



**CODE ENFORCEMENT BOARD MEETING  
MONDAY, SEPTEMBER 19, 2022  
CITY HALL at 685 WEST MONTROSE STREET  
At 6:00 PM**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**MINUTES**

Approval of the July 18, 2022 Code Enforcement Board meeting minutes

**OPENING STATMENT**

**SWEARING IN WITNESSES**

**AGENDA**

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**NEW BUSINESS**

**Item 1 - C2106-000029  
Snodgrass**

South Lake Presbyterian Church  
171 Chestnut Street

**REQUEST:**

Motion to lien

\*\*\*\*\*

**Item 2 - C2206-0003  
Cortez**

Richard Robinson  
565 Rob Roy Drive

**VIOLATION:**

Section 122-344 Building permit  
required, Section 58-116, 58-118, 58-121,  
58-122 Business tax receipt, Section 122-  
124 Lot and height requirements

\*\*\*\*\*

**Item 3 - C2207-0009  
Snodgrass**

Frederick L Christensen Trustee  
591 E. SR 50-Action Gator Tire

**VIOLATION:**

Section 34-61 Nuisances, Section 34-62  
Creation of nuisance, Section 34-95  
Storage of certain items

\*\*\*\*\*

**Item 4 - C2207-0020  
Cortez**

Capito Duda Real Estate LLC  
4300 S. Highway 27, Suite 207-Once  
Upon a Creation

**VIOLATION:**

Section 111.1.3 Structure unfit for  
occupancy, Section 605.1 Electrical  
equipment, Section 702.1 Means of  
egress, Section 122-344 Building permit

**CODE ENFORCEMENT BOARD MEETING  
MONDAY, SEPTEMBER 19, 2022  
CITY HALL at 685 WEST MONTROSE STREET  
At 6:00 PM**

required, Section 108 & 111.1.1 Unsafe structures and equipment

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**Item 5 - C2207-0014  
Snodgrass**

Lake Magnolia Properties LLC  
Pagonia Road - Alternate key 3871969

**VIOLATION:**

Section 34-61 Nuisances, Section 34-62  
Creation of nuisance, Section 302.4  
Weeds, Section 122-344 Property  
maintenance

\*\*\*\*\*

**Item 6 - C2207-0031  
Snodgrass**

Weston Essmiller  
2728 Kingston Ridge Drive

**VIOLATION:**

Section 122-344 Building permit  
required, Section 505 Water systems,  
Section 111.1.3 Structure unfit for human  
occupancy, Section 111.1 Unsafe  
structures and equipment

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**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  
July 18, 2022**

Chairman James Johnson called the regular meeting of the Code Enforcement Board to order on Monday, July 18, 2022, at 6:00 p.m. Members attending were Chairman James Johnson along with Board members Matthew Norton, Beth Walters, Justin Allender, Bill Rini, Paul Duhon, and Dieter Grube. Also attending were Evie Wallace, Code Enforcement Manager, Andrew Snodgrass, and Joshua Cortez, Code Enforcement Officers, Curt Henschel, Development Services Director, Sam Reda, Code Enforcement Attorney, Dan Mantzaris, City Attorney, Patrick Brandt, City Attorney, and Ellen Redmond, Planning Coordinator.

Board member Duhon made a motion to approve the minutes for the May 16, 2022 Code Enforcement workshop; seconded by Board member Grube. The vote was unanimous to approve the minutes.

Chairman Johnson read the Opening Remarks.

Code Enforcement Manager Wallace and Code Enforcement Officers Snodgrass and Cortez, 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, 6, 7, 9, and 12 first since there are Respondents present, then the remaining cases will be heard. He stated that Items 11 and 13 have come into compliance and will not be heard.

**CASE NO. C2021-000031 & C2021-000029**

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

**CASE NO. C2021-000032**

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

**CASE NO. C2021-000033**

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

**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.

The Respondents were present and was sworn in.

**CITY OF CLERMONT  
MINUTES  
CODE ENFORCEMENT BOARD  
July 18, 2022**

Steven Rowell, Project Manager for Preston Services, stated that the roof that was approved by City of Clermont has to be removed. He stated that 2 ½ feet needs to be removed so the two units can interlock with each other. He stated that they have an active permit for 586 W. Juniata St.

