

**CODE ENFORCEMENT BOARD MEETING
TUESDAY, MARCH 18, 2014
CITY HALL at 685 WEST MONTROSE STREET
At 6:00 PM**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

**Introduction and Swearing in of new
Board member Harvey Rosenberg**

APPROVAL OF THE MINUTES OF THE CODE ENFORCEMENT BOARD

January 21, 2014 Code Enforcement Minutes

OPENING STATEMENT

SWEARING IN WITNESSES

AGENDA

OTHER BUSINESS

**Case 11-712
O'Shea**

Tower Medical Center
210 N. Highway 27
Clermont, FL 34711

REQUEST:

Reduction of Fine
Case Information: Closed on 2/2/2014
Noncompliant for 900 days at \$250 per
day, totaling \$225,000.00

**Case 11-718
O'Shea**

Dwayne H. & Rhonda M. Gregoire
1248 Shorecrest Circle
Clermont, FL 34711

REQUEST:

Reduction of Fine
Case Information: Closed on 7/12/2013
Noncompliant for 785 days at \$250.00 per
day, totaling \$196,250.00

**CODE ENFORCEMENT BOARD MEETING
TUESDAY, MARCH 18, 2014
CITY HALL at 685 WEST MONTROSE STREET
At 6:00 PM**

**Case 12-836
O'Shea**

Brian A. Badlu & Diana Haripersaud
1931 Crestridge Dr.
Clermont, FL 34711

REQUEST:

Reduction of Fine
Case Information: Closed on 3/6/2014
Noncompliant for 622 days at \$100.00 per
day, totaling \$62,200.00

**Case 13-927
O'Shea**

David Fitch
2008 Country Brook Ave.
Clermont, FL 34711

REQUEST:

Reduction of Fine
Case Information: Closed on 11/20/2013
Noncompliant for 216 days at \$100.00 per
day, totaling \$21,600.00

**Case 13-964
O'Shea**

Gloria Jean Jones
952 School St.
Clermont, FL 34711

REQUEST:

Impose a Fine

**Case 13-971
O'Shea**

Vanessa Mitchell & Marie Y. Lyons
304 Giovanni Blvd.
Clermont, FL 34711

REQUEST:

Extension

**Case 13-969 & 13-970
O'Shea**

Citrus Tower Professional Center, LLC
Common area and retention area, Hunt St.
Vacant Lots and parking area, Hunt St.
Clermont, FL 34711

REQUEST:

Reduction of Fine
Case Information: 13-969 Closed on
3/4/2014; 13-970 Closed on 2/20/2014
13-969 Noncompliant for 129 days at
\$250.00 per day, totaling \$32,250.00
13-970 Noncompliant for 118 days at
\$250.00 per day, totaling \$29,500.00

**CODE ENFORCEMENT BOARD MEETING
TUESDAY, MARCH 18, 2014
CITY HALL at 685 WEST MONTROSE STREET
At 6:00 PM**

Nomination for Chair

Nomination of Vice-Chair

Discussion of Non-Agenda Items

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 Planning and Zoning 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.

**CITY OF CLERMONT
MINUTES
CODE ENFORCEMENT BOARD
JANUARY 21, 2014**

The regular meeting of the Code Enforcement Board was called to order on Tuesday, January 21, 2014 at 6:00 p.m. Members attending were Vice-Chair Chandra Myers, along with Board members Ken Forte, Larry Seidler, Bill Rini, and Alfred Mannella. Also attending were Barbara Hollerand, Planning & Zoning Director, Suzanne O'Shea and Evie Wallace, Code Enforcement Officers, Valerie Fuchs, Code Enforcement Attorney, Dan Mantzaris, City Attorney, and Rae Chidlow, Code Enforcement Clerk.

The Pledge of Allegiance was recited.

The minutes from the Code Enforcement Board meeting of November 19, 2013 were approved as written.

Vice-Chair Chandra Myers read the Opening Remarks.

Code Enforcement Officer Suzanne O'Shea, along with any of the public who may testify, was sworn in.

Vice-Chair Chandra Myers gave the floor to Code Enforcement Staff and City Attorney.

CASE NO. 14-981

Mark Ball
660-680 11th Street
Clermont, FL 34711

VIOLATION: Chapter 14, Section 108.1.4; Chapter 66, Section 66-7; IMPC 2012, Tampering with property

City Attorney Dan Mantzaris introduced the case.

The Respondent was present.

Code Enforcement Officer Suzanne O'Shea, who was sworn in, exhibited pictures that are a true and accurate depiction of the condition of the property on the date taken and read the violation summary as follows: This R-3 zoned property has been approved as a duplex, with a carport area specific to each unit. Each carport also has an enclosed area designed for a storage and laundry facility. Each laundry/storage area is approximately 12' by 20' in size, and was unlawfully converted in livable space for tenants. (Per approved plans on file). Due to lack of maintenance and unpermitted alterations to the property, you are hereby notified that you are in violation of the referenced sections of the City of Clermont Code of Ordinances, as follows:

Failure to obtain permits to convert two storage areas located within the carport into two additional residential units. There have also been extensions of the water and sewer lines into the unpermitted units, and there are currently only two water meters for four units. (Section

**CITY OF CLERMONT
MINUTES
CODE ENFORCEMENT BOARD
JANUARY 21, 2014**

108.1.4 Unlawful Structure), (Section 66-7 Tampering with property of city water or sewer system.)

Board member Ken Forte asked how this case was brought to code enforcement's attention.

Mark Ball, 4230 S. Bluff Lake Rd., Mascotte, stated that he purchased the property about two years ago. He stated that when he purchased the property there were 3 units already rented out and a 4th unit was ready with the exception of a refrigerator and stove. He stated that he was not aware that this property was in violation at that time. He stated that it is his goal to come into compliance. He stated that his finances have been an issue, but he should be able to have everything complied by the February 18, 2014 deadline.

Board member Bill Rini stated that he does not believe a month is enough time to comply. He asked the Respondent if he had a more realistic time-frame in mind.

Mr. Ball stated that six months would be more realistic.

Board member Ken Forte stated that he agrees with Bill Rini on the time-frame for compliance.

