



**CODE ENFORCEMENT BOARD MEETING  
MONDAY, MARCH 20, 2023  
CITY HALL at 685 WEST MONTROSE STREET  
At 6:00 PM**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**MINUTES**

Approval of the January 23, 2023 Code Enforcement Board meeting minutes

**OPENING STATEMENT**

**SWEARING IN WITNESSES**

**AGENDA**

\*\*\*\*\*

**OTHER BUSINESS**

**Item 1 - C2111-000009  
Snodgrass**

Daniel Boyan  
1283 Legendary Blvd.

**REQUEST:**

Motion to lien

\*\*\*\*\*

**Item 2 - C2021-000031 & C2021-000029  
Wallace**

Richard Klass  
588 & 590 W. Juniata St.

**REQUEST:**

Motion to lien

\*\*\*\*\*

**NEW BUSINESS**

**Item 3 - C2302-0075 & C2302-0077  
Wallace**

584 W Juniata St. LLC  
584 & 586 W. Juniata St.

**VIOLATION:**

Sections 122-344 Building permit  
required; Sections 34-61 to 34-64  
Nuisance and Notice to Abate; IPMC  
Section 111.1.1 Unsafe structure; 111.8  
Prohibited occupancy; Section 111.1.3  
Structure unfit for human occupancy

\*\*\*\*\*

**Item 4 - C2212-0043  
Snodgrass**

HPA II Borrower 2020-1 GA LLC  
4235 Fawn Meadow Circle  
Clermont, FL 34711

**VIOLATION:**

Section 118-111 Tree removal permit

\*\*\*\*\*

**CODE ENFORCEMENT BOARD MEETING  
MONDAY, MARCH 20, 2023  
CITY HALL at 685 WEST MONTROSE STREET  
At 6:00 PM**

**Item 5 - C2211-0005  
Snodgrass**

South Lake Presbyterian  
131 Chestnut Street

**VIOLATION:**

Section 34-95 Prohibit storage of certain items

\*\*\*\*\*

**Item 6 - C2301-0017  
Cortez**

Barbara Driver  
1982 Brantley Circle

**VIOLATION:**

Section 34-142 Accumulation of certain materials; Section 122-344 Building permit required; Section 94-199 Required soil conservation measures; Section 50-36 Special refuse; Section 112 - IPMC Stop work order

\*\*\*\*\*

**Item 7 - C2208-0002  
Cortez**

Isla Farms LLC  
1244 Lake Avenue

**VIOLATION:**

Section 122-344 Building permit required

\*\*\*\*\*

**Item 8 - C2212-0001  
Cortez**

Karlton R Tillman ET AL  
732 4th Street

**VIOLATION:**

Section 122-344 Building permit required

\*\*\*\*\*

**Item 9 - C2210-0069  
Cortez**

AH4R Properties LLC  
1432 Muir Circle

**VIOLATION:**

Section 302.7 Accessory structure; Section 122-344 Building permit required; Section 122-343 Fences and walls

\*\*\*\*\*

**Item 10 - C2212-0033  
Cortez**

Evelyn Charles  
3301 White Blossom Lane

**VIOLATION:**

Section 122-344 Building permit required

\*\*\*\*\*

**ADJOURN**

**CODE ENFORCEMENT BOARD MEETING  
MONDAY, MARCH 20, 2023  
CITY HALL at 685 WEST MONTROSE STREET  
At 6:00 PM**

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  
January 23, 2023**

Chairman James Johnson called the regular meeting of the Code Enforcement Board to order on Monday, January 23, 2023, at 6:00 p.m. Members attending were Chairman James Johnson along with Board members Sonny Fornoles, Beth Walters, Justin Allender, Chandra Myers, Paul Duhon, and Bryan Bain. Also attending were Evie Wallace, Code Enforcement Manager, Andrew Snodgrass, Jordon Rebando, and Joshua Cortez, Code Enforcement Officers, Curt Henschel, Development Services Director, Patrick Brackins, Code Enforcement Attorney, Dan Mantzaris, City Attorney, Patrick Brandt, City Attorney, and Rae Chidlow, Planning Coordinator.

Board member Allender made a motion to approve the minutes for the September 19, 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 Attorney Patrick Brackins did the swearing in of the new members.

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

Development Services Director Curt Henschel welcomed the new members and the Code Enforcement Attorney. He explained that Patrick Brackins will be the new Attorney for the Code Board.

City Attorney Dan Mantzaris stated that the cases with Respondents that are present are items 2, 3, 4, and 5. He stated that item number 7 is being withdrawn by the City and will not be heard. He stated that there are also Respondents present for items 8 and 9.

**CASE NO. C2106-000029**

South Lake Presbyterian Church  
171 Chestnut Street  
Clermont, FL 34711

**LOCATION OF VIOLATION:** 171 Chestnut Street

**REQUEST:** Reduction of fines

City Attorney Mantzaris introduced the case.

The Respondent was present.