Richard Klaas stated that he had his roof installed knowing that he would have to remove part of it so they can interlock the roof between his unit and his neighbor's roof.

Mr. Rowell stated that Preston Services had permitted for both fire walls for 588 and 584 W. Juniata St.

Mr. Mantzaris stated that the City's request is to give the property owners 90 days to get the required permits. He stated that if all the permits are not pulled within 90 days they are asking for \$250 per day past the 90 days.

**CASE NO. C2021-000031, C2021-000029, C2021-000032 & C2201-000033**

Board member Duhon made a motion to assess a fine of \$250 per day if permits are not pulled within 90 days; seconded by Board member Grube. The vote was unanimous in favor of the continuance.

**CASE NO. C2203-000066**

Richard A. & Andrew J. Posada  
2714 Eagle Lake Dr.  
Clermont, FL 34711

**LOCATION OF VIOLATION:** 2714 Eagle Lake Dr.

**VIOLATION:** Chapter 122, Sections 122-344 Building permit required

City Attorney Mantzaris introduced the case.

The Respondent were 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.

Richard Posada, 2714 Eagle Lake Dr., stated that when he did the patio and platform for the shed, he was told that if the shed was a certain size they didn't need a permit. He stated that he found out that he did need a permit so he tried to get engineering plans from the contractor to pull the permit. He stated that he has been unable to obtain the engineering plans for the shed from the contractor.

Barbara Posada, 2714 Eagle Lake Dr., stated that they are looking for an engineer to help us. She stated that they want to comply but they don't know what else to do at this point.

**CITY OF CLERMONT  
MINUTES  
CODE ENFORCEMENT BOARD  
July 18, 2022**

Board member Grube made a motion to find the Respondent was in violation with a fine of \$150 per day for every day after August 18, 2022; seconded by Board member Walters. The vote was 6-1 in favor of finding violation.

**CASE NO. C2203-000081**

Deana McCabe  
720 Anderson Street  
Clermont, FL 34711

**LOCATION OF VIOLATION:** 720 Anderson Street

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

City Attorney Brandt introduced the case.

The Respondent were present and was sworn in.

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.

Deana McCabe, 720 Anderson Street, stated that the boat is her brothers. She stated that he was going to move it but the brother's truck is broke down right now. She stated that when she received the violation notice, she was not sure that she was in violation.

Board member Duhon made a motion to find the Respondent in violation, with a fine of \$150.00 for every day in violation after August 18, 2022; seconded by Board member Norton. The vote was unanimous in favor of finding violation and amount of fine.

**CASE NO. C2204-000042**

Joe Gardner  
111 Linden Street  
Clermont, FL 34711

**LOCATION OF VIOLATION:** 111 Linden Street

**VIOLATION:** Chapter 38, Sections 38-4 Parking, storage of recreational vehicles

City Attorney Brandt introduced the case.

The Respondent were present and was sworn in.

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.

Joe Gardner, 111 Linden Street, stated that the vehicle has sunk into the ground and is stuck which is why it hasn't been removed. He stated that he will have it moved within 30 days.

**CITY OF CLERMONT  
MINUTES  
CODE ENFORCEMENT BOARD  
July 18, 2022**

Board member Grube made a motion to find the Respondent in violation, with a fine of \$150.00 for every day in violation after August 18, 2022; seconded by Board member Duhon. The vote was unanimous in favor of finding violation and amount of fine.

**CASE NO. C2205-000057**

Martha Richard  
431 W. Minnehaha Ave.  
Clermont, FL 34711

**LOCATION OF VIOLATION:** 431 W. Minnehaha Ave.

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

City Attorney Brandt introduced the case.

The Respondent were present and was sworn in.

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.

Martha Richard, 431 W. Minnehaha Ave., stated that she thought putting the boat on the driveway would make it compliant. She stated that she will have the boat moved behind the home within 30 days.

Board member Norton made a motion to find the Respondent in violation, with a fine of \$150.00 for every day in violation after August 18, 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

**REQUEST:** Motion to Lien

City Attorney Mantzaris introduced the case.

The Respondent was not present.

Code Enforcement Officer Snodgrass stated that has not had any contact with property owner even though they have numerous addresses for the Respondent.

