



**CODE ENFORCEMENT SPECIAL
MAGISTRATE HEARING
TUESDAY, NOVEMBER 16, 2021
CITY HALL at 685 WEST MONTROSE STREET
At 1:30 PM**

CALL TO ORDER

SWEARING IN WITNESSES

AGENDA

NEW BUSINESS

Item 1 - C2019-000465

Wallace

Advenir at Castle Hill, LLC

13708 Hartle Groves Place

REQUEST:

Motion for order imposing a fine and
creating a lien on property

Item 2 - C2021-000031 & C2021-000029

Wallace

Richard Klass

588 & 590 W. Juniata St.

VIOLATION:

Chapter 122 Sections 122-344 Building
Permit Required, Chapter 34, 34-61 to 34-
64 Nuisance and Notice to Abate
IPMC Sections 109.1 Emergency
Measures, 108.5 Prohibited Occupancy,
108.1.3 Structure Unfit for Human
Occupancy & 108.1.1 Unsafe Structure

Item 3 - C2021-000032

Wallace

Camba Properties, Inc.

586 W. Juniata St.

VIOLATION:

Chapter 122 Sections 122-344 Building
Permit Required, Chapter 34, 34-61 to 34-
64 Nuisance and Notice to Abate
IPMC Sections 109.1 Emergency
Measures, 108.5 Prohibited Occupancy,
108.1.3 Structure Unfit for Human
Occupancy & 108.1.1 Unsafe Structure

Item 4 - C2021-000033

Wallace

Barbara Giacobe

584 W. Juniata St.

VIOLATION:

Chapter 122 Sections 122-344 Building
Permit Required, Chapter 34, 34-61 to 34-
64 Nuisance and Notice to Abate
IPMC Sections 109.1 Emergency
Measures, 108.5 Prohibited Occupancy,

**CODE ENFORCEMENT SPECIAL
MAGISTRATE HEARING
TUESDAY, NOVEMBER 16, 2021
CITY HALL at 685 WEST MONTROSE STREET
At 1:30 PM**

108.1.3 Structure Unfit for Human
Occupancy & 108.1.1 Unsafe Structure

Item 5 - C2106-000029
Snodgrass

South Lake Presbyterian Church
171 Chestnut St.

VIOLATION:

Chapter 122, Section 122-344, Building
Permit Required

Item 6 - C2106-000046
Wallace

Neville & Camille De Silva
2047 Knollcrest Drive

VIOLATION:

Chapter 34, Sections 34-95 Prohibit
storage of certain items, Chapter 54, 54-1
ROW obstructions;
IPMC Section 302.3 Sidewalks and
Driveways

Item 7 - C2107-000003
Snodgrass

Vette Development, LLC & The
Moorings of Clermont HOA, Inc.
Vacant lot
Alternate Key #3902936

VIOLATION:

Chapter 94 - Section 94-227 Maintenance
of Installed Systems

Item 8 - C2108-000040
Snodgrass

Fred & Anna Magee
Bloxam Avenue vacant lot
Alternate Key #1616646

VIOLATION:

Chapter 34, Section 34-61 - Enumeration
of prohibited items, conditions or actions
constituting nuisances
Chapter 122, Section 122-344 - (i)
Property maintenance
IPMC 301.3 – Vacant structures and land
IPMC 302.4 - Weeds

Item 9 - C2108-000043
Wallace

Permacation, LLC (Artificial Grass Co.)
516 W. Highway 50

**CODE ENFORCEMENT SPECIAL
MAGISTRATE HEARING
TUESDAY, NOVEMBER 16, 2021
CITY HALL at 685 WEST MONTROSE STREET
At 1:30 PM**

VIOLATION:

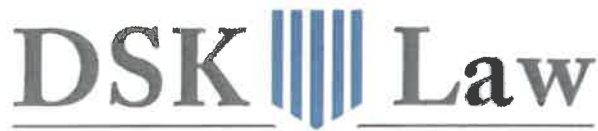
Chapter 122, Section 122-202 Site Plan
Review
Section 122-203 (c) Permitted Uses

ADJOURN

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

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

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



de Beaubien · Simmons · Knight · Mantzaris · Neal

EST. 1976

**Reply to
Orlando**

October 27, 2021

Evie Wallace, Code Enforcement Office
Code Enforcement Officer
685 W. Montrose St.
Clermont, FL 34711

RE: **Advenir@Castle Hill, LLC, Case No.: C2019-000465**

Dear Evie:

Enclosed please an original of a Notice of Hearing and Motion for Order Imposing Fine and Creating Lien on Property with regard to the above matter. Copies have been sent to the Respondent.

Very truly yours,

A handwritten signature in blue ink that reads "Veronica Null".

Veronica Null
Legal Assistant to Daniel F. Mantzaris

/vbn

Enclosure

DSKLawGroup.com

332 North Magnolia Avenue, **Orlando**, Florida 32801 | **P: 407-422-2454** | F: 407-849-1845

Orlando | Tampa | Tallahassee | Melbourne

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

CITY OF CLERMONT

Petitioner,

vs.

ADVENIR@CASTLE HILL, LLC,

Respondent.

**Case No: C2019-000465
13708 Hartle Groves Place
Clermont, Florida**

**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 **November 16, 2021 at 1:30 p.m. 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.

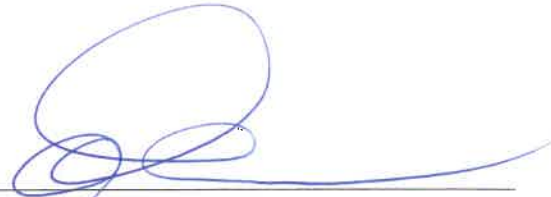
This motion is pursuant to Chapter 162, Florida Statutes. At the November 19, 2019 hearing, the Code Enforcement Special Magistrate issued a Findings of Fact, Conclusion of Law and Order ("Order") finding that City Code violations existed on the above property related to City Code Section 702.1 "Means of Egress," Section 122-244 "Building Permit," Florida Fire Prevention Code 101, 13.2.2.2.6, and Florida Fire Prevention Code 101, 7.2.1.6.2.

The Special Magistrate Order dated December 24, 2019, provided a fine would accrue in the amount of TWO HUNDRED FIFTY DOLLARS (\$250.00) for each day the violation continues past the compliance date of December 20, 2019, for a total imposed fine of SIX THOUSAND TWO HUNDRED FIFTY DOLLARS (\$6,250.00), which remains unpaid.

WHEREFORE, the City of Clermont requests the Code Enforcement Special Magistrate enter an Order Imposing Administrative Fine and Creating Lien in the above amount as provided in Chapter 162, Florida Statutes.

I HEREBY CERTIFY that on this _____ day of October, 2021, a true and correct copy

of this Order has been furnished by regular mail to Respondent, Advenir@Castle Hill, LLC,
17501 Biscayne Blvd., Suite 300, Aventura, FL 34711 and Registered Agent, Torres Law, P.A.
888 SE Third Avenue, #400, Ft. Lauderdale, FL 33316.



Daniel F. Mantzaris,
Clermont City Attorney
DeBeaubien, Simmons, Knight,
Mantzaris & Neal, LLP
P.O. Box 87
Orlando, FL 32802
(407) 422-2454 / (407) 849-1845 (Fax)
FBN: 562327

Code Enforcement Special Magistrate
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

vs.

ADVENIR@CASTLE HILL LLC

C/O Torres Law, P.A.

Respondent

Case No. C2019-000465

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:

NOVEMBER 16TH, 2021 @ 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, ADVENIR@CASTLE HILL LLC, 17501 Biscayne Blvd Ste # 300 Aventura, Fl. 33160 and 888 SE Third Avenue # 400 Ft. Lauderdale Fl. 33316

Certified Mail/Return Receipt Requested #

BY:



Evie Wallace, Code Enforcement Officer
this 20th day of October, 2021

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.

Handwritten: *HW for SN delivered*

FAQs >

USPS Tracking®

Track Another Package +

Tracking Number: 9171969009350199586580

Remove X

Your item was delivered to an individual at the address at 5:36 pm on November 3, 2021 in NORTH MIAMI BEACH, FL 33160.

