



**CODE ENFORCEMENT BOARD MEETING
MONDAY, JULY 18, 2022
CITY HALL at 685 WEST MONTROSE STREET
At 6:00 PM**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

MINUTES

Approval of the May 17, 2022 Code Enforcement Board meeting minutes

OPENING STATMENT

SWEARING IN WITNESSES

AGENDA

OTHER BUSINESS

Item 1 - C2021-000031 & C2021-000029
Wallace

Richard Klass
588 & 590 W. Juniata St.

REQUEST:

Status update

Item 2 - C2021-000032
Wallace

Camba Properties, Inc.
586 W. Juniata St.

REQUEST:

Status update

Item 3 - C2021-000033
Wallace

Barbara Giacobe
584 W. Juniata St.

REQUEST:

Status update

Item 4 - C2201-000010
Snodgrass

Ahmad H N Alyahya
Alternate Key 1529549 - Roane Road

REQUEST:

Motion to lien

NEW BUSINESS

Item 5 - C2202-000137
Cortez

Burger King Corporation #2170
780 SR 50

VIOLATION:

Section 94-227 Maintenance of installed
systems; IPMC Section 507.1 Storm
drainage; IPMC Section 302.2 Grading

**CODE ENFORCEMENT BOARD MEETING
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and draining; Section 34-63 Notice to
abate

Item 6 - C2203-000066
Snodgrass

The Posada's
2714 Eagle Lake Dr.

VIOLATION:

Section 122-344 Building permit required

Item 7 - C2203-000081
Cortez

Deana Mc Cabe
720 Anderson Street

VIOLATION:

Section 38-4 Parking, storage of
recreational vehicles; Section 62-33
Truck and trailer parking prohibited in
residential areas

Item 8 - C2204-000011
Cortez

Progress Residential Borrower 15 LLC
1496 Sunset Village Blvd.

VIOLATION:

Section 122-344 Building permit required

Item 9 - C2204-000042
Cortez

Joe Gardner
111 Linden Street

VIOLATION:

Section 38-4 Parking, storage of
recreational vehicles

Item 10 - C2204-000046
Cortez

Capitao Duda Real Estate LLC
4300 S. Hwy 27 Unit #207

VIOLATION:

Chapter 58 Business Tax receipt required

Item 11 - C2204-000065
Cortez

Anisa Benton
535 W. Osceola Street

VIOLATION:

Section 34-95 Prohibition of storage of
certain items

Item 12 - C2205-000057
Cortez

Martha Richard
431 W. Minnehaha Ave.

**CODE ENFORCEMENT BOARD MEETING
MONDAY, JULY 18, 2022
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At 6:00 PM**

VIOLATION:

Section 38-4 Parking Storage of
Recreational Vehicles; Section 62-33
Truck and trailer parking prohibited in
residential areas

**Item 13 - C2205-0075
Cortez**

Lost Lake Reserve, LC
2920 Citrus Tower Blvd.

VIOLATION:

Section 102-8 (11) Banner signs and (23)
Prohibited signs

**Item 14 - C2206-0008
Cortez**

The Persaud's
710 Rob Roy Dr.

VIOLATION:

Section 38-4 Parking, storage of
recreational vehicles; Section 62-33
Truck and trailer parking prohibited in
residential areas

ADJOURN

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

In accordance with the Americans with Disabilities Act (ADA), if any person with a disability as defined by the ADA needs special accommodation to participate in this proceeding, then not later than two (2) business days prior to the proceeding, he or she should contact the Development Services Department at 352-241-7335.

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

**CITY OF CLERMONT
MINUTES
CODE ENFORCEMENT BOARD
MAY 16, 2022**

The regular meeting of the Code Enforcement Board was called to order on Monday, May 16, 2022, at 6:00 p.m. Members attending were Board members Matthew Norton, Beth Walters, Justin Allender, Bill Rini, Paul Duhon, Dieter Grube, and James Johnson. Also attending were Evie Wallace, Code Enforcement Manager, Andrew Snodgrass, Joshua Cortez, and Samaria Lake, Code Enforcement Officers, Curt Henschel, Development Services Director, Sam Reda, Code Enforcement Attorney, Dan Mantzaris, City Attorney, Patrick Grant, City Attorney, and Rae Chidlow, Planning Coordinator.

Board member Rini made a motion to approve the minutes for the April 18, 2022 Code Enforcement workshop; seconded by Board member Walters. The vote was unanimous to approve the minutes.

Chairman Johnson read the Opening Remarks.

Code Enforcement Manager Wallace and Code Enforcement Officers Snodgrass, Cortez and Lake, along with any of the public who may testify, were sworn in.

City Attorney Dan Mantzaris stated that the Board will hear Items 1, 2, 3, 4, and 11 have Respondents present so these cases will be presented first then the remaining cases will be presented.

CASE NO. C2021-000031 & C2021-000029

Richard Klass
588 & 590 W. Juniata St.
Clermont, FL 34711

LOCATION OF VIOLATION: 588 & 590 W. Juniata, Clermont, FL 34711

VIOLATION: Chapter 122, Sections 122-344; Chapter 34, Section 34-61 to 61-64; IPMC Sections 109.1, 108.5, 108.1.3, & 108.1.1

CASE NO. C2021-000032

Camba Properties, Inc.
586 W. Juniata Street
Clermont, FL 34711

LOCATION OF VIOLATION: 586 W. Juniata, Clermont, FL 34711

VIOLATION: Chapter 122, Sections 122-344; Chapter 34, Section 34-61 to 61-64; IPMC Sections 109.1, 108.5, 108.1.3, & 108.1.1

CASE NO. C2021-000033

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

**CITY OF CLERMONT
MINUTES
CODE ENFORCEMENT BOARD
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LOCATION OF VIOLATION: 584 W. Juniata, Clermont, FL 34711

VIOLATION: Chapter 122, Sections 122-344; Chapter 34, Section 34-61 to 61-64; IPMC Sections 109.1, 108.5, 108.1.3, & 108.1.1

City Attorney Mantzaris introduced the case. He stated that these cases were previously heard before the Magistrate and Code Enforcement Officer Wallace will present an update.

The Respondents were present and was sworn in.

Code Enforcement Officer Wallace, who was sworn in, exhibited pictures that are a true and accurate depiction of the current condition of the property.

Richard Klaas, 505 7th Street, who was sworn in, stated that he owns 588 and 590 W. Juniata St. which each unit is a fee simple unit. He stated that there was a cross line across the ceiling and when the fire happened it created a short back to the outside power unit so it needed to be replaced. He stated that in January Duke Energy told him that all four units would need to have new meter can installed in order to move forward. He stated that he fronted all the money to get the power to all four units. He stated that he had the roof completed in January. He stated that only one unit was permitted in the process and he needs to get that corrected. He stated he is almost done with his units.

Board member Rini asked why Duke Energy telling him he cannot have separate meter cans on each unit.

Mr. Klass stated that he has to go on what Duke Energy is telling him to do. He stated he was working on hiring an electrical contractor.

Ed Miller, 7600 Postal Colony Rd., Camba Properties, stated that the power issue is new to him. He stated that he can leave a time line of what has been done and will be done. He stated that there is a homeowner's agreement that states the common walls are the responsibility of all four owners. He stated that he went to the engineer to redo the block design. Then he had them redraft the drawings to the way it was previously built. He stated that the soonest they could find someone to build manufactured trusses was 10 months out which would put them to November. He stated that the roofs were not previously manufactured trusses, so to save time, they went back to ForeFront Engineering to have a truss design to be built onsite. That work was completed in February. He stated that the 2 structural walls were unsafe. He stated that and Richard Klaas and him have an agreement to replace the common wall between units 2 and 3. He stated that it is understood that the roof over that structural wall will have to come off because the code says you have to have 4 feet on each side and a 2 hour burn fire rated wall. He stated there is nothing structural left of his unit other than the 2 walls. He stated that permitting paperwork was submitted on May 2nd. He stated that the fire was August 25, 2019. He stated that Barbara Giacobe (unit #584) now has her unit for sale and he needs to speak to the new owner to repair the common wall between her unit and his. He stated that his plan is to get the common walls up and the roof done as fast as they can.