Reverend Drew Marshall, Pastor of South Lake Presbyterian Church, 131 Chestnut Street, stated that what they are talking about is a 10 x 16 shed. He stated that they were notified that they were to have a permit. He stated that they found out they were not allowed to have anything on that parcel due to the main structure that was built in 1937 being demolished in 2002. He stated the structure that is being presented in the photos is a garage that has been there since the 1940s. He stated that they would need to get a variance to allow the shed. He stated that in November 2021

**CITY OF CLERMONT  
MINUTES  
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January 23, 2023**

they applied for a variance and spoke with Code Enforcement Snodgrass the day he applied. He stated that he was informed that as long as he was moving forward with the variance application then he would not need to attend the November Code Enforcement meeting. He stated that a month later he received a notification that the hearing of his case that went forth without them being present. He stated that as of February 10<sup>th</sup> they would be fined \$150 a day. He stated the variance application did not move forward due to holiday schedules until January 11, 2022. He stated that it was approved. He stated that he inquired to obtain permit and found out he had to hire a contractor to pull a permit for the shed since it was owned by the church. He stated that eight days later they started accessing the fines. He stated that the contractors were busy at that time so it took them about a month to find a contractor that was willing to pull the permit. He stated that he is requesting to have the fines waived.

City Attorney Mantzaris stated that the shed was an additional shed that was added to the property. He stated that you cannot have an accessory structure on a parcel unless there is a primary structure. He stated that the property is in compliance and the City is in agreement to lower the fine to \$1480 with 60 days to pay.

Board member Allender made a motion to reduce the fine to \$500; seconded by Board member Myers. The vote failed.

Board member Duhon made a motion to reduce the fine to \$1480 to be paid within 60 days; seconded by Board member Bain. The vote was 6-1 in favor of the fine reduction.

**CASE NO. C2207-0014**

Lake Magnolia Properties, LLX  
Vacant lot at Pagonia Rd. & SR 50  
Alt. Key 3871969  
Clermont, FL 34711

**LOCATION OF VIOLATION:** Vacant lot at Pagonia Rd. & SR 50, Alt. Key 3871969

**REQUEST:** Reduction of fines

City Attorney Mantzaris introduced the case.

The Respondent was present.

Maali, with Lake Magnolia Properties, stated that her issue is that they have had unreliable landscapers. She stated that she understood she was in compliance. She stated that she was not notified that they were out of compliance and there was a ruling against them. She stated that she is requesting that due to lack of communication that the fine be waived.

City Attorney Mantzaris stated that the property owner did have issues with their landscapers however they feel they have met all the requirements. He stated that they are willing to reduce the fines to \$270 to be paid in 30 days.

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January 23, 2023**

Board member Myers asked the Respondent why she didn't drive to property to verify.

Maali stated that she does verify now that the property is cut.

Board member Walters made a motion to reduce the fine to \$270 to be paid within 30 days; seconded by Board member Duhon. The vote was unanimous in favor of the fine reduction.

**CASE NO. C2203-000023**

Lou Natem, LLC

1203 Hwy. 50 – Plaster Cottage

Clermont, FL 34711

**LOCATION OF VIOLATION:** 1203 Hwy. 50 – Plaster Cottage

**REQUEST:** Reduction of fines

City Attorney Mantzaris introduced the case.

The Respondent was present.

Jamie Zwicker, 1<sup>st</sup> Capital Group property manager for Lou Natem, LLC, stated that the tenant has failed to obtain a business tax receipt. She stated the previous property manager had been let go in June and did not take care of any of this. She stated the tenant went to pay the \$40 not realizing that there was still outstanding amount due. She stated that she is requesting a fine reduction.

Board member Duhon made a motion to reduce the fine to \$410 to be paid within 30 days; seconded by Board member Myers. The vote was unanimous in favor of the fine reduction.

**CASE NO. C2203-000081**

Deana M. McCabe

720 Anderson Street

Clermont, FL 34711

**LOCATION OF VIOLATION:** 720 Anderson Street

**REQUEST:** Reduction of fines

City Attorney Mantzaris introduced the case.

The Respondent was present.

Deana McCabe, 720 Anderson Street, stated that she hired a tree company and it took until the end of August. She stated that as soon as the tree was removed she was able to move the boat. She stated that she is requesting a waiver or reduction.

**CITY OF CLERMONT  
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City Attorney Mantzaris stated that since this issue was more of an impact to the neighborhood, the City is willing to lower the fine to \$500.

Board member Walters asked why she didn't understand the violation.

Ms. McCabe stated that the notification stated a trailer of certain weight and there was a neighbor who also to this day has a boat parked in their front yard.

Board member Myers asked the Respondent if she is able to pay the \$500 within 30 days.

Ms. McCabe stated that she would do her best.

Board member Walters made a motion to reduce the fine to \$250 to be paid within 30 days; seconded by Board member Duhon. The vote was unanimous in favor of the fine reduction.