City Attorney Dan Mantzaris stated that it doesn't take long to obtain a demolition permit and remove what needs to be removed.

Mr. Ball stated that he was told that if he caps off the shower head, he would not have to remove the shower.

Board member Bill Rini stated that the Respondent has had since October to take care of this violation.

Mr. Mantzaris stated that the City would be fine with 2 months.

Al Mannella made a motion to find the Respondent in violation with a fine of \$150 per day for every day in violation past April 15, 2014; seconded by Ken Forte. The vote was unanimous in favor of finding violation and the fine.

CASE NO. 14-983

Investor Trustee Services LLC Trustee
BM Land Trust
268 East Avenue
Clermont, FL 34711

LOCATION OF VIOLATION: 268 East Avenue, Clermont, FL 34711

VIOLATION: Chapter 122, Section 122-344; Expired permit/work without a permit

**CITY OF CLERMONT
MINUTES
CODE ENFORCEMENT BOARD
JANUARY 21, 2014**

City Attorney Dan Mantzaris introduced the case.

The Respondent was not present.

Code Enforcement Officer Suzanne O'Shea, who was sworn in, exhibited pictures that are a true and accurate depiction of the condition of the property on the date taken and read the violation summary as follows: You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances due to: Expired permit for an interior renovation. Permit #201300167, expired August 2, 2013. Compliance of this violation will be when the following conditions are met: The permit is renewed and all work completed and finalized by the Building Department.

Ms. O'Shea stated that she received a phone call from a contractor who was hired to complete the work and pull the permits.

Bill Rini made a motion to find the Respondent in violation with a fine of \$150 per day for every day in violation past April 15, 2014; seconded by Al Mannella. The vote was unanimous in favor of finding violation and the fine.

Vice-Chair Chandra Myers suggested to postpone the nominations for Chair and Vice-Chair to February.

There being no further business, the meeting was adjourned at 8:33 p.m.

Dave Holt, Chairman

Attest:

Rae Chidlow, Code Enforcement Clerk

JOSEPH M. MASON, JR. *

CAROLE JOY BARICE⁺ **

RICHARD M. MITZEL[#]
OF COUNSEL

*ALSO ADMITTED IN THE DISTRICT OF COLUMBIA

⁺ALSO ADMITTED IN ALASKA

[#]ALSO ADMITTED IN MICHIGAN

^{*}BOARD CERTIFIED IN LOCAL GOVERNMENT LAW

LAW OFFICES OF
McGEE & MASON

PROFESSIONAL ASSOCIATION
101 SOUTH MAIN STREET
POST OFFICE BOX 1900
BROOKSVILLE, FLORIDA 34605-1900

TELEPHONE: (352) 796-0795
FACSIMILE: (352) 796-0235

WRITER'S DIRECT E-MAIL ADDRESS:
CAROLEBARICE@MCGEEMASONLAW.COM

RICHARD E. MCGEE, SR.
(1916 - 2005)

1520 WEST CLEVELAND STREET
TAMPA, FLORIDA 33606
TELEPHONE: (813) 259-1098

PLEASE REPLY TO:

BROOKSVILLE

March 3, 2014

Mr. Daniel Mantzaris, Esquire
deBeaubien, Knight, Simmons, Mantzaris & Neal, LLP
332 North Magnolia Avenue
Orlando, Florida 32802

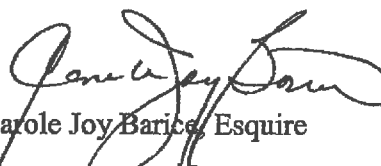
RE: 36042 City of Clermont/ Clermont Tower Medical Center

Dear Mr. Mantzaris:

On behalf of Clermont Tower Medical Center, we appreciate and accept the City's offer to recommend a reduction of the current total fine and cost amount for the above-referenced matter to a total of \$10,000, with the reduced fine to be paid within thirty (30) days of approval by the Code Enforcement Board. It is, respectfully, requested that this matter be agendaed as a consent item, with recommendation of counsel and staff for consideration and approval, at the March 18, 2014, meeting of the Code Enforcement Board.

Thank you for your consideration and assistance in this matter. Please confirm the date of the meeting, and contact me if you require additional information in this regard.

Sincerely yours,


Carole Joy Barice, Esquire

cc: Dr. David Allyn, M.D.

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

CITY OF CLERMONT

Petitioner,

vs.

TOWER MEDICAL CENTER,

Respondent.

_____ /

**Case No: CEB 11-712
210 N. Hwy 27
Clermont, Florida 34711**

FINDINGS OF FACT, CONCLUSION OF LAW and ORDER

THIS MATTER came before the Code Enforcement Board of the City of Clermont for hearing on **April 19, 2011** and the Board having heard sworn testimony and received evidence from Suzanne O'Shea, Code Enforcement Officer, for the City and David Allen on behalf of the Respondent, thereupon issues the following Findings of Fact, Conclusions 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 as Parcel Nos.: 18 22 26 0210 0000 4400 and 18 22 26 0210 0000 4300, located at 211 Citrus Tower Blvd, Clermont, Florida.
- 3) Several trees required by the approved site plan for the subject property have been severely trimmed, pruned and hatracked or removed and not maintained in accordance with required maintenance standards.

II. CONCLUSION OF LAW

The Code Enforcement Board finds the Respondent, **TOWER MEDICAL CENTER** is in violation of Clermont City Code Section 118-35 Maintenance and Pruning.

III. ORDER

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

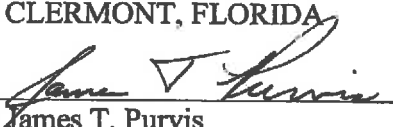
- 1) Respondent shall correct the above-stated violation on or before **August 16, 2011**, by taking the corrective action as set forth in the Notice of Violation dated January 25, 2011 and filed in this matter, or as otherwise approved by the City. If the Respondent fails to timely correct the violation a fine of **TWO HUNDRED FIFTY DOLLARS (\$250.00)** will accrue for each day the violation continues past **August 16, 2011**.

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) 241-7309 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 21st day of April 2011.