Board member Allender made a motion to lien the property; seconded by Board member Walters. The vote was unanimous in favor of placing a lien the property.

**CITY OF CLERMONT  
MINUTES  
CODE ENFORCEMENT BOARD  
July 18, 2022**

**CASE NO. C2202-000137**

Burger King Corporation #2170  
780 SR 50  
Clermont, FL 34711

**LOCATION OF VIOLATION:** 780 SR 50

**VIOLATION:** Chapter 94, Sections 94-227, IPMC Section 302.2 Grading and 507.1 Storm drainage

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 Norton made a motion to find the Respondent in violation, with a fine of \$250.00 for every day in violation after August 18, 2022; seconded by Board member Walters. The vote was unanimous in favor of finding the violation and amount of fine.

**CASE NO. C2204-000011**

Progress Residential Borrower 15, LLC  
1496 Sunset Village Blvd.  
Clermont, FL 34711

**LOCATION OF VIOLATION:** 1496 Sunset Village Blvd.

**VIOLATION:** Chapter 122, Sections 122-344 Building permit required

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 Allender made a motion to find the Respondent in violation, with a fine of \$150.00 for every day in violation after August 18, 2022; seconded by Board member Grube. The vote was unanimous in favor of finding violation and amount of fine.

**CASE NO. C2204-000046**

Capitao Duda Real Estate LLC  
4300 S. Hwy. 27, Unit #207  
Clermont, FL 34711

**CITY OF CLERMONT  
MINUTES  
CODE ENFORCEMENT BOARD  
July 18, 2022**

**LOCATION OF VIOLATION:** 4300 S. Hwy. 27, Unit #207

**VIOLATION:** Chapter 58 Business Tax receipt required

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 Allender made a motion to find the Respondent in violation, with a fine of \$50.00 for every day in violation after August 18, 2022; seconded by Board member Norton . The vote was unanimous in favor of finding violation and amount of fine.

**CASE NO. C2206-0008**

Angela and Mohammed Ali Persaud

710 Rob Roy Dr.

Clermont, FL 34711

**LOCATION OF VIOLATION:** 710 Rob Roy Dr.

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

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 violation and if repeated can come back as a repeat violation, with no fines assessed at this time; seconded by Board member Duhon. The vote was unanimous in favor of finding violation.

There being no further business, the meeting was adjourned at 7:42 p.m.

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**James Johnson, Chairman**

**Attest:**

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**Rae Chidlow, Code Enforcement Clerk**

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

**CITY OF CLERMONT**

**Petitioner,**

**vs.**

**SOUTH LAKE PRESBYTERIAN  
CHURCH,**

**Respondent.**

**Case No: C2106-000029  
171 Chestnut Street  
Clermont, Florida 34711**

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

YOU ARE HEREBY ADVISED that the Code Enforcement Board shall conduct a hearing on **September 19, 2022, at 6:00 p.m. in the Council Chambers, City Hall, 685 West Montrose Street, Clermont, Florida**, to consider Petitioner's request as set forth below for authorization to impose a fine and create a code enforcement lien in this matter.

This motion is pursuant to Chapter 162, Florida Statutes. At the November 16, 2021 public hearing of The City of Clermont Code Enforcement Special Magistrate, Findings of Fact, Conclusion of Law and Order were issued finding that a violation of Clermont City Code, Section 122.344 "Building Permit Required." existed on the property located at **171 Chestnut Street, Clermont, Florida 34711**.

The order dated December 3, 2021 provided a fine would accrue in the amount of ONE HUNDRED FIFTY DOLLARS (\$150.00) per day, for each day the violations continue past February 10<sup>th</sup>, 2022. As of the date of this Motion, the above-stated violation has not been corrected and as of the Board's September 19, 2022 hearing, the total fine will have accrued to THIRTY-THREE THOUSAND ONE HUNDRED FIFTY DOLLARS (\$33,150.00), for two hundred twenty-one (221) cumulative days and shall continue to accrue until the violation is corrected.

WHEREFORE, the City of Clermont requests the Code Enforcement Board

enter an Order Imposing Administrative Fine and Creating Lien in the amount of THIRTY-THREE THOUSAND ONE HUNDRED FIFTY DOLLARS (\$33,150.00) as provided in Chapter 162, Florida Statutes.