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Dan Mantzaris asked if everything was done since November 2021.

Mr. Miller stated that in early 2000 a dumpster was brought in and property was hauled out. He stated that neither neighbor had insurance or the building would have been built by now. He stated that he is cautious before he spends money and gets sued. He stated that everything that is completed has been done since November 2021.

Mr. Mantzaris asked how much time he will need to fix everything.

Mr. Miller stated that it's in permitting.

Mr. Mantzaris asked if this was set up as a condo.

Mr. Miller stated that it is not set up as a condo.

Board member Rini asked about the block walls.

Mr. Miller stated that the bottom floor blocks are good, but the upper part of the common wall blocks were damaged when the fire was being put out.

Board member Rini asked if all the walls were damaged.

Mr. Miller stated that the main beam is still good. He stated that the pitch above the beam is cracked. He stated that they will remove all that and take off the roof that is over the common wall and do it properly. He stated that he is trying to have structural walls and roof done by September, depending on permitting.

Barbara Giacobe, 503 ½ E. Amelia, Orlando, stated that she owns 584 W. Juniata St., and she is the only owner who actually lived in her unit. She stated that she reported the fire when it happened. She stated that she is working with Mr. Efosa in hopes to sell her unit, who has been in contact with the City already about permitting. She stated that this whole issue causes too much anxiety for her and it's best to sell the unit.

Chairman Krzyminski asked that her intent is to sell the unit and the potential new owner is willing to do the repairs.

Ms. Giacobe stated that yes he is willing to do the repairs. She stated that she has signed a purchasing agreement. She stated the title search has been issued and should be completed by the end of the week. She stated that Mr. Efosa has already had an engineer look at the unit.

City Attorney Mantzaris stated that the City would like a compliance date of 90 days and compliance to include a Certificate of Occupancy no later than August 16, 2022. Should the property not be in compliance then assess a fine of \$150 days per day after August 16th. He stated that the idea is to put pressure on the owners to repair the structures.

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Mr. Klaas stated that deed restrictions are recorded and was put together by Dennis Horton.

CASE NO. C2021-000031 & C2021-000029

Board member Rini made a motion to continue to the July 18, 2022; seconded by Board member Duhon. The vote was unanimous in favor of the continuance.

CASE NO. C2021-000032

Board member Grube made a motion to continue to the July 18, 2022; seconded by Board member Walters. The vote was unanimous in favor of the continuance.

CASE NO. C2021-000033

Board member Grube made a motion to continue to the July 18, 2022; seconded by Board member Duhon. The vote was unanimous in favor of the continuance.

CASE NO. C2107-000056

Side the Road, LLC
492 Chestnut Street
Clermont, FL 34711

LOCATION OF VIOLATION: 492 Chestnut Street, Clermont, FL 34711

VIOLATION: Chapter 122, Sections 122-344

City Attorney Mantzaris introduced the case.

The Respondent was present and was sworn in.

Code Enforcement Officer Snodgrass, who was sworn in, exhibited pictures that are a true and accurate depiction of the condition of the property on the date taken and read the violation, dates, and staff recommendation for the record.

Rick McCoy, project engineer, stated that they are working with 18", 24" and a 30" retaining walls. He stated that previously if it was under 4 foot a permit was not required. He stated that she has had issues getting quality workers that fit her budget. He stated that the City has informed Ms. Childs that she needs a contractor to pull a permit and to complete the work.

Chairman Johnson asked if in his opinion, is Ms. Childs in violation.

Mr. McCoy stated that he specifically made the retaining walls that small so that hand rails will not be required. He stated that it's not public access or along the sidewalk. He stated that he did not think there would be an issue.

Board member Rini asked what constitutes that type of wall being a retaining wall.

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Mr. McCoy stated that is the root of the question and why there is an issue. He stated that on his plans he called them landscape walls because they were small walls. He stated that a retaining wall to him is 4 feet or higher.

Carla Berger, 67 Wainwright Way, Avon Park, stated that this project has not been going since 2018. She stated that her site plan was approved in 2020 which cost her \$20,000 and took the City a year to sign off on the site plan. She stated that they began work in February 2021. She stated that she had a contractor quote her \$182,000 to put a \$50,000 ice machine on her property. She stated that all she wanted was an ice machine on her property. She stated that the retaining walls are working. She would like to work with the City together to create a parking area for the Fire Department. She stated that she was told she needed a licensed contractor, but she now knows she needs a General Contractor. She stated to the City put a stop work order on her property. She stated that she had to pay \$1200 to get the workers to come back to complete the work. She stated the stop work order was for not having a port a pot on site that was not even necessary. She stated at that time there was mention of her working without a permit. She stated the information she has received from the City is not consistent. She stated she has spoken with a contractor. She stated that the wording in her conditional use permit stated landscape walls and she does not agree that these are retaining walls.

Board member Rini stated that the blocks are an architectural block. He asked if she explained to the workers what needed to be done.

Ms. Berger stated that with the contractor was hired, Rick and several City of Clermont employees monitored the retention wall almost daily to make sure it was done properly.

City Attorney Dan Mantzaris stated that the violation is for working without a permit, when a permit is obtained then the contractor will have to ensure that the wall is to code.

Board member Allender made a motion to find the Respondent in violation, with a fine of \$150.00 for every day in violation after August 14, 2022; seconded by Board member Walters. The vote was unanimous in favor of finding violation and amount of fine.

CASE NO. C2204-000001

Troy White
1948 Knollcrest Drive
Clermont, FL 34711

LOCATION OF VIOLATION: 1948 Knollcrest Drive, Clermont, FL 34711

VIOLATION: Chapter 62, Sections 62-33

City Attorney Mantzaris introduced the case.

The Respondent was present and was sworn in.

**CITY OF CLERMONT
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Code Enforcement Officer Wallace, who was sworn in, exhibited pictures that are a true and accurate depiction of the condition of the property on the date taken and read the violation, dates, and staff recommendation for the record.

Troy White, 1948 Knollcrest Drive, stated that he is the owner. He stated that his car broke down and that's why the truck was parked in front of the home.

Jerrod Taylor, 1878 Knollcrest Drive, stated that he is the President of Skyridge Valley HOA. He stated that this has been going on for many years. He read into the record the section of the CCR that pertains to the violation for the HOA. He stated that he wants people to follow the rules. He showed some photos of the truck parked in the neighborhood.

Board member Grube made a motion to find the Respondent in repeat violation, with a fine of \$500.00 for every day (5 days) in repeat violation, total of \$2500; seconded by Board member Duhon. The vote was unanimous in favor of finding the repeat violation and amount of fine.

CASE NO. C2110-000037

Jeremy L. Chamberlin
381 E. Minnehaha Ave.
Clermont, FL 34711

LOCATION OF VIOLATION: 381 E. Minnehaha Ave., Clermont, FL 34711

VIOLATION: Chapter 122, Sections 122-344; Chapter 34, Section 34-61 & 34-62; IPMC Section 302.4

City Attorney Mantzaris introduced the case.

The Respondent was not present.

Code Enforcement Officer Cortez, who was sworn in, exhibited pictures that are a true and accurate depiction of the condition of the property on the date taken and read the violation, dates, and staff recommendation for the record.

Board member Grube made a motion to find the Respondent was in violation with no fine assessed at this time, if the Respondent comes into violation again they will be found in repeat violation; seconded by Board member Duhon. The vote was unanimous in favor of finding violation.

CASE NO. C2112-000034

Bryan Strawser
235 2nd Street
Clermont, FL 34711

LOCATION OF VIOLATION: 235 2nd Street, Clermont, FL 34711

VIOLATION: Chapter 122, Sections 122-344

**CITY OF CLERMONT
MINUTES
CODE ENFORCEMENT BOARD
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City Attorney Mantzaris introduced the case.

The Respondent was not present.

Code Enforcement Officer Cortez, who was sworn in, exhibited pictures that are a true and accurate depiction of the condition of the property on the date taken and read the violation, dates, and staff recommendation for the record.

Board member Grube made a motion to find the Respondent in violation, with a fine of \$150.00 for every day in violation after June 16, 2022; seconded by Board member Duhon. The vote was unanimous in favor of finding violation and amount of fine.