CODE ENFORCEMENT BOARD OF THE
CITY OF CLERMONT, FLORIDA


Chairman James T. Purvis

I HEREBY CERTIFY that on this 21st day of April 2011, a true and correct copy of this Order has been furnished by certified and regular mail to the Respondent, TOWER MEDICAL CENTER, c/o David Allen, 1976 Brantley Circle, Clermont, FL 34711.


Code Enforcement Officer

Suzanne O Shea

Cert. mail # 7006 0810 00012594 6896

City of Clermont

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

AFFIDAVIT OF COMPLIANCE

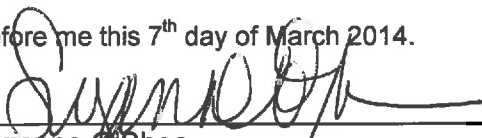
In the matter of:

Case # 11-712
Tower Medical Center
1976 Brantley Cir
Clermont, FL 34711

Personally appeared before me, Suzanne O'Shea, Code Enforcement Officer of the City of Clermont:

1. That on April 19, 2011 the Code Enforcement Board held a public hearing and issued an Order in the abovementioned case.
2. That, pursuant to said Order, the Respondent was to have taken certain corrective action by or before August 16, 2011 for this violation or a \$250.00 per day fine was to be imposed.
3. That, an inspection was performed on February 2, 2014 and found that the corrective action ordered by the Board was completed.
4. In accordance with the Board's order, a fine of \$250.00 per day accrued from August 17th, 2011 to February 2nd, 2014 for the time the property was not in compliance. Total fines and costs have accrued to \$225, 227.98.

Sworn to and subscribed before me this 7th day of March 2014.

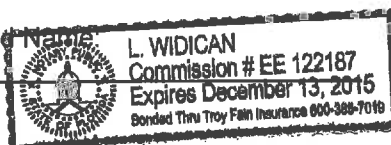


Suzanne O'Shea
Code Enforcement Officer
City of Clermont
685 W. Montrose Street
Clermont, FL

The forgoing instrument was acknowledged before me this 7th day of March 2014 by Suzanne O'Shea as the Code Enforcement Officer for the City of Clermont, who is personally known to me and who did take an oath.

Signature: 

Printed Name



March 7th, 2014

City of Clermont

Case 11-718

Expired pool Permit

Dwayne Gregoire
1248 Shorecrest Circle
Clermont, FL 34711

I hereby request to appear before the
Code enforcement board to request
Fines to be reduced to \$0.

Thank you.

Sincerely


Dwayne Gregoire

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

CITY OF CLERMONT

Petitioner,

vs.

DWAYNE H. & RHONDA M. GREGOIRE,

Respondents.

**Case No: CEB 11-718
1248 Shorecrest Cir.
Clermont, Florida 34711**

FINDINGS OF FACT, CONCLUSION OF LAW and ORDER

THIS MATTER came before the Code Enforcement Board of the City of Clermont for hearing on **April 19, 2011** and the Board having heard sworn testimony and received evidence from Suzanne O'Shea, Code Enforcement Officer, for the City and having noted that the Respondents were not present, thereupon issues the following Findings of Fact, Conclusions 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 owner of and in custody and control of the property described as Parcel No.: 26 22 25 0350 0000 2300, located at 1248 Shorecrest Cir., Clermont, Florida.
- 3) There exists on the subject property a pool, spa and deck for which a final approved permit does not exist.

II. CONCLUSION OF LAW

The Code Enforcement Board finds the Respondents, **DWAYNE H. & RHONDA M. GREGOIRE** are in violation of Clermont City Code Section 122-344, General Development conditions, (a) building permit required.

III. ORDER

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

- 1) Respondents shall correct the above-stated violation on or before **May 17, 2011**, by taking the corrective action as set forth in the Violation Notice dated January 31, 2011 and filed in this matter, or as otherwise approved by the City. If the Respondents fail to timely correct the violation a fine of **TWO HUNDRED FIFTY DOLLARS (\$250.00)** will accrue for each day the

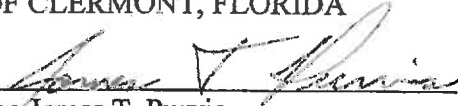
violation continues past **May 17, 2011**.

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. Respondent shall call (352) 241-7309 to request an inspection.

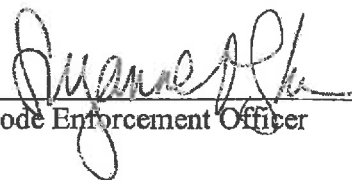
3) Any fine imposed shall accrue from the date it is imposed until the date that the violation is corrected as verified by the City of Clermont Code Enforcement Department.

Done and Ordered this 21st day of April 2011.

CODE ENFORCEMENT BOARD OF THE
CITY OF CLERMONT, FLORIDA


Chairman James T. Purvis

I **HEREBY CERTIFY** that on this 21st day of April 2011, a true and correct copy of this Order has been furnished by certified and regular mail to the Respondent, DWAYNE H. & RHONDA M. GREGOIRE, 1248 Shorecrest Cir., Clermont, FL 34711.


Code Enforcement Officer

Cert. mai 17 7006 080 0001 2594 6926

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

CITY OF CLERMONT

Petitioner,

vs.

DWAYNE H. & RHONDA M. GREGOIRE,

Respondents.

**Case No: CEB 11-718
1248 Shorecrest Cir.
Clermont, Florida 34711**

ORDER REDUCING FINE AND CREATING LIEN

THIS MATTER came before the Code Enforcement Board of the City of Clermont for hearing on **July 16, 2013** upon a request of the Petitioner to Impose a Fine and Create a Lien in the amount of \$196,250 and the Board having been advised that the subject property is in compliance with the applicable City Codes, and upon the recommendation of the Petitioner:

It is Ordered that the existing accrued fine is reduced to **FIVE HUNDRED DOLLARS (\$500.00)** under the condition that the reduced fine shall be paid to the City of Clermont on or before August 16, 2013. The failure to timely pay the reduced fine shall result in the fine reverting to its original amount of \$196,250 and a lien being imposed on the property in that amount.

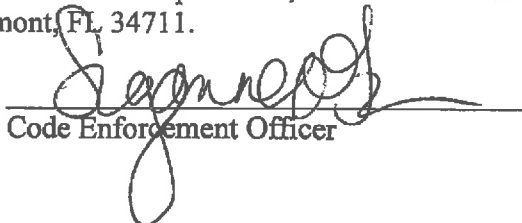
Done and Ordered this 19th day of July 2013.