I HEREBY CERTIFY that on this 8<sup>th</sup> day of September 2022, a true and correct copy of this Order has been furnished by certified and regular U.S. mail to Respondent, SOUTH LAKE PRESBYTERIAN CHURCH, 131 Chestnut Street, Clermont, FL 34711.



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Daniel F. Mantzaris, Esq.  
FBN: 562327  
Clermont City Attorney  
Patrick Brandt, Esq.  
FBN: 115325  
DeBeaubien, Simmons, Knight,  
Mantzaris & Neal, LLP  
P.O. Box 87  
Orlando, FL 32802  
(407) 422-2454 / (407) 992-3541 (Fax)

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

**CITY OF CLERMONT**

**Petitioner,**

**vs.**

**SOUTH LAKE PRESBYTERIAN CHURCH,**

**Respondent.**

\_\_\_\_\_ /

**Case No: C2106-000029**

**171 Chestnut Street  
Clermont, Florida**

**FINDINGS OF FACT, CONCLUSION OF LAW and ORDER**

THIS MATTER came before the Code Enforcement Special Magistrate of the City of Clermont for hearing on **September 21, 2021** and the Special Magistrate having heard sworn testimony and received evidence from **Andrew Snodgrass, Code Enforcement Officer** for the City and having noted that Respondent was not represented, thereupon issues the following Findings of Fact, Conclusion of Law, and Order:

**I. FINDINGS OF FACT**

- 1) Notice as required by Section 162.12, F.S. was provided to Respondent.
- 2) The Respondent is the owner of and in custody and control of the property described in the Notice of Violation dated September 2, 2021.
- 3) There currently exists on the property a building that has been erected without a required permit.

**II. CONCLUSION OF LAW**

The Code Enforcement Special Magistrate finds the Respondent, **SOUTH LAKE PRESBYTERIAN CHURCH**, is in violation of Clermont City Code Section 122-344, Building Permit Required.

**III. ORDER**

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

- 1) Respondent shall correct the above-stated violation on or before **February 10, 2022**, by taking the remedial action as set forth in the Violation Notice dated September 2, 2021. If Respondent fails to timely correct the violation, a fine of **ONE HUNDRED AND FIFTY DOLLARS (\$150.00)** will accrue for each day the violation continues past **February 10, 2022**.

- 2) Respondent bears the burden of and shall contact the City of Clermont Code Enforcement Department to arrange for a re-inspection of the Property and to verify that the violation has been brought into compliance with the City Code Sections as cited above. Respondents shall call (352) 241-7303 to request an inspection.
- 3) Any fine imposed shall accrue from the date it is imposed until the date that the violation is corrected as verified by the City of Clermont Code Enforcement Department.

Done and Ordered this \_\_\_\_\_ 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 \_\_\_\_\_ day of December 2021, a true and correct copy of this Order has been furnished by certified and regular mail to Respondent, South Lake Presbyterian Church, 131 Chestnut Street, Clermont, FL 34711.

\_\_\_\_\_  
Code Enforcement Officer

Code Enforcement Special Magistrate  
City of Clermont  
**NOTICE OF HEARING**

Case No. C2106-000029

**CITY OF  
CLERMONT,**

Petitioner

vs.

SOUTH LAKE  
PRESBYTERIAN  
CHURCH

Respondent

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

**November 16<sup>th</sup> @ 1:30pm**

**at**

**685 West Montrose Street, Clermont, Florida.**

**Council Chambers of City Hall**

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

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

I hereby certify that a true and correct copy of the above and foregoing Notice of Hearing has been furnished by Certified Mail/Personal Service to Respondent, SOUTH LAKE PRESBYTERIAN CHURCH. *171 Chestnut St. Clermont  
Fl. 34711*  
Certified Mail/Return Receipt Requested #

9171 9690 0935 0199 6521 62

BY:

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

  
Evie Wallace, Code Enforcement Supervisor

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

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

**July 22, 2021**

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

**Violation  
# C2106-  
000029**

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

**You are hereby notified** that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at 171 CHESTNUT ST Clermont Fl. 34711

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

**Type of Violation: BUILDING PERMIT REQUIRED SECTION 122-344**

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

**Type of Violation: NUISANCES SECTION 34-61**

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

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

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

**Please contact me at 352-241-7316 or [asnodgrass@clermontfl.org](mailto:asnodgrass@clermontfl.org) when you comply, so an inspection to determine compliance can be scheduled.**

You are directed to take action by 8-12-2021. Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Special Magistrate.