CASE NO. C2111-000009

Daniel Boyan
1283 Legendary Blvd.
Clermont, FL 34711

LOCATION OF VIOLATION: 1283 Legendary Blvd., Clermont, FL 34711

VIOLATION: Chapter 122, Sections 122-344

City Attorney Mantzaris introduced the case.

The Respondent was not present.

Code Enforcement Officer Snodgrass, who was sworn in, exhibited pictures that are a true and accurate depiction of the condition of the property on the date taken and read the violation, dates, and staff recommendation for the record.

Board member Duhon made a motion to find the Respondent in violation, with a fine of \$150.00 for every day in violation after June 16, 2022; seconded by Board member Grube. The vote was unanimous in favor of finding violation and amount of fine.

CASE NO. C2203-000023

Lou Natem, LLC
Plaster Cottage
1203 W. Highway 50
Clermont, FL 34711

LOCATION OF VIOLATION: 1203 W. Highway 50, Clermont, FL 34711

VIOLATION: Chapter 58, Sections 58-116, 58-118, 58-122, & 58-125

City Attorney Mantzaris introduced the case.

The Respondent was not present.

**CITY OF CLERMONT
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MAY 16, 2022**

Code Enforcement Officer Cortez, who was sworn in, exhibited pictures that are a true and accurate depiction of the condition of the property on the date taken and read the violation, dates, and staff recommendation for the record.

Board member Allender made a motion to find the Respondent in violation, with a fine of \$50.00 for every day in violation after June 16, 2022; seconded by Board member Rini. The vote was unanimous in favor of finding violation and amount of fine.

CASE NO. C2202-000005

Frederick L. Christensen Trust
Action Gator Tire
591 E. Highway 50
Clermont, FL 34711

LOCATION OF VIOLATION: 591 E. Highway 50, Clermont, FL 34711

VIOLATION: Chapter 34, Sections 34-95

City Attorney Mantzaris introduced the case.

The Respondent was not present.

Code Enforcement Officer Cortez, who was sworn in, exhibited pictures that are a true and accurate depiction of the condition of the property on the date taken and read the violation, dates, and staff recommendation for the record.

Board member Grube made a motion to find the Respondent in violation, with a fine of \$250.00 for every day in violation after June 16, 2022; seconded by Board member Walters . The vote was unanimous in favor of finding violation and amount of fine.

CASE NO. C2201-000010

Ahmad H N Alyahya
Alternate Key 1529549-Roane Road
Clermont, FL 34711

LOCATION OF VIOLATION: Alternate Key 1529549-Roane Road, Clermont, FL 34711

VIOLATION: Chapter 34, Section 34-61, 34-62; Chapter 122, Sections 122-348, Section 34-141

City Attorney Mantzaris introduced the case.

The Respondent was not present.

**CITY OF CLERMONT
MINUTES
CODE ENFORCEMENT BOARD
MAY 16, 2022**

Code Enforcement Officer Snodgrass, who was sworn in, exhibited pictures that are a true and accurate depiction of the condition of the property on the date taken and read the violation, dates, and staff recommendation for the record.

Board member Grube made a motion to find the Respondent in violation, with a fine of \$250.00 for every day in violation after June 16, 2022; seconded by Board member Duhon. The vote was unanimous in favor of finding violation and amount of fine.

There being no further business, the meeting was adjourned at 8:56 p.m.

James Johnson, Chairman

Attest:

Rae Chidlow, Code Enforcement Clerk

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

CITY OF CLERMONT

**Case No: C2021-000029
590 West Junita Street
Clermont, Florida**

Petitioner,

vs.

RICHARD J. KLASS,

Respondent.

/

FINDINGS OF FACT, CONCLUSION OF LAW and ORDER

THIS MATTER came before the Code Enforcement Special Magistrate of the City of Clermont for hearing on **November 16, 2021** and the Special Magistrate having heard sworn testimony and received evidence from **Evie Wallace, Code Enforcement Officer** for the City and having noted that Respondent, **Richard J. Klass**, was present and represented by **Andrew Buchman, Esquire**, thereupon issues the following Findings of Fact, Conclusion of Law, and Order:

I. FINDINGS OF FACT

- 1) Notice as required by Section 162.12, F.S. was provided to Respondent.
- 2) The Respondent is the owner of and in custody and control of the property described in the Notice of Violation dated February 3, 2021.
- 3) There currently exists on the property an unsafe structure that is unsafe for human habitation.

II. CONCLUSION OF LAW

The Code Enforcement Special Magistrate finds the Respondent, **RICHARD J. KLASS**, is in violation of Clermont City Code Sections 34.61 "Enumeration of Prohibited Items, Conditions or Actions Constituting Nuisances", "Dilapidated Buildings" and 34-62 "Creation or Maintenance of Nuisance by Property Owner Declared Unlawful" and International Property Maintenance Code Sections 108.1.1 "Unsafe Structure". 108.1.3 "Structure Unfit for Occupancy", 108.5 "Prohibited Occupancy", 109.1 "Imminent Danger" and 109.2, "Temporary Safeguards".

III. ORDER

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

- 1) Respondent shall correct the above-stated violation on or before **January 16, 2022**, by obtaining all required permits to demolish or repair the structure.

- 2) This matter shall be presented to the Special Magistrate at the January 18, 2022, meeting for an update and possible assessment of fines in accordance with Chapter 162, *Florida Statutes*.
- 3) Respondent bears the burden of and shall contact the City of Clermont Code Enforcement Department to arrange for a re-inspection of the Property and to verify that the violation has been brought into compliance with the City Code Sections as cited above. Respondents shall call (352) 241-7304 to request an inspection.

Done and Ordered this 3rd day of December 2021



Samuel Reda, Esquire
Special Magistrate
Fla Bar No.: 121650

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

I HEREBY CERTIFY that on this 3rd day of December 2021, a true and correct copy of this Order has been furnished by certified and regular mail to Respondent, Richard J. Klass, 505 7th Street, Clermont, FL 34711 and Andrew Buchman, Esquire, 210 N Texas Ave Tavares, FL 32778-3236.



Code Enforcement Officer

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

CITY OF CLERMONT

**Case No: C2021-000031
588 W. Juniata St
Clermont, Florida**

Petitioner,

vs.

RICHARD J. KLASS,

Respondent.

FINDINGS OF FACT, CONCLUSION OF LAW and ORDER

THIS MATTER came before the Code Enforcement Special Magistrate of the City of Clermont for hearing on November 16, 2021 and the Special Magistrate having heard sworn testimony and received evidence from Evie Wallace, Code Enforcement Officer for the City and having noted that Respondent, Richard J. Klass, was present and represented by Andrew Buchman, Esquire, thereupon issues the following Findings of Fact, Conclusion of Law, and Order:

I. FINDINGS OF FACT

- 1) Notice as required by Section 162.12, F.S. was provided to Respondent.
- 2) The Respondent is the owner of and in custody and control of the property described in the Notice of Violation dated February 4, 2021.
- 3) There currently exists on the property an unsafe structure that is unsafe for human habitation.

II. CONCLUSION OF LAW

The Code Enforcement Special Magistrate finds the Respondent, **RICHARD J. KLASS**, is in violation of Clermont City Code Sections 34.61 "Enumeration of Prohibited Items, Conditions or Actions Constituting Nuisances", 34-62 "Creation or Maintenance of Nuisance by Property Owner Declared Unlawful", 34-63 "Notice to Abate", 34-64 "Failure to Comply; Lien, and 122-344 "Building Permit Required" and International Property Maintenance Code Sections 108.1.1 "Unsafe Structure". 108.1.3 "Structure Unfit for Occupancy", 108.5 "Prohibited Occupancy", 109.1 "Imminent Danger" and 109.2, "Temporary Safeguards".

III. ORDER

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

- 1) Respondent shall correct the above-stated violation on or before **January 16, 2022**, by obtaining all required permits to demolish or repair the structure.

Case No: C2021-000031

- 2) This matter shall be presented to the Special Magistrate at the January 18, 2022, meeting for an update and possible assessment of fines in accordance with Chapter 162, *Florida Statutes*.
- 3) Respondent bears the burden of and shall contact the City of Clermont Code Enforcement Department to arrange for a re-inspection of the Property and to verify that the violation has been brought into compliance with the City Code Sections as cited above. Respondents shall call (352) 241-7304 to request an inspection.