CODE ENFORCEMENT BOARD OF THE
CITY OF CLERMONT, FLORIDA



Chairman David Holt

I HEREBY CERTIFY that on this 19th day of July, 2013, a true and correct copy of this Motion has been furnished by regular mail to the Respondents, DWAYNE H. & RHONDA M. GREGOIRE, 1248 Shorecrest Cir., Clermont, FL 34711.


Code Enforcement Officer

City of Clermont

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

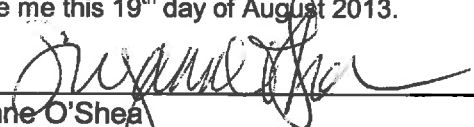
AFFIDAVIT OF COMPLIANCE

In the matter of: Case#11-718
DWAYNE H & RHONDA M GREGOIRE
1248 SHORCREST CIR
CLERMONT, FL 34711

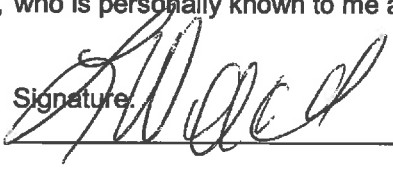
Personally appeared before me, Suzanne O'Shea, Code Enforcement Officer of the City of Clermont:

1. That on April 19, 2011 the Code Enforcement Board held a public hearing and issued an Order in the abovementioned case.
2. That, pursuant to said Order, the Respondent was to have taken corrective action by May 17, 2011, or a \$250.00 per day fine was to be imposed.
3. That, compliance was not met by May 17, 2011, and fines began to accrue at \$250.00 per day.
4. Compliance was met on July 12, 2013. Fines accrued for 785 days totaling \$196,250.00.
5. On July 16, 2013 the Code Enforcement Board ordered that a lien not be imposed, and the fine be reduced from \$196,250.00 to \$500.00, if paid by August 16, 2013. If the fine is not paid by August 16, 2013, the fine will revert back to the original amount.
6. The fine was not paid by August 16, 2013, and the fine reverted back to \$196,250.00

Sworn to and subscribed before me this 19th day of August 2013.


Suzanne O'Shea
Code Enforcement Officer
City of Clermont
685 W. Montrose Street
Clermont, FL

The forgoing instrument was acknowledged before me this 19th day of August 2013, by Suzanne O'Shea as the Code Enforcement Officer for the City of Clermont, who is personally known to me and who did take an oath.

Signature: 

Printed Name



DATE 03/06/2014

Attention:

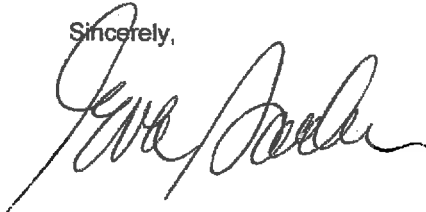
Suzanne O'Shea
Code Enforcement Officer
City of Clermont
685 W. Montrose St
Clermont FL 34711

To: Code Enforcement Board

Please schedule me for the March 18, 2014 Code Enforcement Board meeting regarding Case #12-836, regarding 1931 Crestridge Drive, Clermont, FL.

I would like to go before the Board to request a Waiver Of Fines or Reduction Of Fines as the property has been brought up to code.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eva Gordon', written in a cursive style.

EVA GORDON
Resource One Realty Agent
13538 Village Park Drive Suite 170
Orlando, FL 32837
321-800-5944

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

CITY OF CLERMONT

Petitioner,

vs.

**BRIAN A. BADLU &
DIANA HARIPERSAUD,**

Respondents.

**Case No: CEB 12-836
1931 Crestridge Dr.
Clermont, Florida**

FINDINGS OF FACT, CONCLUSION OF LAW and ORDER

THIS MATTER came before the Code Enforcement Board of the City of Clermont for hearing on **June 27, 2012** and the Board having heard sworn testimony and received evidence from **Suzanne O'Shea, 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 Respondents.
- 2) The Respondents are the owners of and in custody and control of the property described in the Violation Notice dated April 16, 2012 and located in Clermont, Florida.
- 3) Respondents have failed to maintain the property and have permitted the accumulation of weeds in excess of 18" and yard debris. There is no healthy grass on the property.
- 4) On or before June 27, 2012, the Respondents removed the accumulation of weeds in excess of 18" and yard debris.

II. CONCLUSION OF LAW

The Code Enforcement Board finds the Respondents Brian A. Badlu and Diana Haripersaud were in violation of Clermont City Code Section 34-61, "Enumeration of prohibited items, conditions or actions constituting nuisances"; (1) "Weeds" and (2) "Refuse" and remain in violation of Clermont City Code Section 118-36 "Plant Material" (g) "Lawn grass".

III. ORDER

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

- 1) Respondents shall refrain from repeating the violation of Section 34-61 as described above.

Case No: CEB 12-836

- 2) Respondents shall correct the above-stated violation of Section 118-36 "Plant Material" (g) "Lawn grass" on or before **August 21, 2012**, by taking the remedial action as set forth in the Violation Notice dated April 16, 2012. If the Respondents fail to timely correct the violations a fine of **ONE HUNDRED DOLLARS (\$100.00)** will accrue for each day the violation continues past **August 21, 2012**.
- 3) 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. Respondent shall call (352) 241-7309 to request an inspection.
- 4) 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 29th day of June 2012.

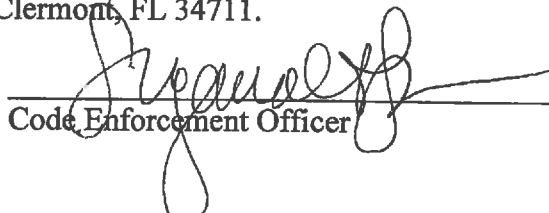
CODE ENFORCEMENT BOARD OF THE
CITY OF CLERMONT, FLORIDA



Chairman David Holt

An aggrieved party, including the City Council of the City of Clermont, may appeal a final administrative order of the Code Enforcement Board to the Circuit Court. Any such appeal shall be filed within thirty (30) days of the rendition of this Order as set forth in Section 162.11, Florida Statutes.

