



**CODE ENFORCEMENT BOARD MEETING
TUESDAY, AUGUST 15, 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. C2017-000125
Wallace**

John P. Adams & Ann D. Adams Family
2575 East Highway 50 (Metro PCS)

VIOLATION:

Chapter 122, Section 122-344 Building
permit required

**Item 2 - Case No. C2017-000133
Wallace**

Luis M. & Amparo R. Ochoa
2010 The Crescent

VIOLATION:

Chapter 14-9, Section 302.7 Accessory
structures

**Item 3 - Case No. C2017-000053
Crain**

Lindenhurst Realty Group Inc.
998 Highway 50 - Mobil Food Express

VIOLATION:

Section 122-344 Property maintenance
Section 302 Sanitation
Section 118-35 Maintenance and pruning
Section 118-36 (a) Quality

**Item 4 - Case No. C2017-000295
Crain**

IP9 MF Clermont, LLC
600 River Birch Court

VIOLATION:

Section 122-344 Property maintenance
Section 34-61 Enumeration of prohibited
items constituting nuisances
Section 302.4 Weeds

**CODE ENFORCEMENT BOARD MEETING
TUESDAY, AUGUST 15, 2017
CITY HALL at 685 WEST MONTROSE STREET
At 1:30 PM**

Item 5 - Case No. C2017-000302
Crain

Peter W. Wu
1546 Nightfall Drive

VIOLATION:

Section 122-344 Property maintenance
Section 34-61 Enumeration of prohibited
items constituting nuisances
Section 302.4 Weeds

Item 6 - Case No. C2017-000305
Crain

Tiproel LLC, Et Al
Vacant lot on Bloxam adjacent to orange
grove
AK 1109957

VIOLATION:

Section 122-344 Property maintenance
Section 34-61 Enumeration of prohibited
items constituting nuisances
Section 34-62 Creation or maintenance of
nuisance by property owner declared
unlawful
Section 301.3 Vacant structures and lands
Section 302.4 Weeds

Item 7 - Case No. C2017-000314
Crain

Cheroban, LLC
New Construction at Orange and East
Ave.
AK 3785888

VIOLATION:

REPEAT VIOLATIONS
Section 188-35 Maintenance and pruning
Section 302.4 Weeds

Item 8 - Case No. C2017-000341
Crain

Suntrust Mortgage Inc.
1218 Shorecrest

VIOLATION:

REPEAT VIOLATIONS
Section 304.1 Exterior structure
Section 122-344 Property maintenance
Section 34-61 Enumeration of prohibited
items constituting nuisances

Item 9 - Case No. C2017-000115
Crain

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

VIOLATION:

Motion to lien under Chapter 14-9,
Section 303.1 Swimming Pools

**CODE ENFORCEMENT BOARD MEETING
TUESDAY, AUGUST 15, 2017
CITY HALL at 685 WEST MONTROSE STREET
At 1:30 PM**

**Item 10 - Case No. C2016-000678
Crain**

Bank of America, NA
165 Carroll Street

VIOLATION:

Motion to Lien
Chapter 14-9
Section 108.1, Section 108.1.5, Section
301.3, Section 302, Section 302.7, Section
304.1, Section 304.2, Section 304.10,
Section 305.4, Chapter 34, Sections 34-
61, 34-62, Chapter 118, Section 118-35

ADJOURN

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

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

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

City of Clermont

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

VIOLATION NOTICE

April 04, 2017

Violation # C2017-000125

To: JOHN P ADAMS & ANN D ADAMS FAM
PO BOX 1667
WINTER HAVEN, FL 33882

Violation/Property address: 2575 EAST HIGHWAY 50 CLERMONT, FL. 34711 (METRO PCS)

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 2575 EAST HIGHWAY 50. **IN REFERENCE TO UNPERMITTED WORK FOR CHANGE OF USE IN REAR OF THE UNIT WHERE METRO PCS IS LOCATED.**

Compliance with the Violation(s) listed will be when the following condition(s) are met:
BUILDING PERMIT WAS APPLIED FOR BUT FIRE AND BUILDING DPT REJECTED SET OF PLANS BACK IN FEBRUARY.

CONTACT BUILDING OFFICIAL, MARK GRENIER AND ROBIN GUTTERING, FIRE PLANS EXAMINER TO RECTIFY MATTER AND PROVIDE PROPER SET OF PLANS FOR THE ABOVE VIOLATION.