Done and Ordered this 3rd day of December 2021.



Samuel Reda, Esquire
Special Magistrate
Fla Bar No.: 121650

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

I HEREBY CERTIFY that on this 3rd day of December 2021, a true and correct copy of this Order has been furnished by certified and regular mail to Respondent, Richard J. Klass, 505 7th Street, Clermont, FL 34711 and Andrew Buchman, Esquire, 210 N Texas Ave Tavares, FL 32778-3236.



Code Enforcement Officer

Code Enforcement Board
City of Clermont
NOTICE OF HEARING UPDATE

CITY OF CLERMONT,

Petitioner

**Case No. C2021-000029 & C2021-
000031**

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 Board on:

MAY 16TH, 2022 @ 6:00 P.M.

at

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

The Code Enforcement Board 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 Code Enforcement Board 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. *605 West Clermont, FL 34711*
Certified Mail/Return Receipt Requested #

9171 9690 0935 0198 1638 05

BY: 

Evie Wallace, Code Enforcement Officer
this 28th day of April, 2022

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

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

CITY OF CLERMONT

Case No: C2121-000032

Petitioner,

**586 West Juniata Street
Clermont, Florida**

vs.

CAMBA PROPERTIES, INC.,

Respondent.

FINDINGS OF FACT, CONCLUSION OF LAW and ORDER

THIS MATTER came before the Code Enforcement Special Magistrate of the City of Clermont for hearing on **November 16, 2021** and the Special Magistrate having heard sworn testimony and received evidence from **Evie Wallace, Code Enforcement Officer** for the City and having noted that Respondent, was represented by **Ed Miller**, thereupon issues the following Findings of Fact, Conclusion of Law, and Order:

I. FINDINGS OF FACT

- 1) Notice as required by Section 162.12, F.S. was provided to Respondent.
- 2) The Respondent is the owner of and in custody and control of the property described in the Notice of Violation dated February 5, 2021.
- 3) There currently exists on the property an unsafe structure that is unsafe for human habitation.

II. CONCLUSION OF LAW

The Code Enforcement Special Magistrate finds the Respondent, **CAMBA PROPERTIES, INC.** is in violation of Clermont City Code Sections 34.61 "Enumeration of Prohibited Items, Conditions or Actions Constituting Nuisances", "Dilapidated Buildings", 34-62 "Creation or Maintenance of Nuisance by Property Owner Declared Unlawful", 34-63 "Notice to Abate", 34-64 "Failure to Comply; Lien, and 122-344 "Building Permit Required" and International Property Maintenance Code Sections 108.1.1 "Unsafe Structure". 108.1.3 "Structure Unfit for Occupancy", 108.5 "Prohibited Occupancy", 109.1 "Imminent Danger" and 109.2, "Temporary Safeguards".

III. ORDER

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

- 1) Respondent shall correct the above-stated violation on or before **January 16, 2022**, by obtaining all required permits to demolish or repair the structure.

- 2) This matter shall be presented to the Special Magistrate at the January 18, 2022, meeting for an update and possible assessment of fines in accordance with Chapter 162, *Florida Statutes*.
- 3) Respondent bears the burden of and shall contact the City of Clermont Code Enforcement Department to arrange for a re-inspection of the Property and to verify that the violation has been brought into compliance with the City Code Sections as cited above. Respondents shall call (352) 241-7304 to request an inspection.

Done and Ordered this 3rd day of December 2021



Samuel Reda, Esquire
Special Magistrate
Fla Bar No.: 121650

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

I HEREBY CERTIFY that on this 3rd day of December 2021, a true and correct copy of this Order has been furnished by certified and regular mail to Respondent, CAMBA Properties, Inc., 7600 Postal Colony Road, Clermont, FL 34711.



Code Enforcement Officer

Code Enforcement Board
City of Clermont
NOTICE OF HEARING UPDATE

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 Board on:

MAY 16TH, 2022 @ 6:00 P.M.

at

685 West Montrose Street, Clermont, Florida.

Council Chambers of City Hall

The Code Enforcement Board 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 Code Enforcement Board 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 Road Clermont, Fl. 34711

Certified Mail/Return Receipt Requested #

BY: 

Evie Wallace, Code Enforcement Officer
this 29th day of April, 2022

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

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

CITY OF CLERMONT

Case No: C2021-000033

584 West Juniata Street

Clermont, Florida

Petitioner,

vs.

BARBARA A. GIACOBÉ,

Respondent.

FINDINGS OF FACT, CONCLUSION OF LAW and ORDER

THIS MATTER came before the Code Enforcement Special Magistrate of the City of Clermont for hearing on **November 16, 2021** and the Special Magistrate having heard sworn testimony and received evidence from **Evie Wallace, Code Enforcement Officer** for the City and having noted that Respondent, **Barbara A. Giacobe**, was present, thereupon issues the following Findings of Fact, Conclusion of Law, and Order:

I. FINDINGS OF FACT

- 1) Notice as required by Section 162.12, F.S. was provided to Respondent.
- 2) The Respondent is the owner of and in custody and control of the property described in the Notice of Violation dated February 5, 2021.
- 3) There currently exists on the property an unsafe structure that is unsafe for human habitation.

II. CONCLUSION OF LAW

The Code Enforcement Special Magistrate finds the Respondent, **BARBARA A. GIACOBÉ**, is in violation of Clermont City Code Sections 34.61 "Enumeration of Prohibited Items, Conditions or Actions Constituting Nuisances", "Dilapidated Buildings", 34-62 "Creation or Maintenance of Nuisance by Property Owner Declared Unlawful", 34-63 "Notice to Abate", 34-64 "Failure to Comply; Lien, and 122-344 "Building Permit Required" and International Property Maintenance Code Sections 108.1.1 "Unsafe Structure". 108.1.3 "Structure Unfit for Occupancy", 108.5 "Prohibited Occupancy", 109.1 "Imminent Danger" and 109.2, "Temporary Safeguards".

III. ORDER

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

- 1) Respondent shall correct the above-stated violation on or before **January 16, 2022**, by obtaining all required permits to demolish or repair the structure.

- 2) This matter shall be presented to the Special Magistrate at the January 18, 2022, meeting for an update and possible assessment of fines in accordance with Chapter 162, *Florida Statutes*.
- 3) Respondent bears the burden of and shall contact the City of Clermont Code Enforcement Department to arrange for a re-inspection of the Property and to verify that the violation has been brought into compliance with the City Code Sections as cited above. Respondent shall call (352) 241-7304 to request an inspection.

Done and Ordered this 3rd day of December 2021.



Samuel Reda, Esquire
Special Magistrate
Fla Bar No.: 121650

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

I HEREBY CERTIFY that on this 3rd day of December 2021, a true and correct copy of this Order has been furnished by certified and regular mail to Respondent, Barbara A. Giacobe, 503.5 East Amelia St, Orlando, Fl. 32803.



Code Enforcement Officer

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2021-000033

vs.

GIACOBIE BARBARA A

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 Board on:

MAY 16TH, 2022 @ 6:00 P.M.

at

685 West Montrose Street, Clermont, Florida.

Council Chambers of City Hall

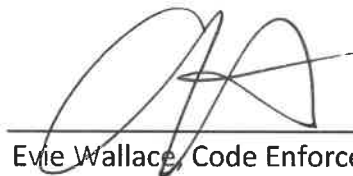
The Code Enforcement Board will receive testimony and evidence at said Public Hearing and shall make such findings of fact as are supported by the testimony and evidence pertaining to the matters alleged in the Violation Notice. If the violation is corrected and then recurs, or if the violation is not corrected by the time specified by the Code Enforcement Officer in his/her Statement of Violation, this case may be presented to the Code Enforcement Board 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, GIACOBIE BARBARA A. 503.5 East Amelia St. Orlando, FL. 32803

Certified Mail/Return Receipt Requested #

BY:



Evie Wallace, Code Enforcement Officer
this 29th day of April, 2022

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 02, 2022

Violation # C2201-000010

To: ALYAHYA AHMAD H N
14001 FAIRWAY ISLAND DR APT 528
ORLANDO, FL 32837

Violation/Property address: ROANE RD VACANT LOT Alternate Key#1529549

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 vacant lot between Roane's road and highway 27 in Clermont. Alternate Key# 1529549.

Compliance with the Violation(s) listed will be when the following condition(s) are met: The property is housing multiple homeless and has several tents erected on the site. There is a large accumulation of trash throughout the property also. The tents and trash must be removed from the property. An agreement can be made with the Clermont Police department (352-394-5588) for trespassing anyone found on the property without permission.

Type of Violation: Sec. 34-141. - Affording food or harborage for rats

It shall be unlawful for any person to place, leave, dump or permit to accumulate any garbage, rubbish or trash in any buildings or vacant or unimproved lands for premises in the city so that the same shall or may afford food or harborage for rats.

Type of Violation: SEC. 122-348. - TEMPORARY STRUCTURES.

(a) Permit required; issuance; restrictions. All temporary structures, including tents or canopies, shall be required to obtain a temporary structure permit prior to erection or placement of the structure. The following restrictions shall apply:

Section 122-348 Temporary Structures.

(1) One permit per calendar year for a maximum of ten days may be issued through the office of the city manager or designee. Multi-unit developments shall only be allowed one permit per year for the development, not one per unit.

(b) Exemptions. Funeral tents and camping tents are exempt from the frequency requirement, but shall not remain up for more than three days.

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

(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 ordinances.

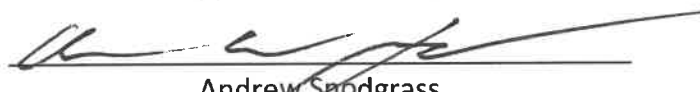
Type of Violation: SECTION 34-62 - CREATION OR MAINTENANCE OF NUISANCE BY PROPERTY OWNER DECLARED UNLAWFUL.

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.

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 2-16-2022. 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

9171 9690 0935 0199 5830 53

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

February 28, 2022

Violation # C2201-000010

To: ALYAHYA AHMAD H N
14001 FAIRWAY ISLAND DR APT 52
ORLANDO, FL 32837

Violation/Property address: ROANE RD Clermont, Fl. 34711 Alternate Key# 1529549

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 Vacant lot between ROANE RD. and Highway 27 in Clermont, Fl.

Compliance with the Violation(s) listed will be when the following condition(s) are met: The property is housing multiple homeless people and has several tents erected in the woods. There is a large accumulation of trash throughout the property also, The tents and trash must be removed from the property. A trespass agreement with Clermont Police department can be made by the owner of the property. This agreement would allow Clermont Police to trespass people who are on the property without permission. If you decide to go into this agreement with the PD, you can contact them at 352-394-5588.

Type of Violation: Sec. 34-141. - Affording food or harborage for rats.

It shall be unlawful for any person to place, leave, dump or permit to accumulate any garbage, rubbish or trash in any buildings or vacant or unimproved lands for premises in the city so that the same shall or may afford food or harborage for rats.

Type of Violation: SEC. 122-348. - TEMPORARY STRUCTURES.

(a) Permit required; issuance; restrictions. All temporary structures, including tents or canopies, shall be required to obtain a temporary structure permit prior to erection or placement of the structure. The following restrictions shall apply:

Section 122-348 Temporary Structures.

(1) One permit per calendar year for a maximum of ten days may be issued through the office of the city manager or designee. Multi-unit developments shall only be allowed one permit per year for the development, not one per unit.

(b) Exemptions. Funeral tents and camping tents are exempt from the frequency requirement, but shall not remain up for more than three days.

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.

(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: 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.

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 3-15-2022. Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

By:



Andrew Snodgrass
Code Enforcement Officer

9171 9690 0935 0199 5831 45

City of Clermont

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

VIOLATION NOTICE

March 23, 2022

Violation # C2201-000010

To: ALYAHYA AHMAD H N
14001 FAIRWAY ISLAND DR APT 52
ORLANDO, FL 32837

Violation/Property address: ROANE RD Clermont, Fl. 34711 **Alternate Key# 1529549**

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 Vacant lot between ROANE RD. and Highway 27 in Clermont, Fl.

Compliance with the Violation(s) listed will be when the following condition(s) are met: There is a large accumulation of trash throughout the property. The tents and trash must be removed from the property and disposed of properly. A trespass agreement with the Clermont Police department can be made by the owner of the property to prevent anyone from setting up a camp on the property. This agreement would allow Clermont Police to trespass people who are on the property without permission. If you decide to go into this agreement with the PD, you can contact them at 352-394-5588.

Type of Violation: Sec. 34-141. - Affording food or harborage for rats.

It shall be unlawful for any person to place, leave, dump or permit to accumulate any garbage, rubbish or trash in any buildings or vacant or unimproved lands for premises in the city so that the same shall or may afford food or harborage for rats.

Type of Violation: SEC. 122-348. - TEMPORARY STRUCTURES.

(a) Permit required; issuance; restrictions. All temporary structures, including tents or canopies, shall be required to obtain a temporary structure permit prior to erection or placement of the structure. The following restrictions shall apply:

Section 122-348 Temporary Structures.

(1) One permit per calendar year for a maximum of ten days may be issued through the office of the city manager or designee. Multi-unit developments shall only be allowed one permit per year for the development, not one per unit.

(b) Exemptions. Funeral tents and camping tents are exempt from the frequency requirement, but shall not remain up for more than three days.

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.

(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: 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.

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 4-10-2022. Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.



Andrew Snodgrass
Code Enforcement Officer

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2201-000010

vs.

ALYAHYA AHMAD H N

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 Board on:

May 16, 2022 @ 6 p.m.

at

685 West Montrose Street, Clermont, Florida.

Council Chambers of City Hall

The Code Enforcement Board 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 Code Enforcement Board 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 Posting on Real Property (Alternate Key# 1529549) and on the message board at the south entrance to City Hall.

BY: _____

Andrew Snodgrass, Code Enforcement Officer
this 13th day of April, 2022

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
CODE ENFORCEMENT DEPARTMENT**

AFFIDAVIT OF POSTING

CITY OF CLERMONT
Petitioner

CASE# C2201-000010

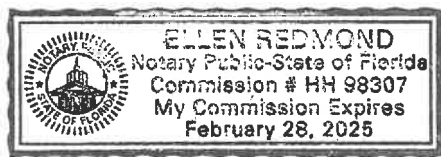
VS.

Alyahya Ahmad H N
14001 Fairway Island Dr Apt. 528
Orlando, Fl. 32837

Personally appeared before me, Andrew Snodgrass, Code Enforcement Officer for 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 Vacant lot Clermont, Fl. 34711. Alternate Key# 1529549

Sworn to and subscribed before me this 23 day of March 2022.




Andrew Snodgrass
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 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: Ellen Redmond

**CITY OF CLERMONT
CODE ENFORCEMENT DEPARTMENT**

AFFIDAVIT OF POSTING

CITY OF CLERMONT
Petitioner

CASE# C2201-00010

VS.

Alyahya Ahmad H N

Personally appeared before me, Andrew Snodgrass, 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 vacant real property known as Alternate Key# 1529549 on the 14th day of April 2022.

Sworn to and subscribed before me this 14 day of April 2022.

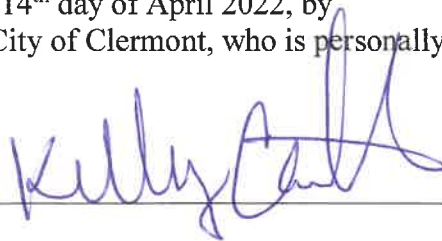


Andrew Snodgrass
Code Enforcement Officer
City of Clermont, 685 W. Montrose Street
Clermont, FL

The forgoing instrument was acknowledged before me this 14th day of April 2022, 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

City of Clermont

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

VIOLATION NOTICE

April 01, 2022

Violation # C2202-000137

To: BURGER KING CORPORATION #2170
PO BOX 460189
HOUSTON, TX 77056

Violation/Property address: 780 HIGHWAY 50

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 780 HIGHWAY 50 CLERMONT FL 34711 (ALT KEY: 3693353)

Compliance with the Violation(s) listed will be when the following condition(s) are met: STORM WATER SYSTEM MUST BE FIXED AND MADE TO FUNCTION PROPERLY SO THAT WASHOUTS AND EROSION NO LONGER OCCUR. THE SOIL THAT HAS BEEN ERODED NEEDS TO BE PROPERLY GRADED AS TO PREVENT THE EROSION OF SOIL AND TO PREVENT THE ACCUMULATION OF STAGNANT WATER THEREON OR WITHIN ANY STRUCTURE LOCATED THEREON

Type of Violation: GRADING & DRAINAGE

All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.