I HEREBY CERTIFY that on this 29th day of June 2012, a true and correct copy of this Order has been furnished by certified and regular mail to the Respondents, Brian A. Badlu & Diana Haripersaud, 1931 Crestridge Drive, Clermont, FL 34711.



Code Enforcement Officer

9171 9690 0935 0016 4440 86

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

AFFIDAVIT OF COMPLIANCE

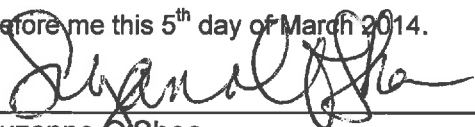
In the matter of:

Case # 12-836
BRIAN A BADLU & DIANA HARIPERSAUD
1931 CRESTRIDGE DR
CLERMONT, FL 34711

Personally appeared before me, Suzanne O'Shea, Code Enforcement Officer of the City of Clermont:

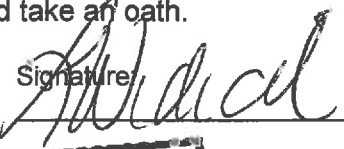
1. That on June 27, 2012, the Code Enforcement Board held a public hearing and issued an Order in the abovementioned case.
2. That, pursuant to said Order, the Respondent was to have taken certain corrective action by or before August 21, 2012 for this violation or a \$100.00 per day fine was to be imposed.
3. That, an inspection was performed on March 5, 2014 and found that the corrective action ordered by the Board was completed.
4. In accordance with the Board's order, a fine of \$100.00 per day accrued from August 22, 2012 to March 5, 2014 (622 days) for the time the property was not in compliance. Total fine has accrued to \$62,200.

Sworn to and subscribed before me this 5th day of March 2014.



Suzanne O'Shea
Code Enforcement Officer
City of Clermont,
685 W. Montrose Street
Clermont, FL

The forgoing instrument was acknowledged before me this 5th day of March 2014, by Suzanne O'Shea as the Code Enforcement Officer for the City of Clermont, who is personally known to me and who did take an oath.

Signature: 

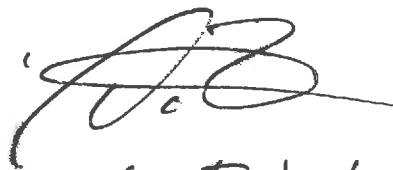


3-4-14

To Whom it may concern,

I Herby Request to appear before the
City of Clermont Code Enforcement board
in regards to

Case # 13-927

Sincerely, 

David Fitch

2008 Country Brook Ave
Clermont, FL 34711

City of Clermont

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

AFFIDAVIT OF COMPLIANCE

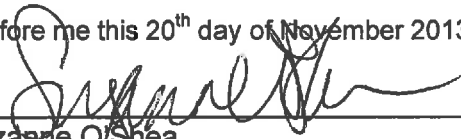
In the matter of:

Case#13-927
DAVID S FITCH
2008 COUNTRY BROOK AVE
CLERMONT, FL 34711

Personally appeared before me, Suzanne O'Shea, Code Enforcement Officer of the City of Clermont:

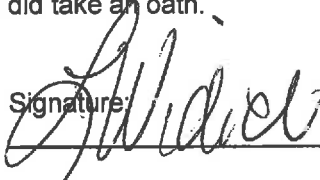
1. That on March 19, 2013 the Code Enforcement Board held a public hearing and issued an Order in the abovementioned case.
2. That, pursuant to said Order, the Respondent was to have taken certain corrective action by or before April 16, 2013 for this violation or a \$100.00 per day fine was to be imposed.
3. That, compliance was met on November 20, 2013.
4. In accordance with the Board's order, a fine of \$100.00 per day accrued from April 17, 2013 to November 19, 2013 (216 days) for the time the property was not in compliance. Total amount of fines accrued to \$21,600.

Sworn to and subscribed before me this 20th day of November 2013



Suzanne O'Shea
Code Enforcement Officer
City of Clermont
685 W. Montrose Street
Clermont, FL

The forgoing instrument was acknowledged before me this 20th day of November 2013, by Suzanne O'Shea as the Code Enforcement Officer for the City of Clermont, who is personally known to me and who did take an oath.

Signature: 

 L. WIDICAN
Printed Name Commission # EE 122187
Expires December 13, 2015
Bonded This Day For Insurance \$50,000.00

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

CITY OF CLERMONT

Petitioner,

vs.

DAVID S. FITCH,

Respondent.

**Case No: CEB 13-927
2008 Country Brook Ave.
Clermont, Florida**

FINDINGS OF FACT, CONCLUSION OF LAW and ORDER

THIS MATTER came before the Code Enforcement Board of the City of Clermont for hearing on **March 19, 2013** and the Board having heard sworn testimony and received evidence from **Suzanne O'Shea, Code Enforcement Officer**, for the City and Respondent, David Fitch, thereupon issues the following Findings of Fact, Conclusion of Law, and Order:

I. FINDINGS OF FACT

- 1) Notice as required by Section 162.12, F.S. was provided to Respondent.
- 2) The Respondent is the record owner of and in custody and control of the property described in the Violation Notice dated January 18, 2013 and located in Clermont, Florida.
- 3) There exists on the property a deck and related improvements that have been constructed without required permits.

II. CONCLUSION OF LAW

The Code Enforcement Board finds the Respondent David S. Fitch is in violation of Clermont City Code Section 122-344, "Building Permit Required".

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 **April 16, 2013, 2013**, by taking the remedial action as set forth in the Violation Notice dated January 18, 2013. If the Respondent fails to timely correct the violations a fine of **ONE HUNDRED DOLLARS (\$100.00)** will accrue for each day the violation continues past **April 16, 2013**.

Case No: CEB 13-927

- 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) 241-7309 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 20th day of March 2013.