✓ Delivered, Left with Individual

November 3, 2021 at 5:36 pm
NORTH MIAMI BEACH, FL 33160

Feedback

Get Updates ✓

Text & Email Updates



Tracking History



Product Information



See Less ^

Can't find what you're looking for?

Go to our FAQs section to find answers to your tracking questions.



City of Clermont

February 11, 2021

To: **Advenir@castle Hill, LLC**
C/O Torres Law, P.A.

888 SE Third Ave #400
Ft. Lauderdale, Fl. 33316
Case # C2019-000465

Violation address: 13708 Hartle Groves Place, Clermont, Fl. 34711 (**Advenir Castle Hill Apts**)

To whom it may concern:

This is to advise you that an outstanding Code Enforcement fine remains at 13708 Hartle Groves Place (Advenir Apts). The abovementioned Code Enforcement case has not been closed due to the outstanding fine that remains on the property.

In order to close this case you are requested to:

1. Submit full payment of the fine (**\$6,0000.00**) to the City of Clermont for the Planning & Development Department/ Code Enforcement Division before **March 15th, 2021**.

OR

2. Appear before the Code Enforcement Special Magistrate Hearing on **March 16th, 2021** at 1:30pm to request adjustment of fines. You are required to submit a letter requesting to appear before the hearing no later than **March 5th, 2021**. Please include the case information above and reason of reduction when submitting your letter. Please send the fine reduction request to said code enforcement officer below via email or by mail by March 5th, 2021.

Failure to comply with this request will result in this case being scheduled before the Code Enforcement Special Magistrate hearing on May 18th, 2021, in which the City will request a lien be recorded against the property.

Thank you for your attention in this matter.

Sincerely,

Evie Wallace

Code Enforcement Supervisor

685. W. Montrose St.

Clermont, Fl. 34711

ewallace@clermontfl.org

352-241-7304

City of Clermont

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

AFFIDAVIT OF COMPLIANCE

In the matter of:

Case # C2019-000465

ADVENIR@CASTLE HILL LLC

17501 BISCAYNE BLVD STE 300

AVENTURA, FL 33160

Violation Address: 13708 HARTLE GROVES PLACE, CLERMONT, FL 34711

Personally appeared before me, Matthew Reusch Code Enforcement Officer of the City of Clermont:

1. That on November 19, 2019, the Code Enforcement Special Magistrate 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 December 20, 2019 for this violation or a \$250.00 per day fine was to be imposed.
3. That, an inspection was performed on January 15, 2020 and found that the corrective action ordered by the Special Magistrate was completed.
4. In accordance with the Special Magistrate's order, a fine of \$250.00 per day accrued from December 21, 2019 to January 15, 2020 per calendar day with a grand total of 25 days fines were accrued.

Sworn to and subscribed before me this 23rd day of January, 2020.

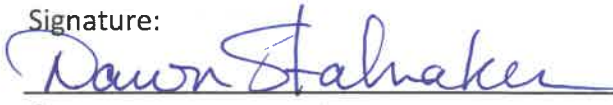

Matthew Reusch
Code Enforcement Officer
City of Clermont, 685 W. Montrose Street
Clermont, FL 34711

The forgoing instrument was acknowledged before me this 23rd day of January, 2020, by Matthew Reusch 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:




City of Clermont

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

VIOLATION NOTICE

February 03, 2021

Violation # C2021-000029

To: KASS RICHARD J
505 7TH ST
CLERMONT, FL 34711

Violation/Property address: 590 WEST JUNIATA ST CLERMONT, FL. 34711 (ALT KEY # 1789338)

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 590 WEST JUNIATA ST. IN REFERENCE TO: **PROPERTY HAS UNSAFE CONDITIONS AND WAS DEEMED TO BE UNSAFE BY CLERMONT FD AND THE CITY'S BUILDING OFFICIAL. STURCTURE IS UNINHABITABLE FOR HUMAN OCCUPANCY AND ACQUIRED MEASURES TO BE PUT IN PLACE TO ADDRESS SAFETY CONCERNS.**

Compliance with the Violation(s) listed will be when the following condition(s) are met: SUBMIT PLANS TO THE BUILDING DEPARTMENT AT CITY HALL 1ST FLOOR FOR RESTORATION OR APPLY FOR A DEMOLITION PERMIT. EITHER NEED TO BE DONE BEFORE COMPLIANCE DATE BELOW.

Type of Violation: EMERGENCY MEASURES SECTION 109

Section 109.1 Imminent Danger

Emergency Measures
where a building or structure is unsafe

Section 109.2 Temporary Safeguards

where structure requires boarding up due to unsafe conditions.

Type of Violation: PROHIBITED OCCUPANCY SECTION 108.5

108.5 Prohibited Occupancy.

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

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:

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: STRUCTURE UNFIT FOR OCCUPANCY SECTION 108.1.3-IPMC

The structure is unsafe, unlawful or structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination or lacks ventilation, or constitutes a hazard to the occupants or public.

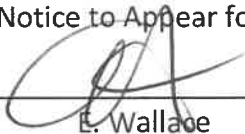
Type of Violation: UNSAFE STRUCTURE SECTION 108.1.1 -IPMC

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

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

You are directed to take action by **MARCH 17TH, 2021**. 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. C2021-000029

vs.

KLASS RICHARD J

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:

NOVEMBER 16TH, 2021 at 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, KLASS RICHARD J. 505 7th St. Clermont, FL. 34711
Certified Mail/Return Receipt Requested #

BY:



Evie Wallace, Code Enforcement Officer
this 24th day of September, 2021

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

NOTICE OF NUISANCE AND DEMAND TO ABATE NUISANCE ON PROPERTY LOCATED AT:

590 W. JUNIATA ST. CLERMONT, FL 34711

TO: RICHARD J KLAAS TRUST
505 7TH ST
CLERMONT, FL. 34711

REGARDING: 590 WEST JUNIATA ST. CLERMONT, FL. 34711 ALT-KEY# 1789338
PARCEL # 24-22-25-0100-058-00403

In accordance with Chapter 34 of the City Code of the City of Clermont, you are hereby advised that a nuisance exists on the above-referenced property as more particularly described in **SECTIONS: UNSAFE STRUCTURE 108.1.1, 109.1 IMMINENT DANGER, 109.2 TEMPORARY SAFEGUARDS, 109.5 COSTS OF EMERGENCY REPAIRS, 108.6 ABATEMENT METHODS/ DEMO AND SECTIONS 34-61, 34-62 AND 34-63 CREATION OF A NUISANCE BY PROPERTY OWNER DECLARED UNLAWFUL.**

YOU ARE FURTHER ADVISED THAT PURSUANT TO SECTION 34-63 AND SECTION 108.6 OF THE CLERMONT CITY CODE, YOU HAVE TEN (10) DAYS FROM THE DATE BELOW TO ABATE THE ABOVE-REFERENCED NUISANCE. IF YOU FAIL TO TIMELY ABATE THE NUISANCE, THE CITY OF CLERMONT SHALL ENTER UPON THE PROPERTY TO ABATE THE NUISANCE AND A BILL SHALL BE SENT TO YOU FOR THE COST INCURRED BY THE CITY. IF YOU FAIL TO PAY THE BILL WITHIN THIRTY (30) DAYS A LIEN SHALL BE IMPOSED AND ENFORCED AGAINST THE PROPERTY.

Dated this 3RD day of February, 2021.



E. WALLACE
CITY OF CLERMONT
CODE ENFORCEMENT OFFICER

CITY OF CLERMONT
CODE ENFORCEMENT DEPARTMENT

AFFIDAVIT OF POSTING

CITY OF CLERMONT
Petitioner

CASE # C2021-000029

VS.

RICHARD J KLASS
Respondent

Personally appeared before me, EVIE WALLACE Code Enforcement Officer of the
City of Clermont:

That an Unsafe Building Notice was posted at the front
entrance of the real property known as 590 W. Juniata St.
Clermont, FL 34711 on February 2nd, 2021.

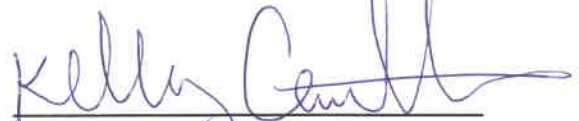
Sworn to and subscribed before me this 4th day of February 2021 20XX.