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.

You are directed to take action by **NO LATER THAN APRIL 28TH, 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
Hearing date REVISED

CITY OF CLERMONT,

Petitioner

Case No. C2017-000125

vs.

JOHN P ADAMS & ANN D ADAMS FAM

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:

AUGUST 15TH, 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, JOHN P ADAMS & ANN D ADAMS FAM.
Certified Mail/Return Receipt Requested #

BY:



Evie Wallace, Code Enforcement Officer
this 6th day of July, 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

May 05, 2017

Violation # C2017-000133

To: OCHOA LUIS M & AMPARO R
2010 THE CRESENT
CLERMONT, FL 34711

Violation/Property address: 2010 THE CRESCENT 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 2010 THE CRESCENT IN REFERENCE TO: **AN UNPERMITTED STRUCTURE (SHED) IN BACKYARD OBSERVED BY BUILDING INSPECTOR WHEN INSPECTING ROOF.(PERMIT 17-0403)**

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

- OBTAIN A BUILDING PERMIT BY COMPLIANCE DATE
- MUST BE APPROVED BY City of Clermont AND HAVE A FINAL INSPECTION APPROVED BY CITY INSPECTOR IN ORDER TO CLOSE CASE

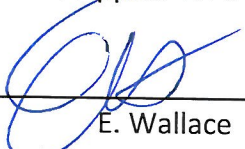
Type of Violation: 302.7 Accessory Structures.

All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

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 **MAY 26TH, 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. C2017-000133

vs.

OCHOA LUIS M & AMPARO R

Respondent

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

AUGUST 15TH, 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, OCHOA LUIS M & AMPARO R.
Certified Mail/Return Receipt Requested #

BY: _____


Evie Wallace, Code Enforcement Officer
this 29th day of July, 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 09, 2017

Violation # C2017-000053

To: LINDENHURST REALTY GROUP INC
8506 QUITO PL
WELLINGTON, FL 33414

MOBIL FOOD EXPRESS
998 HWY 50
CLERMONT, FL 34711

Violation/Property address: 998 HIGHWAY 50, CLERMONT, FL 34711

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at 998 HWY 50, #302226000100003300

Compliance with the Violation(s) listed will be when the following condition(s) are met: WHEN DEAD & DYING LANDSCAPING IS REPLACED WITH NEW CODE COMPLIANT LANDSCAPING; WHEN LANDSCAPING IS MAINTAINED IN PERPETUITY.

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. 118-35. Maintenance and pruning.

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

(b) Replacement. All unhealthy and dead plant material shall be replaced **within 30 days** in conformance with the approved site/landscaping plan for the property or in conformance with the provisions of this article if an approved plan is not on file with the city.

(c) Pruning. Vegetation and trees required by this Code shall only be pruned to maintain health and vigor. Pruning shall be in accordance with "Standard Practice for Trees, Shrubs and Other Woody Plant Maintenance ANSI 300" of the National Arborist Association.

(d) Violations. A person who violates any provision of this article, and fails to correct the violation as provided herein, may be subject to penalties pursuant to the city Code of Ordinances. Tree abuse offenses shall be considered a separate offense for each tree damaged or destroyed contrary to the provisions of this article.

Type of Violation: Section 118-36 (a) Quality.

Plant materials used in conformance with the provisions of this article shall meet specifications of Florida No. 1 Grade or better, according to the current edition of Grades and Standards for Nursery Plants of the state Department of Agriculture.

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

You are directed to take action by MONDAY, MARCH 13, 2017, AT 5:00 PM. 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:

A handwritten signature in cursive script that reads "Lori Crain".

Lori Crain
Code Enforcement Officer

Code Enforcement Special Magistrate
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner,

vs.

LINDENHURST REALTY GROUP INC,

Respondent.

Case No. C2017-000053

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, AUGUST 15, 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, LINDENHURST REALTY GROUP INC, C/O 711 INC, ATTENTION TAX DEPT #32273, PO BOX 470458, CELEBRATION, FL 34747-0458 Certified Mail/Return Receipt Requested.