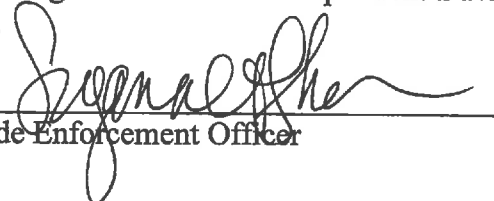
CODE ENFORCEMENT BOARD OF THE
CITY OF CLERMONT, FLORIDA



Chairman David Holt

An aggrieved party, including the City Council of the City of Clermont, may appeal a final administrative order of the Code Enforcement Board to the Circuit Court. Any such appeal shall be filed within thirty (30) days of the rendition of this Order as set forth in Section 162.11, Florida Statutes.

I HEREBY CERTIFY that on this 20th day of March 2013, a true and correct copy of this Order has been furnished by certified and regular mail to the Respondent David S. Fitch, 2008 Country Brook Ave., Clermont, FL 34711.


Code Enforcement Officer

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

CITY OF CLERMONT

Petitioner,

vs.

GLORIA JEAN JONES,

Respondent.

**Case No: CEB 13-964
952 School St
Clermont, Florida**

FINDINGS OF FACT, CONCLUSION OF LAW and ORDER

THIS MATTER came before the Code Enforcement Board of the City of Clermont for hearing on September 17, 2013 and the Board having heard sworn testimony and received evidence from Suzanne O'Shea, Code Enforcement Officer, for the City and Respondent Gloria Jones and Terrance Jones, thereupon issues the following Findings of Fact, Conclusion of Law, and Order:

I. FINDINGS OF FACT

- 1) Notice as required by Section 162.12, F.S. was provided to Respondent.
- 2) The Respondent is the record owner of and in custody and control of the property described in the Violation Notice dated April 11, 2013 and located in Clermont, Florida.
- 3) There existed on the property the following conditions:
 - a. the residence shows signs of considerable deterioration and unsafe conditions, which include exterior wood rot, broken and boarded windows and doors; and
 - b. the residence has not had active electric utilities in excess of nine years and is unsanitary and unsafe.

II. CONCLUSION OF LAW

The Code Enforcement Board finds the Respondent is in violation of Clermont City Code Section 14-9, International Property Maintenance Code Sections 108.1.1 "Unsafe Structure"; 108.1.3 "Structure Unfit for Human Occupancy"; Section 109.1 "Imminent Danger" and Section 110.1 "General".

III. ORDER

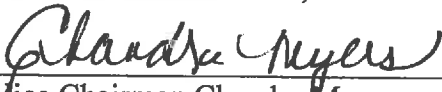
Based on the above-stated findings and conclusion of law, it is hereby Ordered that the Respondent shall by September 24, 2013, post no trespassing signs on the property and secure the structure by boarding to prevent unauthorized access to the structure. Furthermore, the

Case No: CEB 13-964

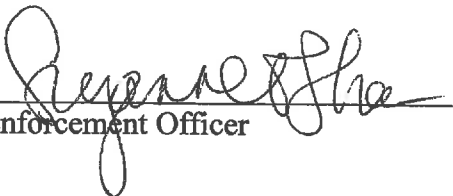
Respondent correct the above-stated violation on or before December 15, 2013, by taking the remedial action as set forth in the Violation Notice dated April 11, 2013. In the event that the Respondent fails to act as ordered or repeats the violations the City of Clermont may bring this matter back before the Code Enforcement Board in accordance with applicable law.

Done and Ordered this 23 day of September 2013.

CODE ENFORCEMENT BOARD OF THE
CITY OF CLERMONT, FLORIDA


Vice Chairman Chandra Myers

I HEREBY CERTIFY that on this 23 day of September 2013, a true and correct copy of this Order has been furnished by certified and regular mail to the Respondent, Gloria Jean Jones, 940 School Street, Clermont, FL 34711.


Code Enforcement Officer

9171 9690 0935 0046 7003 81

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

CITY OF CLERMONT

Petitioner,

vs.

VANESSA MITCHELL & MARIE Y. LYONS,

Respondents.

**Case No: CEB 13-971
304 Giovanni Blvd
Clermont, Florida 34715**

FINDINGS OF FACT, CONCLUSION OF LAW and ORDER

THIS MATTER came before the Code Enforcement Board of the City of Clermont for hearing on **November 19, 2013** and the Board having heard sworn testimony and received evidence from **Suzanne O'Shea, Code Enforcement Officer**, for the City and Respondents, **Vanessa Mitchell and Marie Lyons**, thereupon issues the following Findings of Fact, Conclusion of Law, and Order:

I. FINDINGS OF FACT

- 1) Notice as required by Section 162.12, F.S. was provided to Respondents.
- 2) The Respondents are the record owner of and in custody and control of the property described in the Violation Notice dated September 4, 2013 and located in Clermont, Florida.
- 3) There exists on the subject property a canopy tree that has been severely topped, shaped and excessively pruned.

II. CONCLUSION OF LAW

The Code Enforcement Board finds the Respondents are in violation of Clermont City Code Section 118-35 "Maintenance and pruning".

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 **February 18, 2014**, by taking the corrective action as set forth in the Violation Notice dated September 4, 2013. If the Respondent fails to timely correct the violation a fine of **ONE HUNDRED DOLLARS (\$100.00)** will accrue for each day the violation continues past **February 18, 2014**.

Case No: CEB 13-971

- 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) 241-7309 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.

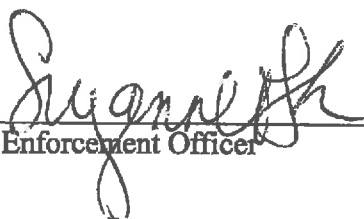
Done and Ordered this 22nd day of November 2013.

CODE ENFORCEMENT BOARD OF THE
CITY OF CLERMONT, FLORIDA


Chairman David Holt

An aggrieved party, including the City Council of the City of Clermont, may appeal a final administrative order of the Code Enforcement Board to the Circuit Court. Any such appeal shall be filed within thirty (30) days of the rendition of this Order as set forth in Section 162.11, Florida Statutes.

I HEREBY CERTIFY that on this 22nd day of November 2013, a true and correct copy of this Order has been furnished by certified and regular mail to the Respondents, Vanessa Mitchell & Marie Y. Lyons. 304 Giovanni Blvd., Clermont, FL 34715.


Code Enforcement Officer

9171 9690 0935 0046 6980 22

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

CITY OF CLERMONT

Petitioner,

vs.