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

The forgoing instrument was acknowledged before me this 4th, day of February 2021, by
Evie Wallace 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:

Kelly Caulton



City of Clermont

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

VIOLATION NOTICE

February 04, 2021

Violation # C2021-000031

To: KLAAS RICHARD J
505 7TH ST
CLERMONT, FL 34711

Violation/Property address: 588 WEST JUNIATA ST CLERMONT, FL. 34711 (ALT KEY# 1789320)

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 588 WEST JUNIATA ST. IN REFERENCE TO: **PROPERTY HAS UNSAFE CONDITIONS AND WAS DEEMED TO BE UNSAFE BY CLERMONT FD AND THE CITY'S BUILDING OFFICIAL. STRUCTURE IS UNINHABITABLE FOR HUMAN OCCUPANCY AND ACQUIRES MEASURES TO BE PUT IN PLACE TO ADDRESS SAFETY CONCERNS.**

Compliance with the Violation(s) listed will be when the following condition(s) are met: SUBMIT PLANS TO THE BUILDING DEPARTMENT AT CITY HALL 1ST FLOOR PERMIT/ZONING DPT (352-394-4083) FOR RESTORATION OR APPLY FOR A DEMOLITION PERMIT. EITHER NEED TO BE DONE/APPLIED BEFORE COMPLIANCE DATE BELOW.

Type of Violation: Building Permit Required Section 122-344 (FOR DEMOLITION PERMIT IF APPLICABLE)

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

Type of Violation: EMERGENCY MEASURES SECTION 109

Emergency Measures Section 109

Section 109.1 Imminent Danger, Emergency Measures where a building or structure is unsafe

Section 109.2 Temporary Safeguards

where structure requires boarding up due to unsafe conditions

Type of Violation: PROHIBITED OCCUPANCY

108.5 Prohibited Occupancy

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

Type of Violation: SEC. 34-61. ENUMERATION OF PROHIBITED ITEMS, CONDITIONS OR ACTIONS CONSTITUTING NUISANCES.

(4)

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

Type of Violation: SEC. 34-63. NOTICE TO ABATE.

Type of Violation: SEC. 34-64. FAILURE OF OWNER TO COMPLY; LIEN.

Type of Violation: SECTION 34-62 - CREATION OR MAINTENANCE OF NUISANCE BY PROPERTY OWNER DECLARED UNLAWFUL.

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

Type of Violation: STRUCTURE UNFIT FOR OCCUPANCY SECTION 108.1.3-IPMC

The structure is unsafe, unlawful or structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination or lacks ventilation, or constitutes a hazard to the occupants or public.

Type of Violation: UNSAFE STRUCTURE SECTION 108.1.1 -IPMC

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

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

You are directed to take action by **MARCH 17TH, 2021**. 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



City of Clermont

NOTICE OF NUISANCE AND DEMAND TO ABATE NUISANCE ON PROPERTY LOCATED AT:

590 W. JUNIATA ST. CLERMONT, FL 34711

TO: RICHARD J KLAAS TRUST
505 7TH ST
CLERMONT, FL. 34711

REGARDING: 590 WEST JUNIATA ST. CLERMONT, FL. 34711 ALT-KEY# 1789338
PARCEL # 24-22-25-0100-058-00403

In accordance with Chapter 34 of the City Code of the City of Clermont, you are hereby advised that a nuisance exists on the above-referenced property as more particularly described in **SECTIONS: UNSAFE STRUCTURE 108.1.1, 109.1 IMMINENT DANGER, 109.2 TEMPORARY SAFEGUARDS, 109.5 COSTS OF EMERGENCY REPAIRS, 108.6 ABATEMENT METHODS/ DEMO AND SECTIONS 34-61, 34-62 AND 34-63 CREATION OF A NUISANCE BY PROPERTY OWNER DECLARED UNLAWFUL.**

YOU ARE FURTHER ADVISED THAT PURSUANT TO SECTION 34-63 AND SECTION 108.6 OF THE CLERMONT CITY CODE, YOU HAVE TEN (10) DAYS FROM THE DATE BELOW TO ABATE THE ABOVE-REFERENCED NUISANCE. IF YOU FAIL TO TIMELY ABATE THE NUISANCE, THE CITY OF CLERMONT SHALL ENTER UPON THE PROPERTY TO ABATE THE NUISANCE AND A BILL SHALL BE SENT TO YOU FOR THE COST INCURRED BY THE CITY. IF YOU FAIL TO PAY THE BILL WITHIN THIRTY (30) DAYS A LIEN SHALL BE IMPOSED AND ENFORCED AGAINST THE PROPERTY.

Dated this 3RD day of February, 2021.



E. WALLACE
CITY OF CLERMONT
CODE ENFORCEMENT OFFICER

CITY OF CLERMONT
CODE ENFORCEMENT DEPARTMENT

AFFIDAVIT OF POSTING

CITY OF CLERMONT
Petitioner

CASE # C2021-000029³¹

VS.

RICHARD J KLASS
Respondent

Personally appeared before me, EVIE WALLACE Code Enforcement Officer of the
City of Clermont:

That an Unsafe Building Notice was posted at the front
entrance of the real property known as 590 W. Juniata St.
Clermont, FL 34711 on February 2nd, 2021.

Sworn to and subscribed before me this 4th day of February 2021.



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

The forgoing instrument was acknowledged before me this 4th, day of February 2021, by
Evie Wallace 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:

Kelly Caulton

Code Enforcement Special Magistrate

City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2021-000031

vs.

KLAAS RICHARD J

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:

NOVEMBER 16TH, 2021 at 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, KLAAS RICHARD J. to 505 7th St. Clermont, FL 34711
Certified Mail/Return Receipt Requested #

BY: 

Evie Wallace, Code Enforcement Officer
this 24th day of September, 2021

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 05, 2021

Violation # C2021-000032

To: CAMBA PROPERTIES INC
7600 POSTAL COLONY RD
CLERMONT, FL 34711

Violation/Property address: 586 WEST JUNIATA ST CLERMONT, FL. 34711 (ALT KEY# 1789311)

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 586 WEST JUNIATA ST. IN REFERENCE TO: **PROPERTY HAS UNSAFE CONDITIONS AND WAS DEEMED TO BE UNSAFE BY CLERMONT FD AND THEY CITY'S BUILDING OFFICIAL STRUCTURE IS UNINHABITABLE FOR HUMAN OCCUPANCY AND ACQUIRES MEASURES TO BE PUT IN PLACE TO ADDRESS SAFETY CONCERNS.**

Compliance with the Violation(s) listed will be when the following condition(s) are met: SUBMIT PLANS TO THE BUILDING DEPARTMENT AT CITY HALL 1ST FLOOR PERMIT/ZONING DPT (352-394-4083) FOR RESTORATION OR APPLY FOR A DEMOLITION PERMIT. EITHER NEED TO BE DONE/ APPLIED BEFORE COMPLIANCE DATE BELOW.

Type of Violation: BUILDING PERMIT REQUIRED SECTION 122-344

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

Type of Violation: NUISANCES SECTION 34-61

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:

Type of Violation: Emergency Measures 109

Emergency Measures Section 109

Section 109.1 Imminent Danger, Emergency Measures where a building or structure is unsafe

Section 109.2 Temporary Safeguards where a structure requires boarding up due to unsafe conditions

Type of Violation: PROHIBITED OCCUPANCY

108.5 Prohibited Occupancy

Any occupied structure condemned and placarded by the code official shall be vacated as

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

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.

(5)

Noises. All unnecessary or unauthorized noises and annoying vibrations, including animal noises.

(6)

Odors and stench. All disagreeable or obnoxious odors and stench, as well as the conditions, substances or other causes which give rise to the emission or generation of such odors and stench.

(7)

Carcasses of animals. The carcasses of animals or fowl not disposed of within a reasonable time after death.

(8)

Pollution of bodies of water. The pollution of any public well or cistern, stream, lake, canal or body of water by sewage, dead animals, creamery wastes, industrial wastes or other substances.

(9)

Places where illegal activities take place. Any building, structure or other place or location where any activity which is in violation of local, state or

Type of Violation: SEC. 34-63. NOTICE TO ABATE.