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.

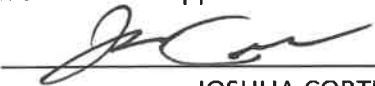
Type of Violation: SEC. 34-63. NOTICE TO ABATE.

Type of Violation: STORM DRAINAGE SECTION 507.1-IPMC

Drainage of roofs and paved areas, yards, courts and other open areas on the premises shall NOT be discharged in a manner that creates a public nuisance.

Please contact me at 352-241-7356 or jcortez@clermontfl.org when you comply, so an inspection to determine compliance can be scheduled.

You are directed to take action by 4/28/2022. Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

By: 
JOSHUA CORTEZ
Code Enforcement Officer

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2202-000137

vs.

BURGER KING CORPORATION #2170

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 Board on:

JULY 18TH AT 6PM

at

685 West Montrose Street, Clermont, Florida.

Council Chambers of City Hall

The Code Enforcement Board 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 Code Enforcement Board 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, BURGER KING CORPORATION #2170 PO BOX 460189 HOUSTON, TX 77056-0189

Certified Mail/Return Receipt Requested #

BY:



JOSHUA CORTEZ, Code Enforcement Officer
this 13th day of June, 2022

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

April 12, 2022

Violation # C2203-000066

To: POSADA RICHARD A & ANDREW J ST
2714 EAGLE LAKE DR
CLERMONT, FL 34711

Violation/Property address: 2714 EAGLE LAKE DR Clermont, Fl. 34711 Alternate Key# 3833971

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 2714 EAGLE LAKE DR. Clermont, Fl. 34711

Compliance with the Violation(s) listed will be when the following condition(s) are met: The structure must have engineering plans submitted with an application for a building permit.

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 4-28-2022. Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

By:



Andrew Snodgrass
Code Enforcement Officer

9171 9690 0935 0199 5834 73

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Case No. C2203-000066

Petitioner

vs.

POSADA RICHARD A & ANDREW J ST

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 Board on:

July 18, 2022 @ 6 p.m.

at

685 West Montrose Street, Clermont, Florida.

Council Chambers of City Hall

The Code Enforcement Board 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 Code Enforcement Board even if the violation has been corrected prior to the hearing.

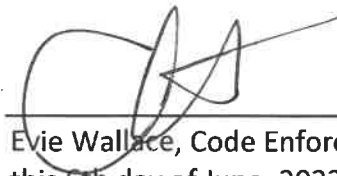
Any letters, lists, pictures of items displayed, presented or handed out at a public meeting for any City Commission, Board, Council or City public meeting, must be left with the recording clerk at the meeting at that time. No cell phone or electronic displays are permitted unless a printed copy is supplied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

Certified Mail/Return Receipt Requested #

2714 Eagle
Lake Dr Clermont, FL 34511

BY:



Evie Wallace, Code Enforcement Manager
this 6th day of June, 2022

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

City of Clermont

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

VIOLATION NOTICE

May 12, 2022

Violation # C2203-000081

To: MC CABE DEANA M
720 ANDERSON ST
CLERMONT, FL 34711

Violation/Property address: 720 ANDERSON ST CLERMONT, FL 34711(ALT KEY: 1714800)

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 720 ANDERSON ST CLERMONT, FL 34711(ALT KEY: 1714800)

Compliance with the Violation(s) listed will be when the following condition(s) are met: BOAT AND TRAILER MUST MEET SETBACK REQUIREMENTS. BOAT AND TRAILER MUST BE BEHIND REAR SETBACK OF THE HOME OR MOVED OFF PROPERTY ENTIRELY.

Type of Violation: PARKING, STORAGE OF RV USED FOR SLEEP SECTION 38-4

It shall be unlawful for any persons to park and/or store for a period exceeding 24 hours any recreational vehicle upon any lot, piece or parcel of land in the city or upon any street or highway within the city, except upon permitted recreational vehicle parks or sales lots where it is kept entirely within a closed building and not used for living or sleeping purposes, or where such recreational vehicle is parked or stored to the rear of the building setback line according to the land development regulations of the city.

Type of Violation: SECTION 62-33 TRUCK AND TRAILER PARKING PROHIBITED IN RESIDENTIAL AREAS.

In all residential districts or zones designated R-1-A, R-1, R-2, R-3, R-3-A or UE in chapter 122, zoning, no person shall park, cause to be parked or allow to be parked on their real property, or on property which they have under lease, or in the streets, alleys or parkways abutting such property, any mobile home or commercial vehicle of whatever size or type, including either a tractor or trailer of any type, including, but not limited to, boat trailers, except as provided in this section. However, pickup trucks and commercial vehicles, of van design, or any type of trailer including boat trailers, of 15,000 pounds nominal gross vehicle weight rating (GVWR) or less, may be so parked. Commercial vehicles of any type, however, including those of GVWR at or under 15,000 pounds may be permitted only if such vehicles can be parked in a manner that will not interfere with the traffic flow or character of the neighborhood. No truck in excess of 15,000 pounds GVWR will be permitted on any streets in the city except on established truck routes, or as permitted in this section

Please contact me at 352-241-7356 or jcortez@clermontfl.org when you comply, so an inspection to determine compliance can be scheduled.

You are directed to take action by 5/26/2022 . Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

By:


JOSHUA CORTEZ
Code Enforcement Officer

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2203-000081

vs.

MC CABE DEANA M
720 ANDERSON ST
CLERMONT, FL 34711

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 Board on:

JULY 18TH AT 6PM

at

685 West Montrose Street, Clermont, Florida.

Council Chambers of City Hall

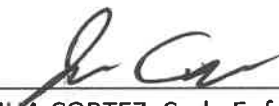
The Code Enforcement Board will receive testimony and evidence at said Public Hearing and shall make such findings of fact as are supported by the testimony and evidence pertaining to the matters alleged in the Violation Notice. If the violation is corrected and then recurs, or if the violation is not corrected by the time specified by the Code Enforcement Officer in his/her Statement of Violation, this case may be presented to the Code Enforcement Board 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, MC CABE DEANA M. 720 ANDERSON ST
CLERMONT, FL 34711

Certified Mail/Return Receipt Requested #

BY: _____


JOSHUA CORTEZ, Code Enforcement Officer
this 27th day of May, 2022

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

April 29, 2022

Violation # C2204-000011

To: PROGRESS RESIDENTIAL BORROWER
PO BOX 4090
SCOTTSDALE, AZ 85261-4090

Violation/Property address: 1496 SUNSET VILLAGE BLVD (ALT KEY: 3806687)

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 1496 SUNSET VILLAGE BLVD (ALT KEY: 3806687).

Compliance with the Violation(s) listed will be when the following condition(s) are met: OBTAIN PERMIT FOR FENCE. CALL PERMIT DEPT 352-241-7315

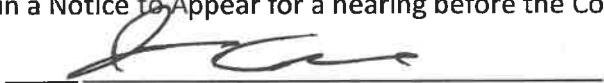
Type of Violation: Building Permit Required Section 122-344

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 352-241-7356 or jcortez@clermontfl.org when you comply, so an inspection to determine compliance can be scheduled.

You are directed to take action by 5/15/2022 . Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

By:



JOSHUA CORTEZ
Code Enforcement Officer

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2204-000011

vs.

PROGRESS RESIDENTIAL BORROWER

1496 SUNSET VILLAGE BLVD

CLERMONT FL, 34711

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 Board on:

JULY 18TH AT 6PM,

at

685 West Montrose Street, Clermont, Florida.

Council Chambers of City Hall

The Code Enforcement Board 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 Code Enforcement Board 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, PROGRESS RESIDENTIAL BORROWER.