By:



Andrew Snodgrass  
Code Enforcement Officer



Evie Wallace  
Code Enforcement Supervisor

Code Enforcement Board  
City of Clermont  
**NOTICE OF HEARING**

**CITY OF CLERMONT,**

Petitioner

**Case No. C2206-0003**

vs.

ROBINSON RICHARD G

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:

**SEPTEMBER 19<sup>TH</sup> 2022 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, ROBINSON RICHARD G. 565 ROB ROY DR CLERMONT, FL 34711

Certified Mail/Return Receipt Requested #

BY: 

JOSHUA CORTEZ, Code Enforcement Officer  
this 15th day of August, 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

**July 18, 2022**

**Violation # C2206-0003**

**To:** ROBINSON RICHARD G  
565 ROB ROY DR  
CLERMONT, FL 34711

**Violation/Property address:** 565 ROB ROY DR CLERMONT, FL 34711(ALT KEY:3815629)

**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 565 ROB ROY DR CLERMONT, FL 34711(ALT KEY:3815629).

**Compliance with the Violation(s) listed will be when the following condition(s) are met: APPLY FOR AND OBTAIN AN ISSUED PERMIT/ZONING CLEARANCE FOR PAVERS WHICH WERE ADDED TO THE FRONT YARD. CALL PERMIT DEPT 352-241-7315 OR VISIT CITY HALL AT 685 W MONTROSE ST CLERMONT FL 34711. OBTAIN BUSINESS TAX RECIEPT FOR RNC TRANSPORT SERVICES LLC CALL PERMIT DEPT OR VISIT CITY HALL.**

**Type of Violation: BUILDING PERMIT REQUIRED SECTION 122-344**

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

**Type of Violation: 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-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: OPENING BUSINESS W/O BTR SECTION 58-118**

Anyone found to have opened a new business without first obtaining a local business tax receipt shall be assessed a penalty of 25 percent of the regular tax, plus a surcharge of \$100.00 in addition to any delinquent charges that may be applicable.

**Type of Violation: Other Violations**

Sec. 122-124. - Lot and height requirements.

Lot and height requirements for the R-1 district are as follows:

- (3)Impervious surface coverage. For all residential development, the maximum impervious surface coverage shall be 55 percent, with the principal building, driveway and walkways limited to 45 percent.

**Please contact me at or [jcortez@clermontfl.org](mailto:jcortez@clermontfl.org) when you comply, so an inspection to determine compliance can be scheduled.**

You are directed to take action by 8/12/2022. 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. C2207-0009**

vs.

**CHRISTENSEN FREDERICK L TRUSTE**

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:

**September 19, 2022 @ 6 pm.**  
**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, CHRISTENSEN FREDERICK L TRUSTE at 8719 Kenmure CV Orlando, Fl. 32836

Certified Mail/Return Receipt Requested #

9171 9690 0935 0291 7257 71

BY:

  
Andrew Snodgrass, Code Enforcement Officer  
this 19th day of August, 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

**July 18, 2022**

**Violation # C2207-0009**

**To:** CHRISTENSEN FREDERICK L TRUSTE  
8719 KENMURE CV  
ORLANDO, FL 32836

**Violation/Property address:** 591 East State Road 50 Clermont, Fl. 34711 (Action Gator Tire Building)

**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 591 E. State rd. 50 Clermont, Fl. 34711.

**Compliance with the Violation(s) listed will be when the following condition(s) are met:** The collection of used tires must be removed and disposed of properly. The trash on the property must be cleaned up. There has been several complaints from residents regarding the overflowing dumpster and the tires.

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

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

(1)

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

(2)

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

(3)

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

(4)

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

(5)

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

(6)

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

(7)

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

(8)

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

(9)

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

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

**Type of Violation: STORAGE OF CERTAIN ITEMS**

Sec. 34-95. - Prohibition of storage of certain items.