Type of Violation: SEC. 34-64. FAILURE OF OWNER TO COMPLY; LIEN.

Type of Violation: SECTION 34-62 - CREATION OR MAINTENANCE OF NUISANCE BY PROPERTY OWNER DECLARED UNLAWFUL.

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

Type of Violation: STRUCTURE UNFIT FOR OCCUPANCY SECTION 108.1.3-IPMC

The structure is unsafe, unlawful or structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination or lacks ventilation, or constitutes a hazard to the occupants or public.

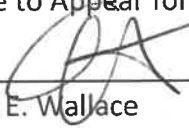
Type of Violation: UNSAFE STRUCTURE SECTION 108.1.1 -IPMC

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

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

You are directed to take action by **MARCH 17TH, 2021** . 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. C2021-000032

vs.

CAMBA PROPERTIES INC

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:

NOVEMBER 16TH, 2021 at 1:30 P.M.

at

685 West Montrose Street, Clermont, Florida.

Council Chambers of City Hall

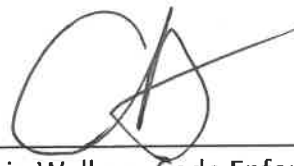
The Special Magistrate will receive testimony and evidence at said Public Hearing and shall make such findings of fact as are supported by the testimony and evidence pertaining to the matters alleged in the Violation Notice. If the violation is corrected and then recurs, or if the violation is not corrected 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, CAMBA PROPERTIES INC. 7600 Postal Colony Rd, Clermont, FL. 34711

Certified Mail/Return Receipt Requested #

BY:



Evie Wallace, Code Enforcement Officer
this 24th day of September, 2021

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

NOTICE OF NUISANCE AND DEMAND TO ABATE NUISANCE ON
PROPERTY LOCATED AT:

586 W. JUNIATA ST. CLERMONT, FL 34711

TO: CAMBA PROPERTIES, INC
7600 POSTAL COLONY RD.
CLERMONT, FL. 34711

REGARDING: 586 WEST JUNIATA ST. CLERMONT, FL. 34711 ALT-KEY# 1789311
PARCEL #
24-22-25-0100-058-00401

In accordance with Chapter 34 of the City Code of the City of Clermont, you are hereby advised that a nuisance exists on the above-referenced property as more particularly described in **SECTIONS: UNSAFE STRUCTURE 108.1.1, 109.1 IMMINENT DANGER, 109.2 TEMPORARY SAFEGUARDS, 109.5 COSTS OF EMERGENCY REPAIRS, 108.6 ABATEMENT METHODS/ DEMO AND SECTIONS 34-61, 34-62 AND 34-63 CREATION OF A NUISANCE BY PROPERTY OWNER DECLARED UNLAWFUL.**

YOU ARE FURTHER ADVISED THAT PURSUANT TO SECTION 34-63 AND SECTION 108.6 OF THE CLERMONT CITY CODE, YOU HAVE TEN (10) DAYS FROM THE DATE BELOW TO ABATE THE ABOVE-REFERENCED NUISANCE. IF YOU FAIL TO TIMELY ABATE THE NUISANCE, THE CITY OF CLERMONT SHALL ENTER UPON THE PROPERTY TO ABATE THE NUISANCE AND A BILL SHALL BE SENT TO YOU FOR THE COST INCURRED BY THE CITY. IF YOU FAIL TO PAY THE BILL WITHIN THIRTY (30) DAYS A LIEN SHALL BE IMPOSED AND ENFORCED AGAINST THE PROPERTY.

Dated this 5TH day of February, 2021.

A handwritten signature in black ink, appearing to be 'E. Wallace', written over a horizontal line.

E. WALLACE
CITY OF CLERMONT
CODE ENFORCEMENT OFFICER

**CITY OF CLERMONT
CODE ENFORCEMENT DEPARTMENT**

AFFIDAVIT OF POSTING

CITY OF CLERMONT
Petitioner

CASE # C2021-000032

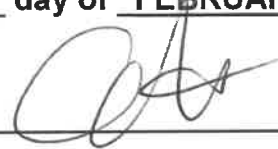
VS.

CAMBA PROPERTIES, INC
Respondent

Personally appeared before me, EVIE WALLACE Code Enforcement Officer of the
City of Clermont:

That an Unsafe Building Notice was posted at the front
entrance of the real property known as 586 W. Juniata St.
Clermont, FL 34711 on February 2nd, 2021.

Sworn to and subscribed before me this 5TH day of FEBRUARY 2021.



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

The forgoing instrument was acknowledged before me this 5th, day of February 2021, by
Evie Wallace 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:



City of Clermont

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

VIOLATION NOTICE

February 05, 2021

Violation # C2021-000033

To: GIACOB BARBARA A
584 W JUNIATA ST
CLERMONT, FL 34711

A4 Key # 1789303

Violation/Property address: 584 WEST JUNIATA ST CLERMONT, FL. 34711

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at 584 WEST JUNIATA ST. IN REFERENCE TO: **PROPERTY HAS UNSAFE CONDITIONS AND WAS DEEMED TO BE UNSAFE BY CLERMONT FD AND THE CITY'S BUILDING OFFICIAL. STRUCTURE IS UNFIT FOR HUMAN OCCUPANCY AND ACQUIRES CERTAIN MEASURES TO BE PUT IN PLACE TO ADDRESS SAFETY CONCERNS.**

Compliance with the Violation(s) listed will be when the following condition(s) are met: SUBMIT PLANS TO THE BUILDING DEPARTMENT AT CITY HALL 1ST FLOOR AT PERMIT/ZONING DPT. (352-394-4083) FOR RESTORATION PLANS OR APPLY FOR A DEMOLITION PERMIT WHICH NEEDS TO BE DONE OR APPLIED FOR NO LATER THAN BELOW COMPLIANCE DATE.

Type of Violation: BUILDING PERMIT REQUIRED SECTION 122-344 (POSSIBLE DEMO PERMIT)

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

Type of Violation: EMERGENCY MEASURES 109

Emergency Measures 109
Emergency Measures Section 109
Section 109.1 Imminent Danger, Emergency Measures where a building or structure is unsafe
Section 109.2 Temporary Safeguards where a structure requires boarding up due to unsafe conditions

Type of Violation: PROHIBITED OCCUPANCY

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

Type of Violation: SEC. 34-61. ENUMERATION OF PROHIBITED ITEMS, CONDITIONS OR ACTIONS CONSTITUTING NUISANCES.

(4)

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

Type of Violation: SEC. 34-63. NOTICE TO ABATE.

Type of Violation: SEC. 34-64. FAILURE OF OWNER TO COMPLY; LIEN.

Type of Violation: SECTION 34-62 - CREATION OR MAINTENANCE OF NUISANCE BY PROPERTY OWNER DECLARED UNLAWFUL.

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

Type of Violation: STRUCTURE UNFIT FOR OCCUPANCY SECTION 108.1.3-IPMC

The structure is unsafe, unlawful or structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination or lacks ventilation, or constitutes a hazard to the occupants or public.

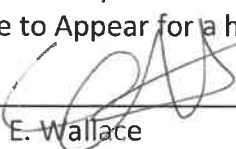
Type of Violation: UNSAFE STRUCTURE SECTION 108.1.1 -IPMC

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

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

You are directed to take action by **MARCH 17TH, 2021**. 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



City of Clermont

NOTICE OF NUISANCE AND DEMAND TO ABATE NUISANCE ON PROPERTY LOCATED AT:

584 W. JUNIATA ST. CLERMONT, FL 34711

TO: GIACOBIE, BARBARA
584 W. JUNIATA ST
CLERMONT, FL. 34711

**REGARDING: 584 WEST JUNIATA ST. CLERMONT, FL. 34711 ALT-KEY# 1789338
PARCEL # 24-22-25-0100-058-00403**

In accordance with Chapter 34 of the City Code of the City of Clermont, you are hereby advised that a nuisance exists on the above-referenced property as more particularly described in **SECTIONS: UNSAFE STRUCTURE 108.1.1, 109.1 IMMINENT DANGER, 109.2 TEMPORARY SAFEGUARDS, 109.5 COSTS OF EMERGENCY REPAIRS, 108.6 ABATEMENT METHODS/ DEMO AND SECTIONS 34-61, 34-62 AND 34-63 CREATION OF A NUISANCE BY PROPERTY OWNER DECLARED UNLAWFUL.**

YOU ARE FURTHER ADVISED THAT PURSUANT TO SECTION 34-63 AND SECTION 108.6 OF THE CLERMONT CITY CODE, YOU HAVE TEN (10) DAYS FROM THE DATE BELOW TO ABATE THE ABOVE-REFERENCED NUISANCE. IF YOU FAIL TO TIMELY ABATE THE NUISANCE, THE CITY OF CLERMONT SHALL ENTER UPON THE PROPERTY TO ABATE THE NUISANCE AND A BILL SHALL BE SENT TO YOU FOR THE COST INCURRED BY THE CITY. IF YOU FAIL TO PAY THE BILL WITHIN THIRTY (30) DAYS A LIEN SHALL BE IMPOSED AND ENFORCED AGAINST THE PROPERTY.