VANESSA MITCHELL & MARIE Y. LYONS,

Respondents.

_____ /

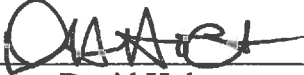
**Case No: CEB 13-971
304 Giovanni Blvd
Clermont, Florida 34715**

ORDER CONTINUING MATTER

THIS MATTER came before the Code Enforcement Board of the City of Clermont for hearing on **October 15, 2013** and the Board having heard testimony and evidence from Suzanne O'Shea on behalf of Petitioner and Respondents, does hereby order that the hearing on the above-styled matter is continued to Tuesday, November 19, 2013 at 6:00 p.m. at 685 West Montrose Street, Clermont, FL in the Council Chambers at City Hall, or such other date thereafter as may be scheduled by Petitioner after notice to Respondents.

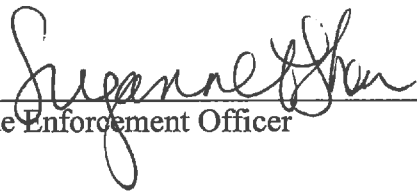
Done and Ordered this 17th day of October 2013.

CODE ENFORCEMENT BOARD OF THE
CITY OF CLERMONT, FLORIDA



Chairman David Holt

I HEREBY CERTIFY that on this 17th day of October 2013, a true and correct copy of this Order has been furnished by regular mail to the Respondents, Vanessa Mitchell & Marie Y. Lyons. 304 Giovanni Blvd., Clermont, FL 34715.



Code Enforcement Officer

City of Clermont
Request to Appear
Code Enforcement Board Hearing

February 28, 2014

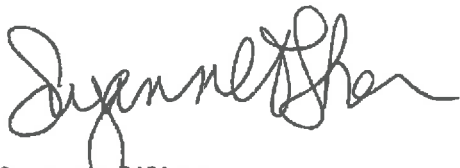
971
Case No. 13-968
Violation No. 2351

**To: VANESSA MITCHELL &
MARIE Y LYONS
304 GIOVANNI BLVD
CLERMONT, FL 34715**

You are requested to appear at the Code Enforcement Board Hearing on:

Tuesday March 18th, 2014 at 6:00 PM
at
685 West Montrose Street, Clermont, Florida.
Council Chambers of City Hall

Please contact me with any questions regarding this matter.
Thank you



Suzanne O'Shea
Code Enforcement Officer
352 241-7309

Citrus Tower Professional Center, LLC

3/10/14

Suzanne O'Shea
City of Clermont, Code Enforcement
685 W. Montrose Street
Clermont, FL 34712

Re: Code Enforcement Board

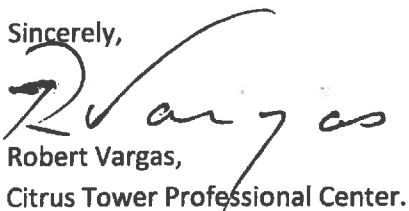
TO whom it may concern:

Please consider this letter a formal request to meet with the Code Enforcement Board on March 18th, 2014. We are requesting a waiver of the fines accrued against the Citrus Tower property.

I appropriate, a representative of our organization will be happy to discuss with the Board in person.

Thank you in advance for your time and consideration.

Sincerely,



Robert Vargas,
Citrus Tower Professional Center.

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

CITY OF CLERMONT

Petitioner,

vs.

CITRUS TOWER PROFESSIONAL CENTER, LLC

Respondent.

_____ /

**Case No: CEB 13-969
Common area and retention area, Hunt St.
Clermont, Florida 34711**

FINDINGS OF FACT, CONCLUSION OF LAW AND ORDER

THIS MATTER came before the Code Enforcement Board of the City of Clermont for hearing on **October 15, 2013**, upon Petitioner's Violation Notice Dated September 20, 2013 and the Board having heard sworn testimony and received evidence from **Suzanne O'Shea, Code Enforcement Officer**, for the City and having noted that Respondent was not present or represented, thereupon issues the following Findings of Fact, Conclusion of Law, and Order:

I. FINDINGS OF FACT

- 1) Notice as required by Section 162.12, F.S. was provided to Respondent.
- 2) The Respondent is the owner of and in custody and control of the property described in the Violation Notice dated September 20, 2013, located in Clermont, Florida.
- 3) The following was found to exist on the property:
 - a. The accumulation of high grass and weeds in excess of 18 inches; and
 - b. Miscellaneous debris and garbage.

II. CONCLUSION OF LAW

The Code Enforcement Board finds the Respondent, **CITRUS TOWER PROFESSIONAL CENTER, LLC** is in violation of Clermont City Code Section 34-61(1) "Weeds" and (2) "Refuse".

III. ORDER

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

- 1) Respondent shall correct the above-stated violation on or before **October 25, 2013**, by

Case No: CEB 13-969

taking the remedial action as set forth in the Violation Notice dated September 20, 2013. If the Respondent fails to timely correct the violation a fine of **TWO HUNDRED AND FIFTY DOLLARS (\$250.00)** will accrue for each day the violation continues past **October 25, 2013**.

- 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) 241-7309 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 17th day of October 2013.

CODE ENFORCEMENT BOARD OF THE
CITY OF CLERMONT, FLORIDA


Chairman David Holt

An aggrieved party, including the City Council of the City of Clermont, may appeal a final administrative order of the Code Enforcement Board to the Circuit Court. Any such appeal shall be filed within thirty (30) days of the rendition of this Order as set forth in Section 162.11, Florida Statutes.

I HEREBY CERTIFY that on this 17th day of October 2013, a true and correct copy of this Order has been furnished by certified and regular mail to the Respondent, CITRUS TOWER PROFESSIONAL CENTER, LLC, 652 Club Cir., Longwood, FL 32779.