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, scrap metal or junk. For purposes herein, a vehicle that does not have a current and valid motor vehicle license tag shall be presumed to be nonoperative. Storage of untagged vehicles, boats or similar items shall be allowed if contained within an enclosed structure such as a garage or warehouse.

**Please contact me at 352-241-7316 or [asnodgrass@clermontfl.org](mailto:asnodgrass@clermontfl.org) when you comply, so an inspection to determine compliance can be scheduled.**

You are directed to take action by 8-1-2022. 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 6422 55

Code Enforcement Board  
City of Clermont  
**NOTICE OF HEARING**

**CITY OF CLERMONT,**

Petitioner

vs.

CAPITAO DUDA REAL ESTATE LLC

Respondent

**Case No. C2207-0020**

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:

**SEPTEMBER 19<sup>TH</sup> 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 AND REGISTERED AGENT ON TARGET BUSINESS SOLUTIONS LLC 7021 Grand National Dr Suite 100 Orlando, FL 32819  
Certified Mail/Return Receipt Requested #

BY:



JOSHUA CORTEZ, Code Enforcement Officer  
this 3rd day of August, 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

**July 18, 2022**

**Violation # C2207-0020**

**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: OBTAIN ISSUED CHANGE OF USE PERMIT AND THEN PASS ALL INSPECTIONS SO THAT THE PERMIT CAN BE FINALED.**

**Type of Violation: 111.1.3 STRUCTURE UNFIT FOR OCCUPANCY**

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

**Type of Violation: 605.1 ELECTRICAL EQUIPMENT**

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

**Type of Violation: 702.1 MEANS OF EGRESS**

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

**Type of Violation: BUILDING PERMIT REQUIRED SECTION 122-344**

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

**Type of Violation: UNSAFE STRUCTURE 111.1.1**

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

**Type of Violation: UNSAFE STRUCTURES AND EQUIPMENT SECTION 108-IPMC**

General. When a structure or equipment is found by the code official to be unsafe, or

when a structure is found unfit for human occupancy

**Please contact me at 352-241-7356 or [jcortez@clermontfl.org](mailto:jcortez@clermontfl.org) when you comply, so an inspection to determine compliance can be scheduled.**

You are directed to take action by 8/1/22 . 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:**

A handwritten signature in black ink, appearing to read "Josh Cortez", is written over a horizontal line.

JOSHUA CORTEZ  
Code Enforcement Officer

Code Enforcement Board  
City of Clermont  
**NOTICE OF HEARING**

**CITY OF CLERMONT,**

Petitioner

**Case No. C2207-0014**

vs.

**LAKE MAGNOLIA PROPERTIES LLC**

Respondent

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

**September 19, @ 6 pm**

**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, LAKE MAGNOLIA PROPERTIES LLC at 7932 Sand Lake Road Suite 300 Orlando, Fl. 32819

Certified Mail/Return Receipt Requested #

9171 9690 0935 0291 7257 88

BY:



Andrew Snodgrass, Code Enforcement Officer  
this 19th day of August, 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

**August 11, 2022**

**Violation # C2207-0014**

**To:** LAKE MAGNOLIA PROPERTIES LLC  
7932 W SAND LAKE RD STE 300  
ORLANDO, FL 32819-7230

**Violation/Property address:** PAGONIA RD Clermont, Fl. 34711 (Vacant Lot) Alternate Key# 3871969

**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 PAGONIA RD. Clermont, Fl. 34711

**Compliance with the Violation(s) listed will be when the following condition(s) are met: The property must be maintained in accordance with the city of Clermont ordinances. The grass and vegetation must be kept below 18".**

**Type of Violation: PROPERTY MAINTENANCE SECTION 122-344**

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

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

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

(1)

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

(2)

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

(3)

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

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

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

**Type of Violation: WEEDS SECTION 302.4-IPMC**

All premises and exterior property shall be maintained free from weeds or plant growth

in excess of 18 inches.

**Please contact me at 352-241-7316 or [asnodgrass@clermontfl.org](mailto:asnodgrass@clermontfl.org) when you comply, so an inspection to determine compliance can be scheduled.**

You are directed to take action by 8-21-2022. 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 6422 31

**CITY OF CLERMONT  
CODE ENFORCEMENT DEPARTMENT**

**AFFIDAVIT OF POSTING**

CITY OF CLERMONT  
Petitioner

CASE# C2207-0031

VS.