Dated this 5TH day of February, 2021.

A handwritten signature in black ink, appearing to be 'E. WALLACE', written over a horizontal line.

E. WALLACE
CITY OF CLERMONT
CODE ENFORCEMENT OFFICER

CITY OF CLERMONT
CODE ENFORCEMENT DEPARTMENT

AFFIDAVIT OF POSTING

CITY OF CLERMONT

Petitioner

CASE # C2021-000033

VS.

GIACOBIE, BARBARA

Respondent

Personally appeared before me, EVIE WALLACE Code Enforcement Officer of the
City of Clermont:

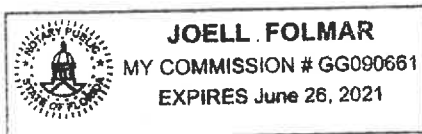
That an Unsafe Building Notice was posted at the front
entrance of the real property known as 584 W. Juniata St.
Clermont, FL 34711 on February 2nd, 2021.

Sworn to and subscribed before me this 5TH day of February 2021.



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

The forgoing instrument was acknowledged before me this 5th, day of February 2021, by
Evie Wallace as the Code Enforcement Officer for the City of Clermont, who is personally
known to me and who did take an oath.



Signature: _____

Joell Folmar

Printed Name: _____

Joell Folmar

**CITY OF CLERMONT
CODE ENFORCEMENT DEPARTMENT**

AFFIDAVIT OF POSTING

CITY OF CLERMONT

Petitioner

CASE# C2021-000033

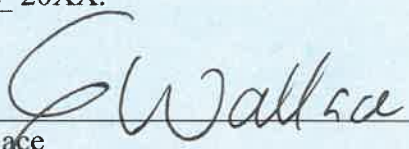
VS.

Giacobe Barbara,
584 W. Juniata St
Clermont, FL. 34711

Personally appeared before me, Evie Wallace, Code Enforcement Officer of the City of Clermont:

That a copy of the Violation Notice and the Hearing Notice was posted at the south public entrance of Clermont City Hall, 685 W. Montrose Street, Clermont, FL 34711, in addition to the real property known as 584 W. Juniata St, Clermont, Florida, on the 27th day of September 2021.

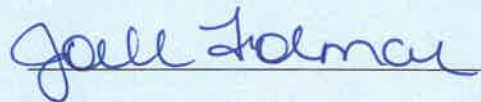
Sworn to and subscribed before me this 27th day of September 20XX.



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

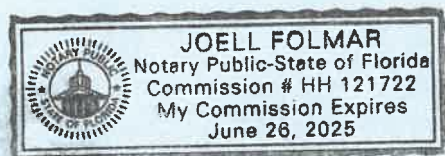
The forgoing instrument was acknowledged before me this 27th day of September, 2021, by Evie Wallace as the Code Enforcement Officer for the City of Clermont, who is personally known to me and who did take an oath.

Signature:



Printed Name:

Joell Folmar



Code Enforcement Special Magistrate

City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

vs.

GIACOBÉ BARBARA A

Respondent

Case No. C2021-000033

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:

NOVEMBER 16TH, 2021 at 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, GIACOBÉ BARBARA A. 584 W Juniata Clermont, FL 34711 (posted on property) and 503 East Amelia Street Orlando FL 32803
Certified Mail/Return Receipt Requested #

BY:



Evie Wallace, Code Enforcement Officer
this 24th day of September, 2021

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 22, 2021

9171 9690 0935 0199 5863 44

**Violation
C2106-
000029**

To: SOUTH LAKE PRESBYTERIAN CHURCH
131 CHESTNUT ST
CLERMONT, FL 34711

Violation/Property address: 171 CHESTNUT ST Clermont Fl. 34711 Alternate Key# 1627699

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 171 CHESTNUT ST Clermont Fl. 34711

Compliance with the Violation(s) listed will be when the following condition(s) are met: Permits must be obtained and approved for the shed that is on the property. The inoperable vehicle must be made operable by city ordinance standards or stored by the same standards.

Type of Violation: BUILDING PERMIT REQUIRED SECTION 122-344

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

Type of Violation: NUISANCES SECTION 34-61

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:

Type of Violation: PROHIBIT STORAGE OF CERTAIN ITEMS SECTION 34-95

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

Please contact me at 352-241-7316 or asnodgrass@clermontfl.org when you comply, so an inspection to determine compliance can be scheduled.

You are directed to take action by 8-12-2021. 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.

City of Clermont

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

VIOLATION NOTICE**September 02, 2021****Violation**

To: SOUTH LAKE PRESBYTERIAN CHURCH
 131 CHESTNUT ST
 CLERMONT, FL 34711

**# C2106-
 000029**

Violation/Property address: 171 CHESTNUT ST *Clermont, FL 34711 AK#1627699*

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 171 CHESTNUT ST.

Compliance with the Violation(s) listed will be when the following condition(s) are met: There are three sheds on the property that are in violation. The two smaller "Rubbermaid" style sheds and the Medium sized yellow shed. The largest shed, which is concrete, is considered an accessory structure and is allowed due to it being on property while there was a primary structure. The primary structure was demolished in 2003. Since 2019, the three sheds in question have been added to the property without the city's approval. To be in compliance, the property owner must apply for a variance, or relocate the sheds. If they are relocated to the parcel with the church, the medium sized shed would need a permit, and the two smaller sheds would simply need written approval. The variance application packet was provided to the owner on 7-29-2021 and has yet to be submitted.

Type of Violation: Building Permit Required Section 122-344

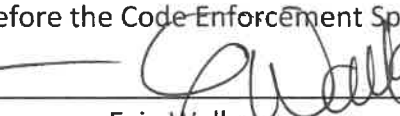
It shall be unlawful for any person to initiate new uses of any land within the corporate boundaries of the city or to erect or construct any new structures or to move, add to, repair or modify in any way any existing structures, except by authority of permit issued by the building inspector or planning 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 352-241-7316 or asnodgrass@clermontfl.org when you comply, so an inspection to determine compliance can be scheduled.

You are directed to take action by 9-14-2021. 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:


 Andrew Snodgrass
 Code Enforcement Officer


 Evie Wallace
 Code Enforcement Supervisor

Code Enforcement Special Magistrate
City of Clermont
NOTICE OF HEARING

**CITY OF
CLERMONT,**

Petitioner

Case No. C2106-000029

vs.

SOUTH LAKE
PRESBYTERIAN
CHURCH

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:

November 16th @ 1:30pm

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.

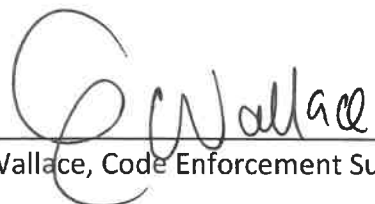
Any letters, lists, pictures of items displayed, presented or handed out at a public meeting for any City Commission, Board, Council or City public meeting, must be left with the recording clerk at the meeting at that time. No cell phone or electronic displays are permitted unless a printed copy is supplied 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, SOUTH LAKE PRESBYTERIAN CHURCH. *171 Chestnut St. Clermont FL 34711*
Certified Mail/Return Receipt Requested #

9171 9690 0935 0199 6521 62

BY:


Andrew Snodgrass, Code Enforcement Officer
this 30th day of September, 2021


Evie Wallace, Code Enforcement Supervisor

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.