Code Enforcement Officer

City of Clermont

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

AFFIDAVIT OF COMPLIANCE

In the matter of:

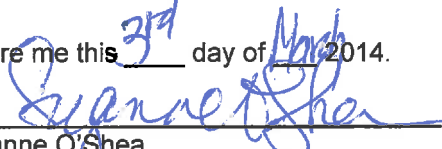
Case # 13-969
CITRUS TOWER PROFESSIONAL CENTER LLC
652 E CLUB CIR
LONGWOOD, FL 32779

Property Address: Citrus Tower Professional Center, Hunt Clermont, FL 34711
Retention area
Parcel # 19-22-26-0040-00A0-0000

Personally appeared before me, Suzanne O'Shea, Code Enforcement Officer of the City of Clermont:

1. That on October 13, 2013, the Code Enforcement Board held a public hearing and issued an Order in the abovementioned case.
2. Per the Board's Order, compliance was to have been met by October 25th, 2013, or a fine in the amount of \$250 per day would accrue.
3. That, an inspection was performed on March 3, 2014 and found that the property was in compliance.
4. In accordance with the Board's Order, a fine of \$250 per day has accrued from October 25, 2013 to March 3, 2014 for the time the property was not in compliance. For the 129 days of non-compliance, fines have accrued to \$32,250.
5. **You are requested to pay the fine, or submit a letter to the Code Enforcement Department to be scheduled for the March 18th, 2014 Code Enforcement Meeting, for modification of the accrued fine amount.**

Sworn to and subscribed before me this 3rd day of March 2014.


Suzanne O'Shea
Code Enforcement Officer
City of Clermont, 685 W. Montrose Street
Clermont, FL

The forgoing instrument was acknowledged before me this 5th day of March 2014, by Suzanne O'Shea as the Code Enforcement Officer for the City of Clermont, who is personally known to me and who did take an oath.

Signature: 

Printed Name: 



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

CITY OF CLERMONT

Petitioner,

vs.

CITRUS TOWER PROFESSIONAL CENTER, LLC

Respondent.

_____ /

**Case No: CEB 13-970
Vacant lots and parking area, Hunt St.
Clermont, Florida 34711**

FINDINGS OF FACT, CONCLUSION OF LAW AND ORDER

THIS MATTER came before the Code Enforcement Board of the City of Clermont for hearing on **October 15, 2013**, upon Petitioner's Violation Notice Dated September 20, 2013 and the Board having heard sworn testimony and received evidence from **Suzanne O'Shea, Code Enforcement Officer**, for the City and having noted that Respondent was not present or represented, thereupon issues the following Findings of Fact, Conclusion of Law, and Order:

I. FINDINGS OF FACT

- 1) Notice as required by Section 162.12, F.S. was provided to Respondent.
- 2) The Respondent is the owner of and in custody and control of the property described in the Violation Notice dated September 20, 2013, located in Clermont, Florida.
- 3) The following was found to exist on the property:
 - a. The accumulation of high grass and weeds in excess of 18 inches; and
 - b. Miscellaneous debris and garbage.

II. CONCLUSION OF LAW

The Code Enforcement Board finds the Respondent, **CITRUS TOWER PROFESSIONAL CENTER, LLC** is in violation of Clermont City Code Section 34-61(1) "Weeds" and (2) "Refuse".

III. ORDER

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

- 1) Respondent shall correct the above-stated violation on or before **October 25, 2013**, by

Case No: CEB 13-970

taking the remedial action as set forth in the Violation Notice dated September 20, 2013. If the Respondent fails to timely correct the violation a fine of **TWO HUNDRED AND FIFTY DOLLARS (\$250.00)** will accrue for each day the violation continues past **October 25, 2013**.

- 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) 241-7309 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 17th day of October 2013.

CODE ENFORCEMENT BOARD OF THE
CITY OF CLERMONT, FLORIDA


Chairman David Holt

An aggrieved party, including the City Council of the City of Clermont, may appeal a final administrative order of the Code Enforcement Board to the Circuit Court. Any such appeal shall be filed within thirty (30) days of the rendition of this Order as set forth in Section 162.11, Florida Statutes.

I HEREBY CERTIFY that on this 17th day of October 2013, a true and correct copy of this Order has been furnished by certified and regular mail to the Respondent, CITRUS TOWER PROFESSIONAL CENTER, LLC, 483 N. Semoran Blvd., Suite 205, Winter Park, FL 32792.


Code Enforcement Officer

City of Clermont

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

AFFIDAVIT OF COMPLIANCE

In the matter of:

Case # 13-970

CITRUS TOWER PROFESSIONAL CENTER LLC
483 N SEMORAN BLVD STE 205
WINTER PARK, FL 32792

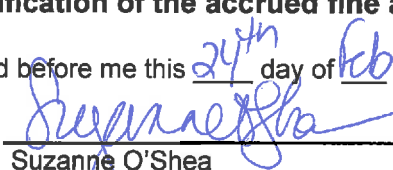
Property Address:

Citrus Tower Professional Center, Clermont, FL 34711
Parcel# 19-22-26-0040-0000-0100, 19-22-26-0040-0000-0200
19-22-26-0040-0000-0300, 19-22-26-0040-0000-0400,
19-22-26-0040-0000-0500, 19-22-26-0040-0000-0600,
19-22-26-0040-0000-0700, 19-22-26-0040-0000-0800,
19-22-26-0040-0000-0900, 19-22-26-0030-0000-0400

Personally appeared before me, Suzanne O'Shea, Code Enforcement Officer of the City of Clermont:

1. That on October 13, 2013, the Code Enforcement Board held a public hearing and issued an Order in the abovementioned case.
2. Per the Board's Order, compliance was to have been met by October 25th, 2013, or a fine in the amount of \$250 per day would accrue.
3. That, an inspection was performed on February 20, 2014 and found that the property was in compliance.
4. In accordance with the Board's Order, a fine of \$250 per day has accrued from October 25, 2013 to February 19, 2014 for the time the property was not in compliance. For the 118 days of non-compliance, fines have accrued to \$29,500.
5. **You are requested to pay the fine, or submit a letter to the Code Enforcement Department to be scheduled for the March 18th, 2014 Code Enforcement Meeting, for modification of the accrued fine amount.**

Sworn to and subscribed before me this 24th day of Feb 2014.


Suzanne O'Shea
Code Enforcement Officer
City of Clermont, 685 W. Montrose Street
Clermont, FL

The forgoing instrument was acknowledged before me this 24th day of February 2014, by Suzanne O'Shea as the Code Enforcement Officer for the City of Clermont, who is personally known to me and who did take an oath.



Signature:

Printed Name:

