Crain
Code Enforcement Officer