By:



Andrew Snodgrass
Code Enforcement Officer



Evie Wallace
Code Enforcement Supervisor



NOTICE TO CORRECT
VIOLATION OF CODE OR ORDINANCE
CITY OF CLERMONT

Case # C2106-000046

DATE: Month July Day 23 Year 2021 Time 3:19 PM

Name DE SILVA NEVILLE & CAMILLE

Address 2047 KNOLLCREST DR

Phone _____

City CLERMONT

State FL

Zip 34711

CODE OR ORDINANCE VIOLATED: ROW OBSTRUCTIONS

No person shall cause to be places, or place or allow to remain in front of his or their premises any merchandise, goods, or showcases, barrels, wagons, carts signs, on any sidewalk or street within the limit the city.

CODE OR ORDINANCE VIOLATED: SIDEWALKS AND DRIVEWAYS SECTION 302.3

302.3 Sidewalks and driveways: All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

LOCATION OF VIOLATION: 2047 KNOLLCREST DR CLERMONT, FL. 34711

FACTS CONSTITUTING REASONABLE CAUSE:

**VEHICLES LOCATED AT THIS PROPERTY ARE
PARKING ON/OVER THE SIDEWALK WHICH
IS A VIOLATION OF OUR CITY CODE.**

ACTION REQUIRED FOR REMEDY OF VIOLATION:

**RELOCATE VEHICLES TO NOT BLOCK THE
SIDEWALK WHICH IS USED FOR PEDESTRIAN
TRAFFIC**

REMEDY ABOVE VIOLATION TO BE COMPLETED BY:

AUGUST 6TH, 2021

CODE ENFORCEMENT OFFICER

E. Wallace

ewallace@clermontfl.org 352-241-7304

IF YOU HAVE ANY QUESTIONS CONCERNING THIS MATTER, PLEASE CONTACT THE CODE ENFORCEMENT
OFFICER AT: ABOVE CONTACT

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

**FAILURE TO CORRECT VIOLATION BY THE ABOVE DATE MAY RESULT IN A CITATION BEING ISSUED TO YOU
FOR A CIVIL INFRACTION AND A FINE BEING IMPOSED OF UP TO \$250.00 PER VIOLATION**

City of Clermont

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

VIOLATION NOTICE

August 06, 2021

Violation # C2106-000046

To: DE SILVA NEVILLE & CAMILLE
2047 KNOLLCREST DR
CLERMONT, FL 34711

Violation/Property address: 2047 KNOLLCREST 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 2047 KNOLLCREST DR. IN REFERENCE TO: VEHICLES PARKED ON/OVER SIDEWALK. PRIOR NOTICE SENT.

Compliance with the Violation(s) listed will be when the following condition(s) are met: VEHICLES CAN NOT BLOCK OR BE PARKED ON OR OVER SIDEWALK RESTRICTING PEDESTRIAN TRAFFIC

Type of Violation: ROW OBSTRUCTIONS

No person shall cause to be places, or place or allow to remain in front of his or their premises any merchandise, goods, or showcases, barrels, wagons, carts signs, on any sidewalk or street within the limit the city.

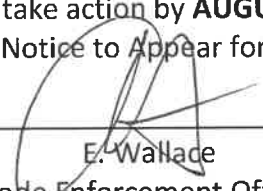
Type of Violation: SIDEWALKS AND DRIVEWAYS SECTION 302.3

302.3 Sidewalks and driveways: All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

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 **AUGUST 17TH, 2021** . 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

City of Clermont

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

VIOLATION NOTICE**August 26, 2021****Violation # C2106-000046**

To: DE SILVA NEVILLE & CAMILLE
 2047 KNOLLCREST DR
 CLERMONT, FL 34711

Violation/Property address: 2047 KNOLLCREST 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 2047 KNOLLCREST DR. IN REFERENCE TO: **VEHICLES PARKED ON/OVER SIDEWALK AND A BLACK DISABLED VEHICLE (NO TAG) AT THIS PROPERTY**

Compliance with the Violation(s) listed will be when the following condition(s) are met: VEHICLES CAN NOT BLOCK OR BE PARKED ON OR OVER SIDEWALK RESTRICTING PEDESTRIAN ACCESS ON SIDEWALK AND INOPERABLE VEHICLES NEED TO BE RELOCATED TO AN ENCLOSED AREA OR INSIDE A GARAGE.

Type of Violation: Prohibit storage of certain items Section 34-95

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

black disabled PC WITH NO TAG on property

Type of Violation: ROW OBSTRUCTIONS (section 54-1)

No person shall cause to be places, or place or allow to remain in front of his or their premises any merchandise, goods, or showcases, barrels, wagons, carts signs, on any sidewalk or street within the limit the city.

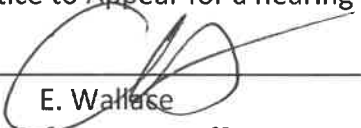
Type of Violation: SIDEWALKS AND DRIVEWAYS SECTION 302.3

302.3 Sidewalks and driveways: All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

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 **September 8th, 2021**. 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. C2106-000046

vs.

DE SILVA NEVILLE & CAMILLE

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:

NOVEMBER 16TH, 2021 at 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, DE SILVA NEVILLE & CAMILLE. 2047 Knollcrest Drive, Clermont, Fl. 34711

Certified Mail/Return Receipt Requested #

BY:



Evie Wallace, Code Enforcement Officer
this 16th day of September, 2021

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

August 25, 2021

Violation

To: VETTE DEVELOPMENT LLC
18124 CORALWOOD LN
GROVELAND, FL 34736

**# C2107-
000003**

Violation/Property address SOUTH LAKESHORE DR CLERMONT FL Alternate Key# 3902936 (Retention Area)

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 SOUTH LAKESHORE DR CLERMONT FL. 34711

Compliance with the Violation(s) listed will be when the following condition(s) are met: The storm water system and pipes are to be maintained by The Moorings of HOA Inc and Tract A is dedicated to The Moorings of Clermont HOA Inc and reserved for storm water management. The Pipes are to be cleaned of debris and functioning properly. The retention area is extremely overgrown with trash and weeds. Both of these need maintained to ensure proper function of the storm water system.

Type of Violation: Other Violations

Sec. 94-227. - Maintenance of installed systems.

The installed systems required by this division shall be maintained by the owner except where the city specifically accepts a certain system for maintenance. All areas and structures to be maintained by the city must be conveyed to the city by plat or separate instrument and accepted by the city council. The system to be maintained by the owner shall have adequate easements to permit the city to inspect and, if necessary, to take corrective action should the owner fail to maintain the system.

(Code 1998, § 94-227; Ord. No. 281-C, § 1(ch. 10, art. II, § 6), 11-8-1994)

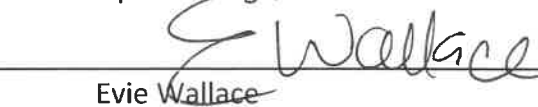
Please contact me at 352-241-7316 or asnodgrass@clermontfl.org when you comply, so an inspection to determine compliance can be scheduled.

You are directed to take action by 9-8-2021. 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:



Andrew Snodgrass
Code Enforcement Officer


Evie Wallace
Code Enforcement Supervisor

City of Clermont

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

VIOLATION NOTICE

September 28, 2021

9171 9690 0935 0199 6521 86

Violation

C2107-

000003

**TO: WAUGH, CHRISTIAN C/O THE MOORINGS OF CLERMONT HOA INC
321 N CRYSTAL LAKE DR
SUITE 207
ORLANDO, FL 32803**

Violation/Property address: THE MOORINGS - SOUTH LAKESHORE DR CLERMONT FL 34711 Alternate Key# 3902936 (Retention Area)

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 SOUTH LAKESHORE DR CLERMONT FL. 34711

Compliance with the Violation(s) listed will be when the following condition(s) are met: The Storm water systems and pipes are to be maintained by The Moorings of Clermont HOA Inc. The pipes need to be cleaned and functioning properly. The retention area needs to be cleared of the overgrowth and trash. Vette Development is the current owner of Tract "A" (retention area) inside of the Moorings subdivision. This tract is dedicated to the Moorings of Clermont HOA Inc. per the plat.