BY:



Lori Crain, Code Enforcement Officer
this 12th day of May, 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

July 18, 2017

Violation # C2017-000295

To: IP9 MF CLERMONT LLC
770 TOWNSHIP LINE RD STE 150
YARDLEY, PA 19067

Violation/Property address: 600 RIVER BIRCH 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 600 RIVER BIRCH CT #092226080503300000

Compliance with the Violation(s) listed will be when the following condition(s) are met: WHEN PROPERTY BETWEEN AND UP TO SURROUNDING RESIDENTIAL AND ADJACENT NEIGHBORHOODS IS MOWED AND MAINTAINED UNDER 18" PER CITY CODE.

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.

(1) Any contiguous unimproved parcel of land greater than one acre is exempt from mowing under the following conditions:

a. A buffer of 30 feet shall be required to be maintained from any improved right-of-way. All grass or weeds within that buffer will be maintained below 18 inches.

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.

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

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, FRIDAY, JULY 28, 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:

A handwritten signature in cursive script that reads "Lori Crain".

Lori Crain
Code Enforcement Officer

Code Enforcement Special Magistrate
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner,

vs.

IP9 MF CLERMONT, LLC

Respondent.

Case No. C2017-000295

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, AUGUST 15, 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, IP9 MF CLERMONT LLC, 770 TOWNSHIP LINE RD STE 150 YARDLEY, PA 19067 AND 600 RIVER BIRCH CT, CLERMONT, FL 34711 Certified Mail/Return Receipt Requested.

BY:



Lori Crain, Code Enforcement Officer
this 1th day of August, 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

July 10, 2017

Violation # C2017-000302

To: PETER W WU
17 WELLFLEET BAY
ALAMEDA, CA 94502

CURRENT RESIDNET
1546 NIGHTFALL DR
CLERMONT, FL 34711

Violation/Property address: 1546 NIGHTFALL DR, CLERMONT, FL 34711

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at 1546 NIGHTFALL DR #202226201000014700.

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

WHEN ALL WEEDS & GRASS ARE MOWED, CUT AND REMOVED; PROPERTY IS MAINTAINED THROUGHOUT REMAINDER OF GROWING SEASON.

Type of Violation: Property Maintenance Section 122-344

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

Type of Violation: Sec. 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: 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 8:00 AM, SATURDAY, JULY 22, 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:

A handwritten signature in cursive script that reads "Lori Crain".

Lori Crain
Code Enforcement Officer

Code Enforcement Special Magistrate
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner,

vs.

PETER W WU,

Respondent.

Case No. C2017-000302

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, AUGUST 15, 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, PETER W WU, 17 WELLFLEET WAY, ALAMEDA, CA 94502
Certified Mail/Return Receipt Requested.

BY:



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

July 19, 2017

Violation # C2017-000305

To: TIPROEL LLC ET AL
11728 OSPREY POINTE BLVD
CLERMONT, FL 34711

Violation/Property address: Vacant Lot ON BLOXAM ADJ TO ORANGE GROVE, CLERMONT, FL.

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel #242225015000K00200.

Compliance with the Violation(s) listed will be when the following condition(s) are met: WHEN FALLEN TREES AND LIMBS HAVE BEEN CLEANED UP, WHEN ALL TRASH HAS BEEN PICKED UP AND REMOVED AND THE PROPERTY HAS BEEN MOWED 30 FEET BACK FROM BLOXAM AVENUE; WHEN PROPERTY IS MAINTAINED IN COMPLIANCE.

Type of Violation: Property Maintenance Section 122-344

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

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

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

- (1) Weeds. Any weeds such as broom grass, jimson, burdock, ragweed, sandspur or other similar weeds; or any other vegetation, including grass, other than trees, ornamental bushes, flowers or other ornamental plants with a height exceeding 18 inches.
- (2) Refuse. Accumulation of trash, litter, debris, garbage, bottles, paper, cans, rags, dead or decayed fish, fowl, meat or other animal matter; fruit, vegetables, offal, bricks, concrete, scrap lumber or other building debris or other refuse of any nature.
- (3) Harborage for rats, snakes and other vermin. Any condition which provides harborage for rats, mice, snakes and other vermin.

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

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: Vacant Structures and Lands Section 301.3-IPMC

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

Type of Violation: Weeds Section 302.4-IPMC

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

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

You are directed to take action by 5:00 PM, MONDAY, JULY 31, 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:

A handwritten signature in cursive script that reads "Lori Crain".

Lori Crain
Code Enforcement Officer

Code Enforcement Special Magistrate
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,
Petitioner,

vs.