Certified Mail/Return Receipt Requested #

BY:



JOSHUA CORTEZ, Code Enforcement Officer

this 17th day of May, 2022

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

April 29, 2022

Violation # C2204-000042

To: GARDNER JOE M
111 LINDEN ST
CLERMONT, FL 34711

Violation/Property address: 111 LINDEN ST CLERMONT, FL 34711 (ALT KEY: 1627567))

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 111 LINDEN ST CLERMONT, FL 34711 (ALT KEY: 1627567)

Compliance with the Violation(s) listed will be when the following condition(s) are met: MOVE RV TO REAR OF THE SETBACK LINE OR STORE OF PROPERTY IN APPROPRIATE MANNER

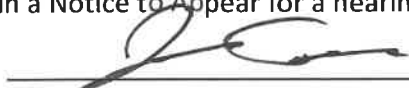
Type of Violation: PARKING, STORAGE OF RV USED FOR SLEEP SECTION 38-4

It shall be unlawful for any persons to park and/or store for a period exceeding 24 hours any recreational vehicle upon any lot, piece or parcel of land in the city or upon any street or highway within the city, except upon permitted recreational vehicle parks or sales lots where it is kept entirely within a closed building and not used for living or sleeping purposes, or where such recreational vehicle is parked or stored to the rear of the building setback line according to the land development regulations of the city.

Please contact me at 352-241-7356 or jcortez@clermontfl.org when you comply, so an inspection to determine compliance can be scheduled.

You are directed to take action by 5/15/2022. Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

By:



JOSHUA CORTEZ
Code Enforcement Officer

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

vs.

GARDNER JOE M

111 LINDEN ST

CLERMONT FL 34711

Respondent

Case No. C2204-000042

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 Board on:

JULY 18TH AT 6PM

at

685 West Montrose Street, Clermont, Florida.

Council Chambers of City Hall

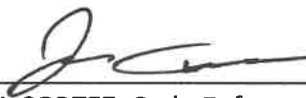
The Code Enforcement Board will receive testimony and evidence at said Public Hearing and shall make such findings of fact as are supported by the testimony and evidence pertaining to the matters alleged in the Violation Notice. If the violation is corrected and then recurs, or if the violation is not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

Certified Mail/Return Receipt Requested #

BY:



JOSHUA CORTEZ, Code Enforcement Officer
this 17th day of May, 2022

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

April 15, 2022

Violation # C2204-000046

To: CAPITAO DUDA REAL ESTATE LLC
6965 PIAZZA GRANDE AVE # 211
ORLANDO, FL 32835

Violation/Property address: 4300 S HWY 27 STE 207 CLERMONT FL 34711 (ALT KEY 1783160)

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 4300 S HWY 27 STE 207 CLERMONT FL 34711 (ALT KEY 1783160).

Compliance with the Violation(s) listed will be when the following condition(s) are met: ONCE UPON A CREATION LOCATED AT 4300 S HWY 27 CLERMONT FL 34711 OBTAINS A BUSINESS TAX RECEIPT AND LIFE SAFETY PERMIT. FOR INFORMATION ON OBTAINING BUSINESS TAX RECEIPT AND LIFE SAFETY PERMIT CALL CITY OF CLERMONT PERMIT DEPT AT 352-241-7315 OR VISIT IN PERSON AT CLERMONT CITY HALL LOCATED AT 685 W MONTROSE ST CLERMONT FL 34711

Type of Violation: BUSINESS TAX 58-122-APPLICATION

- a) Written application may be required of any person upon payment under this article, which local business tax application shall be in the form prescribed by the city clerk and approved by the council.
- b) If any application to pay the local business tax or renewal thereof does not contain all the required information necessary for a determination of the amount of the local business tax to be imposed on the applying business, the city clerk shall have the option either to withhold issuance of the local business tax receipt or renewal entirely, or to issue the receipt or renewal at the highest rate which could under all known facts and circumstances be applied to the business.

Type of Violation: BUSINESS TAX RECEIPT SEC 58-121

Section 58-121- Due Date of tax; proration, late penalties.

All local business taxes shall be payable on or before September 30 of each year unless otherwise provided by this article. If September 30 falls on a weekend or holiday, the tax shall be due and payable on or before the next working day following September 30. Any person who was not liable for a local business tax during the first half of the tax year may be issued a receipt during the second half of the tax year upon payment of one-half of the amount fixed as the price of such tax for one year. In addition to the taxes imposed under section 58-130, there shall also be imposed the following penalties:

1. Those local business taxes not paid by October 1 shall be considered delinquent and subject to a delinquency penalty of ten percent for the month of October, plus an additional five percent penalty for each month of delinquency thereafter until paid, however, the total delinquency penalty shall not exceed 25 percent of the local business tax fee for the delinquent establishment.
2. Any person engaging in or managing any business, occupation, or profession without first paying the local business tax, if required under this article, shall be subject to a penalty as provided in section 58-188
3. Any person who engages in any business, occupation, or profession covered by this article who does not pay the required local business tax within 150 days after the initial

notice of tax due, and who does not obtain the required local business tax receipt, is subject to civil actions and penalties including court costs, reasonable attorney's fees, additional administrative costs incurred as a result of collection efforts, and a penalty of up to \$250.00

Type of Violation: BUSINESS TAX RECEIPT-58-125-POSTING

Section 58-125- Local Business Tax receipt shall be posted.

It shall be the duty of all persons carrying on any business, profession or occupation mentioned in this article to keep their local business tax receipt conspicuously posted in their place of business, or on machines or movable units.

Type of Violation: BUSINESS TAX RECEIPT-SEC 58-116 REQUIRED

No person shall engage in any business, profession, occupation, trade, amusement, or industry within the city without first having procured a local business tax receipt from the city clerk, which receipt shall be issued to each person on payment of the amount provided for in section 58-130, and after any such qualifications, licenses, permits or requirement have been met in accordance with federal, state, and local regulations. Code 1998, 58-166, Ord NO 351-C, 1, 12-12-2006; Ord. No 2010-12-C , 2, 9-28-2010

Type of Violation: Other Violations

NO LIFE SAFETY PERMIT. LIFE SAFETY PERMIT #21-4563 EXPIRED 4/12/2022

Please contact me at 352-241-7356 or jcortez@clermontfl.org when you comply, so an inspection to determine compliance can be scheduled.

You are directed to take action by 4/29/2022 . Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

By:



JOSHUA CORTEZ
Code Enforcement Officer

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2204-000046

vs.

CAPITAO DUDA REAL ESTATE LLC

IN REFERENCE TO: ONCE UPON A CREATION

LOCATED AT 4300 S HWY 27 STE #207

(ALT KEY: 1783160)

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 Board on:

JULY 18TH AT 6PM

at

685 West Montrose Street, Clermont, Florida.

Council Chambers of City Hall

The Code Enforcement Board 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 Code Enforcement Board 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, CAPITAO DUDA REAL ESTATE LLC. 6965 PIAZZA GRANDE AVE #211 ORLANDO FL 32835

Certified Mail/Return Receipt Requested #

BY:



JOSHUA CORTEZ, Code Enforcement Officer
this 18th day of May, 2022

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

City of Clermont

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

VIOLATION NOTICE

May 05, 2022

Violation # C2204-000065

To: BENTON ANISA D
535 W OSCEOLA ST
CLERMONT, FL 34711

Violation/Property address: 535 W OSCEOLA ST CLERMONT, FL 34711 (ALT KEY: 2866641)

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 535 W OSCEOLA ST CLERMONT, FL 34711 (ALT KEY: 2866641).

Compliance with the Violation(s) listed will be when the following condition(s) are met: OBTAIN AND ATTACH CURRENT AND VALID MOTOR VEHICLE TAG FOR VEHICLE OR STORE VEHICLE IN AN ENCLOSED STRUCTURE SUCH AS A GARAGE OR WAREHOUSE AS THE CODE/ORDINANCE STATES.