Essmiller, Weston  
2728 Kingston Drive  
Clermont, FL. 34711

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 real property known as 2728 Kingston Drive, Clermont, Florida, on the 9th day of September 2022.

Sworn to and subscribed before me this   9th   day of  September  2022



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

The forgoing instrument was acknowledged before me this 9th day of September, 2022, by Andre Snodgrass as the Code Enforcement Officer for the City of Clermont, who is personally known to me and who did take an oath.

Signature: \_\_\_\_\_



Printed Name: Jennifer Urtes



**THE CITY OF CLERMONT**  
P.O. Box 120219, Clermont, FL 34712-0219

**AFFIDAVIT OF HAND DELIVERY**

**CITY OF CLERMONT**

Petitioner

VS.

**Essmiller, Weston**

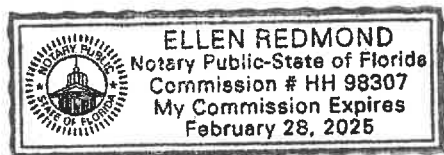
Case No: C2207-0031

Before me, the undersigned authority, personally appeared Andrew Snodgrass as a Code Enforcement Officer for the City of Clermont, who after being duly sworn, deposes and says:

1. That he is a resident of Lake County, Florida, and that he is over fifteen years of age.
2. That he hand delivered a Violation Notice to Weston Essmiller at 2728 Kingston Ridge Dr. Clermont, FL. 34711, on the 31<sup>st</sup> day of August 2022.
3. That a copy of the document served is attached to this Affidavit.

**FURTHER AFFIANT SAYETH NOT.**

**Dated this 1<sup>st</sup> day of September 2022.**

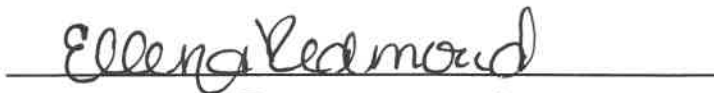




**Andrew Snodgrass**  
Code Enforcement 352-241-7316  
City of Clermont, 685 West Montrose Street  
Clermont, FL 34711

The forgoing instrument was acknowledged before me dated this 1<sup>st</sup> day of September, 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:



Code Enforcement Board  
City of Clermont  
**NOTICE OF HEARING**

**CITY OF CLERMONT,**

Petitioner

vs.

ESSMILLER WESTON J

Respondent

**Case No. C2207-0031**

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:

**September 19, 2022 @ 6 pm**

**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 posted at the real property located at 2728 Kingston Ridge Dr. Clermont, FL 34711

BY:

  
Andrew Snodgrass, Code Enforcement Officer  
this 9th day of September, 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

**August 31, 2022**

**Violation # C2207-0031**

**To:** ESSMILLER WESTON J  
2728 KINGSTON RIDGE DR  
CLERMONT, FL 34711

**Violation/Property address:** 2728 Kingston Ridge Dr Clermont, Fl. 34711 Alternate Key # 3818246

**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 2728 Kingston Ridge Dr.

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

**Potable water must be supplied to the home via an approved water supply.**

**The irrigation well that was installed needs to be permitted through the city.**

**The electrical connection to the irrigation well pump needs to be permitted through the city.**

**Type of Violation: BUILDING PERMIT REQUIRED SECTION 122-344**

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

**Type of Violation: IPMC Section 505 - Water Systems**

505.1 - Every sink, lavatory, bathtub or shower, drinking fountain, water closet, or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. Kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the International Plumbing Code.

**Type of Violation: IPMC 111.1.3 Structure Unfit for Human Occupancy**

A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful, or because the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

**Type of Violation: Unsafe Structures and Equipment Section 108-IPMC**

111.1 General. When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code

**Please contact me at 352-241-7316 or [asnodgrass@clermontfl.org](mailto:asnodgrass@clermontfl.org) when you comply, so an inspection to determine compliance can be scheduled.**

You are directed to take action by 9-7-2022. 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:**

A handwritten signature in black ink, appearing to read 'Andrew Spodgrass', is written over a horizontal line.

Andrew Spodgrass  
Code Enforcement Officer