TIPROEL LLC, ET AL,
Respondent,

Case No. C2017-000305

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, AUGUST 15, 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, TIPROEL LLC, ET AL, 11728 OSPREY POINTE BLVD, CLERMONT, FL 34711. Certified Mail/Return Receipt Requested.

9171 9690 0935 0149 4773 19

BY:



Lori Crain, Code Enforcement Officer
this 1th day of August, 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

July 18, 2017

Violation # C2017-000314

To: CHEROBAN LLC
12914 MAGNOLIA POINTE BLVD
CLERMONT, FL 34711

9171 9690 0935 0149 4855 29

Violation/Property address: NEW CONSTRUCTION 124 & 124 ORANGE 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 ORANGE AVE TO PALM AVE #242225040000500300

Type of Violation: Sec. 118-35. Maintenance and pruning.

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

Type of Violation: Weeds Section 302.4-IPMC

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

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

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

CITY OF CLERMONT,
Petitioner,

vs.
CHEROBAN, LLC,
Respondent.

Case No. C2017-000314

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, AUGUST 15, 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, CHEROBAN LLC, 12914 MAGNOLIA POINT BLVD, CLERMONT, FL 34711. Certified Mail/Return Receipt Requested #

9171 9690 0935 0149 4855 29

BY:



Lori Crain, Code Enforcement Officer
this 18th day of July, 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,

City of Clermont

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

REPEAT VIOLATION NOTICE

July 18, 2017

Violation # C2017-000341

To: SUNTRUST MORTGAGE INC
1001 SEMMES AVE
RICHMOND, VA 23224

Violation/Property address: 1218 SHORECREST 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 1218 SHORECREST CIR # 262225035000000900.

Previous case of violations: C2016-000299

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: Property Maintenance Section 122-344

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

Type of Violation: Sec. 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.

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:

A handwritten signature in cursive script that reads "Lori Crain". The signature is written in dark ink and is positioned above a horizontal line.

Lori Crain
Code Enforcement Officer

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

CITY OF CLERMONT,
Petitioner,
vs.
SUNTRUST MORTGAGE INC,
Respondent.

Case No. C2017-000341

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, AUGUST 15, 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, SUNTRUST MORTGAGE INC., 1001 SEMMES AVE, RICHMOND, VA 23224. Certified Mail/Return Receipt Requested

BY:



Lori Crain, Code Enforcement Officer
this 18th day of July, 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

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.

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

**CITY OF CLERMONT,
Petitioner,**

**Case No: C2017-000115
624 Prince Edward Ave
CLERMONT, FL**

VS.

**WT HOLDINGS, LLC & RONALD VANDERKUHL,
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 August 15, 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.

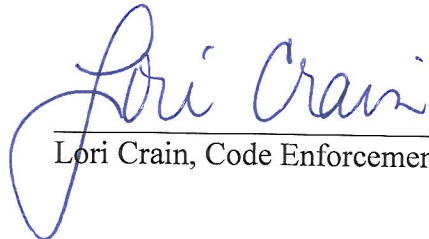
This motion is pursuant to Chapter 162, Florida Statutes. At its April 18, 2017, hearing, the Code Enforcement Special Magistrate issued a Findings of Fact, Conclusion of Law, Order of Violation and Imposing Fine finding that City Code had been violated on the above property related to the following Repeat violation of Clermont City Code **Chapter 14, Section, 303.1 Swimming Pools**. As a result of this Repeat Violation, the Special Magistrate imposed a fine in the amount of \$500 to accrue for each day the violation continued past and including March 31, 2017. 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 \$69,000 (\$500 per day fine accruing for 138 days-March 31, 2017, through August 15, 2017) which shall continue to accrue at \$500 per day until compliance has been met.

I HEREBY CERTIFY that on this 5th day of July, 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 & c/o MJN Holdings, LLC, 14387 Monte Vista Rd, Groveland, FL 34736.

9171 9690 0935 0149 4856 42

9171 9690 0935 0149 4856 59


Lori Crain, Code Enforcement Officer

City of Clermont

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

VIOLATION NOTICE

November 30, 2016

Violation # C2016-000678

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

Violation/Property address: 165 CARROLL ST, CLERMONT, FL 34711

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at 165 CARROLL ST #242225040000100600.

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

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

Type of Violation: 302.7 Accessory Structures.