Type of Violation: Environmental Protection

Sec. 94-227. - Maintenance of installed systems.

The installed systems required by this division shall be maintained by the owner except where the city specifically accepts a certain system for maintenance. All areas and structures to be maintained by the city must be conveyed to the city by plat or separate instrument and accepted by the city council. The system to be maintained by the owner shall have adequate easements to permit the city to inspect and, if necessary, to take corrective action should the owner fail to maintain the system.

(Code 1998, § 94-227; Ord. No. 281-C, § 1(ch. 10, art. II, § 6), 11-8-1994)

Please contact me at 352-241-7316 or asnodgrass@clermontfl.org when you comply, so an inspection to determine compliance can be scheduled.

You are directed to take action by 10-7-2021. 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:


Andrew Snodgrass
Code Enforcement Officer


Evie Wallace
Code Enforcement Supervisor

City of Clermont

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

VIOLATION NOTICE

September 28, 2021

9171 9690 0935 0199 6521 79

Violation

**TO: Vette Development LLC
751 WEST MINNEOLA AVENUE
CLERMONT, FL 34711**

**# C2107-
000003**

Violation/Property address: THE MOORINGS - SOUTH LAKESHORE DR CLERMONT FL 34711 Alternate Key# 3902936 (Retention Area)

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 SOUTH LAKESHORE DR CLERMONT FL. 34711

Compliance with the Violation(s) listed will be when the following condition(s) are met: The Storm water systems and pipes are to be maintained by The Moorings of Clermont HOA Inc. The pipes need to be cleaned and functioning properly. The retention area needs to be cleared of the overgrowth and trash. Vette Development is the current owner of Tract "A" (retention area) inside of the Moorings subdivision. This tract is dedicated to the Moorings of Clermont HOA Inc. per the plat.

Type of Violation: Environmental Protection

Sec. 94-227. - Maintenance of installed systems.

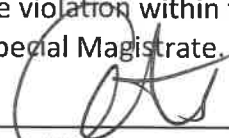
The installed systems required by this division shall be maintained by the owner except where the city specifically accepts a certain system for maintenance. All areas and structures to be maintained by the city must be conveyed to the city by plat or separate instrument and accepted by the city council. The system to be maintained by the owner shall have adequate easements to permit the city to inspect and, if necessary, to take corrective action should the owner fail to maintain the system.

(Code 1998, § 94-227; Ord. No. 281-C, § 1(ch. 10, art. II, § 6), 11-8-1994)

Please contact me at 352-241-7316 or asnodgrass@clermontfl.org when you comply, so an inspection to determine compliance can be scheduled.

You are directed to take action by 10-7-2021. 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: 
Andrew Snodgrass
Code Enforcement Officer


Evie Wallace
Code Enforcement Supervisor

City of Clermont

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

VIOLATION NOTICE

October 13, 2021

Violation

C2107-

000003

To: VETTE DEVELOPMENT LLC
751 West Minneola Avenue
Clermont, Fl. 34711

Violation/Property address: SOUTH LAKESHORE DR CLERMONT FL 34711 ALTERNATE KEY# 3902936

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 SOUTH LAKESHORE DR CLERMONT FL. 34711 AK#3902936

Compliance with the Violation(s) listed will be when the following condition(s) are met: The storm water system and pipes as well as the retention area need to be cleaned and maintained to function as built. The plat notes the retention area as Tract A and dedicates this tract to the Moorings of Clermont HOA inc.

Type of Violation: ENVIRONMENTAL PROTECTION

Sec. 94-227. - Maintenance of installed systems.

The installed systems required by this division shall be maintained by the owner except where the city specifically accepts a certain system for maintenance. All areas and structures to be maintained by the city must be conveyed to the city by plat or separate instrument and accepted by the city council. The system to be maintained by the owner shall have adequate easements to permit the city to inspect and, if necessary, to take corrective action should the owner fail to maintain the system.

(Code 1998, § 94-227; Ord. No. 281-C, § 1(ch. 10, art. II, § 6), 11-8-1994)

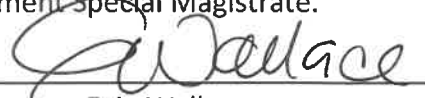
Please contact me at 352-241-7316 or asnodgrass@clermontfl.org when you comply, so an inspection to determine compliance can be scheduled.

You are directed to take action by 10-25-2021. 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:



Andrew Snodgrass
Code Enforcement Officer



Evie Wallace
Code Enforcement Supervisor

**CITY OF CLERMONT
CODE ENFORCEMENT DEPARTMENT**

AFFIDAVIT OF POSTING

CITY OF CLERMONT
Petitioner

CASE# C2107-000003

VS.

Vette Development LLC
751 West Minneola Avenue
Clermont, FL. 34711

Personally appeared before me, Andrew Snodgrass, Code Enforcement Officer of the City of Clermont:

That a copy of the Violation Notice was posted at the south public entrance of Clermont City Hall, 685 W. Montrose Street, Clermont, FL 34711, in addition to the real property known as South Lakeshore Dr, Clermont, Florida, (Alternate Key# 3902936) on the 13th day of October 2021.

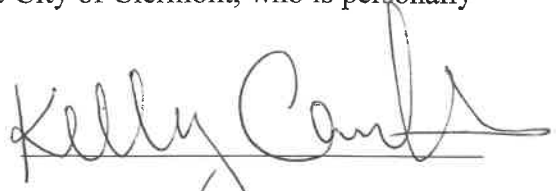
Sworn to and subscribed before me this 13th day of October 2021.



Andrew Snodgrass

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

The forgoing instrument was acknowledged before me this 13th day of October, 2021, by Andrew Snodgrass as a Code Enforcement Officer for the City of Clermont, who is personally known to me and who did take an oath.

Signature: 

Printed Name: Kelly Caulton



Code Enforcement Special Magistrate
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2107-000003

vs.

VETTE DEVELOPMENT LLC

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:

November 16th, 2021 @ 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, VETTE DEVELOPMENT LLC.

Certified Mail/Return Receipt Requested # 9171969009350199652247

BY:



Andrew Snodgrass, Code Enforcement Officer
this 26th day of October, 2021

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

September 28, 2021

9171 9690 0935 0199 6521 86

Violation

C2107-

000003

**TO: WAUGH, CHRISTIAN C/O THE MOORINGS OF CLERMONT HOA INC
321 N CRYSTAL LAKE DR
SUITE 207
ORLANDO, FL 32803**

Violation/Property address: THE MOORINGS - SOUTH LAKESHORE DR CLERMONT FL 34711 Alternate Key# 3902936 (Retention Area)

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 SOUTH LAKESHORE DR CLERMONT FL. 34711

Compliance with the Violation(s) listed will be when the following condition(s) are met: The Storm water systems and pipes are to be maintained by The Moorings of Clermont HOA Inc. The pipes need to be cleaned and functioning properly. The retention area needs to be cleared of the overgrowth and trash. Vette Development is the current owner of Tract "A" (retention area) inside of the Moorings subdivision. This tract is dedicated to the Moorings of Clermont HOA Inc. per the plat.

Type of Violation: Environmental Protection

Sec. 94-227. - Maintenance of installed systems.

The installed systems required by this division shall be maintained by the owner except where the city specifically accepts a certain system for maintenance. All areas and structures to be maintained by the city must be conveyed to the city by plat or separate instrument and accepted by the city council. The system to be maintained by the owner shall have adequate easements to permit the city to inspect and, if necessary, to take corrective action should the owner fail to maintain the system.

(Code 1998, § 94-227; Ord. No. 281-C, § 1(ch. 10, art. II, § 6), 11-8-1994)

Please contact me at 352-241-7316 or asnodgrass@clermontfl.org when you comply, so an inspection to determine compliance can be scheduled.