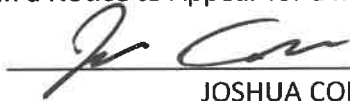
Type of Violation: PROHIBIT STORAGE OF CERTAIN ITEMS SECTION 34-95

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.

Please contact me at 352-241-7356 or jcortez@clermontfl.org when you comply, so an inspection to determine compliance can be scheduled.

You are directed to take action by 5/19/2022. Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

By:



JOSHUA CORTEZ
Code Enforcement Officer

9171 9690 0935 0282 8011 70

Code Enforcement Board

City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

vs.

BENTON ANISA D

535 W OSCEOLA ST

CLERMONT FL 34711

Respondent

Case No. C2204-000065

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 Board on:

JULY 18TH AT 6PM

at

685 West Montrose Street, Clermont, Florida.

Council Chambers of City Hall

The Code Enforcement Board 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 Code Enforcement Board 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, BENTON ANISA D. 535 W OSCEOLA ST CLERMONT 34711
Certified Mail/Return Receipt Requested #

BY:


JOSHUA CORTEZ, Code Enforcement Officer
this 25th day of May, 2022

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

June 09, 2022

Violation # C2205-000057

To: RICHARD MARTHA &
431 W MINNEHAHA AVE
CLERMONT, FL 34711

Violation/Property address: 431 W MINNEHAHA AVE CLERMONT, FL 34711(ALT KEY:1625939)

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 431 W MINNEHAHA AVE CLERMONT, FL 34711(ALT KEY:1625939).

Compliance with the Violation(s) listed will be when the following condition(s) are met: BOAT MUST BE PARKED/STORED TO THE REAR OF THE BUILDING SETBACK LINE, WHICH IS EITHER THE SIDE YARD OF THE HOME OR IN THE BACKYARD. OR STORED OFF PROPERTY COMPLETELY. THE BOAT CANNOT REMAIN IN THE FRONT YARD.

Type of Violation: PARKING, STORAGE OF RV USED FOR SLEEP SECTION 38-4

It shall be unlawful for any persons to park and/or store for a period exceeding 24 hours any recreational vehicle upon any lot, piece or parcel of land in the city or upon any street or highway within the city, except upon permitted recreational vehicle parks or sales lots where it is kept entirely within a closed building and not used for living or sleeping purposes, or where such recreational vehicle is parked or stored to the rear of the building setback line according to the land development regulations of the city.

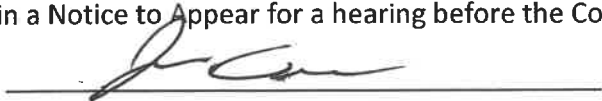
Type of Violation: SECTION 62-33 TRUCK AND TRAILER PARKING PROHIBITED IN RESIDENTIAL AREAS.

In all residential districts, no person shall park, or allowed to be parked on their real property, or on property under lease, on city streets, alleys or parkways, any mobile home or commercial vehicle to include tractor or trailer of any type but not limited to boat trailers. However if truck and commercial vehicles or trailers are 15,000 lbs or less they can so be parked.

Please contact me at 352-241-7356 or jcortez@clermontfl.org when you comply, so an inspection to determine compliance can be scheduled.

You are directed to take action by 6/23/2022 . Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

By:



JOSHUA CORTEZ
Code Enforcement Officer

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

vs.

RICHARD MARTHA &

Respondent

Case No. C2205-000057

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 Board on:

JULY 18TH AT 6PM

at

685 West Montrose Street, Clermont, Florida.

Council Chambers of City Hall

The Code Enforcement Board 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 Code Enforcement Board 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, RICHARD MARTHA &. 431 W MINNEHAHA AVE CLERMONT FL 34711

Certified Mail/Return Receipt Requested #

BY:



JOSHUA CORTEZ, Code Enforcement Officer
this 24th day of June, 2022

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

June 13, 2022

Violation # C2205-0075

To: LOST LAKE RESERVE LC
PO BOX 3737
LAKE WALES, FL 33589-3737

Violation/Property address: 2920 CITRUS TOWER BLVD CLERMONT FL, 34711(ALT KEY:3844799)

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 2920 CITRUS TOWER BLVD CLERMONT FL, 34711(ALT KEY:3844799).

Compliance with the Violation(s) listed will be when the following condition(s) are met: REMOVE ALL UNPERMITTED SIGNAGE. UNPERMITTED SIGNAGE IN THE FORM OF BANNERS AND SNIPE SIGNS ARE POSTED ON THE PROPERTY ADVERTISING FOR BARBER SHOPS AND OTHERS

Type of Violation: Other Violations

Sec. 102-8. - Prohibited signs; exceptions.

It shall be unlawful to erect, cause to be erected, maintain or cause to be maintained any sign described as follows:

(23)Any other signs that are not specifically permitted or exempted by this chapter.

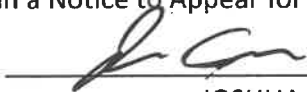
Type of Violation: PROHIBITED SIGNS; EXCEPTIONS. SEC. 102-8.(11). BANNER SIGNS

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

Please contact me at 352-241-7356 or jcortez@clermontfl.org when you comply, so an inspection to determine compliance can be scheduled.

You are directed to take action by 6/27/2022 . Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

By:



JOSHUA CORTEZ
Code Enforcement Officer

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2205-0075

vs.

LOST LAKE RESERVE LC

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 Board on:

JULY 18TH AT 6PM

at

685 West Montrose Street, Clermont, Florida.

Council Chambers of City Hall

The Code Enforcement Board 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 Code Enforcement Board 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, LOST LAKE RESERVE LC. 21299 US HWY 27
LAKE WALES, FL 33859

Certified Mail/Return Receipt Requested #

BY:



JOSHUA CORTEZ, Code Enforcement Officer

this 28th day of June, 2022

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

June 01, 2022

Violation # C2206-0008

To: PERSAUD ANGELA & MOHAMMED ALI
710 ROB ROY DR
CLERMONT, FL 34711

Violation/Property address: 710 ROB ROY DR CLERMONT, FL 34711(ALT KEY:3815651)

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 710 ROB ROY DR CLERMONT, FL 34711(ALT KEY:3815651).

Compliance with the Violation(s) listed will be when the following condition(s) are met: MOVE BOAT TO THE REAR OF THE SETBACK LINE OR STORE OFF PROPERTY.

Type of Violation: PARKING, STORAGE OF RV USED FOR SLEEP SECTION 38-4

It shall be unlawful for any persons to park and/or store for a period exceeding 24 hours any recreational vehicle upon any lot, piece or parcel of land in the city or upon any street or highway within the city, except upon permitted recreational vehicle parks or sales lots where it is kept entirely within a closed building and not used for living or sleeping purposes, or where such recreational vehicle is parked or stored to the rear of the building setback line according to the land development regulations of the city.

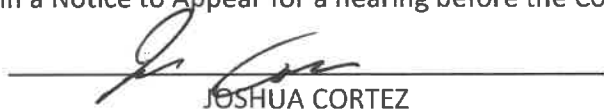
Type of Violation: SECTION 62-33 TRUCK AND TRAILER PARKING PROHIBITED IN RESIDENTIAL AREAS.

In all residential districts, no person shall park, or allowed to be parked on their real property, or on property under lease, on city streets, alleys or parkways, any mobile home or commercial vehicle to include tractor or trailer of any type but not limited to boat trailers. However if truck and commercial vehicles or trailers are 15,000 lbs or less they can so be parked.

Please contact me at 352-241-7356 or jcortez@clermontfl.org when you comply, so an inspection to determine compliance can be scheduled.

You are directed to take action by 6/15/2022. Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

By:



JOSHUA CORTEZ
Code Enforcement Officer

9171 9690 0935 0282 8447 71

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2206-0008

vs.

PERSAUD ANGELA & MOHAMMED ALI

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 Board on:

JULY 18TH AT 6PM

at

685 West Montrose Street, Clermont, Florida.

Council Chambers of City Hall

The Code Enforcement Board 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 Code Enforcement Board 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, PERSAUD ANGELA & MOHAMMED ALI 710 ROB ROY DR CLERMONT FL 34711

Certified Mail/Return Receipt Requested #

BY:



JOSHUA CORTEZ, Code Enforcement Officer
this 16th day of June, 2022

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.