All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

Type of Violation: Exterior Structure Section 304.1-IPMC

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

Type of Violation: Fence Maintenance

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

Type of Violation: Sanitation Section 302-IPMC

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

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

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

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

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

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

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

Stairs and walking surfaces Section 305.4 IPMC

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

Type of Violation: Property Maintenance Section 122-344

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

Type of Violation: Sec. 118-35. Maintenance and pruning.

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

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

The maintaining, using, placing, depositing, leaving or permitting to be or remain on any

public or private property of any of the following items, conditions or actions are hereby declared to be and constitute a nuisance:

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

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

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

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

Type of Violation: Section 34-62 - Creation or Maintenance of Nuisance by Property Owner Declared Unlawful.

It shall be unlawful for any person to create a nuisance, or suffer or permit a nuisance to exist, upon property which is under his care, custody or control.

Type of Violation: Unsafe Structure Section 108.1.1 -IPMC

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

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

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

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

You are directed to take action by 8:00 AM, MONDAY, JANUARY 4, 2017. Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Special Magistrate.

By:



Lori Crain
Code Enforcement Officer

Code Enforcement Special Magistrate
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner,

vs.

BANK OF AMERICA NA,

Respondent

Case No. C2016-000678

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

TUESDAY, FEBRUARY 21, 2017, AT 1:30 PM

at

685 West Montrose Street, Clermont, Florida.

Council Chambers of City Hall

The Special Magistrate will receive testimony and evidence at said Public Hearing and shall make such findings of fact as are supported by the testimony and evidence pertaining to the matters alleged in the Violation Notice. If the violation is corrected and then recurs, or if the violation is not corrected by the time specified by the Code Enforcement Officer in his/her Statement of Violation, this case may be presented to the Special Magistrate even if the violation has been corrected prior to the hearing.

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

I hereby certify that a true and correct copy of the above and foregoing Notice of Hearing has been furnished by Certified Mail/Personal Service to Respondent, BANK OF AMERICA NA, 7105 CORPORATE DR, PLANO, TX 75024. Certified Mail/Return Receipt Requested.

BY:



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

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

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

**CITY OF CLERMONT,
Petitioner,**

**Case No: C2016-000678
165 CARROLL ST
CLERMONT, FL**

VS.

**BANK OF AMERICA, NA,
Respondent.**

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

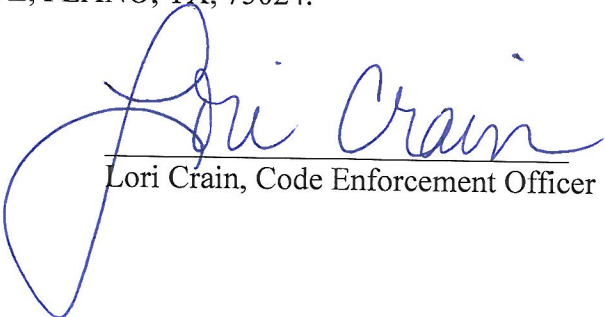
YOU ARE HEREBY ADVISED that the Code Enforcement Special Magistrate shall conduct a hearing on August 15, 2017, at 1:30 PM in the Council Chambers, City Hall, 685 West Montrose Street, Clermont, Florida, to consider the petitioner's request as set forth below for authorization to impose a fine and create a code enforcement lien in this matter.

This motion is pursuant to Chapter 162, Florida Statutes. At its February 21, 2017, hearing, the Code Enforcement Special Magistrate issued a Findings of Fact, Conclusion of Law, Order of Violation and Imposing Fine finding that City Codes had been violated on the above property related to the following violations of Clermont City Code **Chapter 14, Sections, 108.1, 108.1.5, 301.3, 302, 302.7, 304.1, 304.2, 304.10, 305.4; Chapter 34, Sections 34-61, 34-62 and Chapter 118, Section 118-35.** As a result of these violations, the Special Magistrate imposed a fine in the amount of \$250 to accrue for each day the violation continues past March 12, 2017. 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 \$39,750. (\$250 per day fine accruing for 159 days-March 13, 2017, through August 15, 2017) which shall continue to accrue at \$250 per day until compliance has been met.

I HEREBY CERTIFY that on this 5th day of July, 2017, a true and correct copy of this Order has been furnished by certified and regular first class mail to the Respondent, BANK OF AMERICA, NA, 7105 CORPORATE DRIVE, PLANO, TX, 75024.

**NOTE: This is a date change from
Original Notice issued June 15, 2017**


Lori Crain, Code Enforcement Officer

9171 9690 0935 0149 4856 35