You are directed to take action by 10-7-2021. 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:


Andrew Snodgrass
Code Enforcement Officer


Evie Wallace
Code Enforcement Supervisor

City of Clermont

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

VIOLATION NOTICE**August 27, 2021****Violation # C2108-000040**

To: MAGEE FRED ANNA
711 E MONTROSE ST
CLERMONT, FL 34711

Violation/Property address: BLOXAM BLOXAM AVE CLERMONT FL 34711 VACANT LAND (ALT KEY # 1616646)

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 BLOXAM BLOXAM AVE CLERMONT FL 34711. **IN REFERENCE TO: VACANT PROPERTY UNDER 1 ACRE IS OVERGROWN WITH WEEDS/GRASS.**

Compliance with the Violation(s) listed will be when the following condition(s) are met: MOW ENTIRE PROPERTY AND MAINTAIN THE PROPERTY

Type of Violation: NUISANCES SECTION 34-61

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:

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: 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 352-809-0617 or jcortez@clermontfl.org when you comply, so an inspection to determine compliance can be scheduled.

You are directed to take action by **September 9TH, 2021**. 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:

JOSHUA CORTEZ AND

E. WALLACE

Code Enforcement Officers

Code Enforcement Special Magistrate

City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2108-000040

vs.

MAGEE FRED ANNA

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:

November 16th @ 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, MAGEE FRED ANNA @ 711 East Montrose St. Clermont FL. 34711

Certified Mail/Return Receipt Requested # 9171 9690 0935 0199 6522 09



E. WALLACE

CODE ENFORCEMENT SUPERVISOR

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.

BY:



JOSHUA CORTEZ, Code Enforcement Officer
this 13th day of October, 2021

City of Clermont

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

VIOLATION NOTICE

August 31, 2021

Violation # C2108-000043

To: PERMACATION LLC
516 W HIGHWAY 50
CLERMONT, FL 34711

Violation/Property address: WEST WEST HIGHWAY 50 CLERMONT FL 34711 (vacant lot next to 516 W Hwy 50) also owned by 516 West Hwy 50 (Alt Key # 1613493)

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 WEST WEST HIGHWAY 50 CLERMONT FL 34711 in reference to :

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

Type of Violation: Other Violations

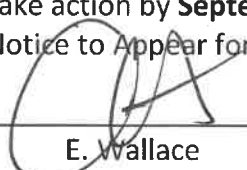
Sec. 122-203. - Permitted uses.

(a)Generally. Permitted uses in the C-1 district are as follows:(1)Retail businesses which supply commodities on the premises, such as but not limited to groceries, baked goods or other foods, drugs, dry goods, clothing, decorations, hardware, furniture, appliances, sporting goods, flowers, etc.(2)Personal service establishments, such as but not limited to beauty shops or barber shops, tailor or dressmaking shops, shoe repair, music, dancing and photographic studios and dry cleaners. Permanent makeup service may be allowed as an accessory use; with a business tax receipt and with medical supervision, within an existing salon, beauty shop, barber shop, medical office, or similar use. Such service shall be limited to the face area and would consist of cosmetic permanent makeup for eyeliner, eyebrow and mouth/lip liner definition.(3)Professional offices, doctor offices, banks, loan companies, insurance and real estate offices, and similar businesses.(4)Dwelling units permitted in the R-3 district, provided that they meet the regulations of the R-3 district.(5)Buildings, structures and uses maintained or operated by the city.(6)Lodges and clubs.(7)Churches and places of religious worship, less than one acre or 5,000 square feet or less.(8)Restaurants.(9)Shopping centers. Any group of businesses with shared parking or in which the total land area of the development less than five acres.(b)Floor space. Any business establishment or structure proposing to occupy more than 5,000 square feet of floor space shall require a conditional use permit. The floor area ratio for any structure shall not exceed that identified by policies of the adopted comprehensive plan.(c)Uses to be enclosed; outdoor storage. All uses must be within a completely enclosed building, except for outdoor storage, which must be screened from public streets and adjacent property.

Please contact me at 352-241-7304 or ewallace@clermontfl.org when you comply, so an inspection to determine compliance can be scheduled. PLEASE CONTACT THE PERMIT DPT. AT 352-241-7315 AND PLANNING DPT. AT 352-241-7335 FOR QUESTIONS REGARDING THE ENCLOSED OUTDOOR STORAGE PERMIT AND PLANS REQUIRED BY THE CITY.

You are directed to take action by **September 22, 2021**. 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

City of Clermont

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

**VIOLATION NOTICE
AMENDED****September 29, 2021****Violation # C2108-000043**

To: PERMACATION LLC
516 W HIGHWAY 50
CLERMONT, FL 34711

Violation/Property address: 516 W Hwy 50 CLERMONT FL 34711 (ALT KEY # 1613485) and Vacant lot west of commercial property, Artificial Grass Co. owned by same owner (alt key # 1613493) .

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at above addresses in reference to: **On vacant lot ZONED C-1 COMMERCIAL**, there are pods, equipment, and other miscellaneous items that would require an enclosed storage area.

Compliance with the Violation(s) listed will be when the following condition(s) are met: YOU ARE REQUIRED TO CONTACT THE PLANNING DPT. AT 352-241-7335 IMMEDIATELY TO OBTAIN INFORMATION ON GETTING THIS SITE PERMITTED FOR A STORAGE AREA FOR ITS COMMERCIAL USE. A SITE PLAN WILL NEED TO BE SUBMITTED. THERE IS A FENCE ON PROPERTY THAT HAS NOT BEEN APPROVED BY THE CITY.

Type of Violation: C-1 LIGHT COMMERCIAL DISTRICT:

122-202. - Site plan review.

A site plan is required for uses in the C-1 district and must be approved by the administrative official

Sec. 122-203. - Permitted uses.

(a)Generally. Permitted uses in the C-1 district are as follows:(1)Retail businesses which supply commodities on the premises, such as but not limited to groceries, baked goods or other foods, drugs, dry goods, clothing, decorations, hardware, furniture, appliances, sporting goods, flowers, etc.(2)Personal service establishments, such as but not limited to beauty shops or barber shops, tailor or dressmaking shops, shoe repair, music, dancing and photographic studios and dry cleaners. Permanent makeup service may be allowed as an accessory use; with a business tax receipt and with medical supervision, within an existing salon, beauty shop, barber shop, medical office, or similar use. Such service shall be limited to the face area and would consist of cosmetic permanent makeup for eyeliner, eyebrow and mouth/lip liner definition.(3)Professional offices, doctor offices, banks, loan companies, insurance and real estate offices, and similar businesses.(4)Dwelling units permitted in the R-3 district, provided that they meet the regulations of the R-3 district.(5)Buildings, structures and uses maintained or operated by the city.(6)Lodges and clubs.(7)Churches and places of religious worship, less than one acre or 5,000 square feet or less.(8)Restaurants.(9)Shopping centers. Any group of businesses with shared parking or in which the total land area of the development less than five acres.(b)Floor space. Any business establishment or structure proposing to occupy more than 5,000 square feet of floor space shall require a conditional use permit. The floor area ratio for any structure shall not exceed that identified by policies of the adopted comprehensive plan (c)**Uses to be enclosed; outdoor storage. All uses must be**

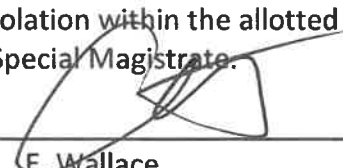
within a completely enclosed building, except for outdoor storage, which must be screened from public streets and adjacent property.

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

You are directed to take action by **OCTOBER 14TH, 2021 since a previous notice was already sent last month .**

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. C2108-000043

vs.

PERMACATION LLC

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:

NOVEMBER 16TH, 2021 at 1:30 P.M.

at

685 West Montrose Street, Clermont, Florida.

Council Chambers of City Hall

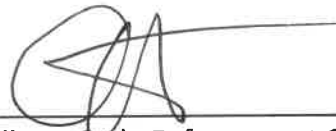
The Special Magistrate will receive testimony and evidence at said Public Hearing and shall make such findings of fact as are supported by the testimony and evidence pertaining to the matters alleged in the Violation Notice. If the violation is corrected and then recurs, or if the violation is not corrected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

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I hereby certify that a true and correct copy of the above and foregoing Notice of Hearing has been furnished by Certified Mail/Personal Service to Respondent, PERMACATION LLC. C/O Keith Lidberg 516 West Highway 50, Clermont, Fl. 34711

Certified Mail/Return Receipt Requested #

BY:



Evie Wallace, Code Enforcement Officer
this 23rd day of September, 2021

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.