**CASE NO. C2205-0073**

George Christie  
2320 Twickingham Court  
Clermont, FL 34711

**LOCATION OF VIOLATION:** 2320 Twickingham Court

**VIOLATION:** Chapter 118, Section 118-71 Minimum tree requirement

City Attorney Mantzaris introduced the case.

The Respondent was present.

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.

City Attorney Mantzaris stated that the location of the trees on these lots, and this applies to all the items on our agenda, staff understands that the removal and replacement is compromised due to the root system of the removed trees. He stated that it is difficult to remove the roots without compromising the utilities. He stated that the City's understanding is that it will take a year to be able to remove the roots of the old tree.

George Christie, 2320 Twickingham Court, stated they had the trees removed because they were encroaching on the driveway. He stated they went to Matlack Tree Farm to buy trees who came to put in the trees and they informed them he was unable to plant the tree. He stated the stump was ground down below. Matlack had told them that it will take 3 to 5 years for the stump and roots to disintegrate.

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Jeffrey Rodgers, 4103 Hammersmith Drive, stated that he was on the HOA Board and head of the landscape at the time these trees were removed. He stated that he also had his tree removed but his lot is large enough and doesn't have the utility easement as these other lots have. He stated that he had John Wisdo with Landscape Creations come out and he stated they could not put a tree on those lots due to the utilities. He stated that Mr. Wisdo stated it was going to take 3-6 years before another tree can be put back on those lots.

Jim Purvis stated that he was the President of the HOA at the time this was happening. He stated that the irrigation, underground electric and potable water are no where they are supposed to be. He asked that they consider holding off on making a decision on this case until they hear the other cases. He stated that there will be a tree on all these lots, it's just a matter of time.

City Attorney Mantzaris clarified that the trees they are speaking of was removed in 2019 so that's where the additional year is coming from. He stated that the Gorman Family Trust property was brought into compliance and won't be heard. He stated the other case C2205-0074 was not administratively added to the agenda but the Respondents are present and has met all the notice requirements.

Paul Armitage, 2322 Twickingham Ct., stated that he has no objection to the Board hearing his case.

Board member Walters made a motion to find the Respondent in violation, with no fine and a compliance date of February 23, 2024; seconded by Board member Duhon. The vote was unanimous in favor of finding violation and amount of fine.

**CASE NO. C2205-0074**

Paul & Joanne Armitage  
2322 Twickingham Court  
Clermont, FL 34711

**LOCATION OF VIOLATION:** 2320 Twickingham Court

**VIOLATION:** Chapter 118, Section 118-71 Minimum tree requirement

City Attorney Mantzaris introduced the case.

The Respondent was present.

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.

Paul Armitage, 2322 Twickingham Ct., he stated that there was no tree when he bought his home in August 2021 and moved in a couple months later. He provided photos of where the old tree was

**CITY OF CLERMONT  
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January 23, 2023**

located. He stated the tree was over the wires. He described the easements in the photos. He stated that the previous owner tried to have a tree planted but was unable to plant tree do to the roots.

Board member Myers asked if there is room in the back yard for the tree.

Mr. Armitage stated that there is no room in the back yard.

Board member Myers made a motion to find the Respondent in violation, with no fine and a compliance date of February 23, 2024; seconded by Board member Duhon. The vote was unanimous in favor of finding violation and amount of fine.

City Attorney Dan Mantzaris stated that for Item number 1 on the agenda, the full motion was not included in the packet so that item will be heard in March. He stated that on Item number 6 the Respondent is not present so that case will not be heard.

**CASE NO. C2209-0054**

Jeremy Chamberlin  
381 E. Minnihaha Ave.  
Clermont, FL 34711

**LOCATION OF VIOLATION:** 381 E. Minnihaha Ave.

**REPEAT VIOLATION:** Section 34-61 and Section 34-62 Nuisances; Section 122-344 (i) Property maintenance; Section 302.4 Weeds.

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 Duhon made a motion to find the Respondent in repeat violation, with a fine of \$500.00 for every day in violation between September 19, 2022 and October 3, 2022 with fine amount of \$7000; seconded by Board member Myers. The vote was unanimous in favor of finding the violation and amount of fine.

**CASE NO. C2209-0059**

JO-EL, LLC  
Vacant parcel on W. Minneola  
Alt. Key 1615747  
Clermont, FL 34711

**LOCATION OF VIOLATION:** Vacant parcel on W. Minneola, Alt. Key 1615747

**CITY OF CLERMONT  
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**VIOLATION:** Section 34-61 and Section 34-62 Nuisances; Section 122-344 (i) Property maintenance; Section 118-37 Landscape buffer; Section 301.3 Vacant structure and lands.

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 that the Respondent was in violation, and further order that if Respondent repeats the violation the Respondent may be brought back before the Board as a repeat violation; seconded by Board member Bain. The vote was unanimous in favor of finding the violation.

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

\_\_\_\_\_  
James Johnson, Chairman

Attest:

\_\_\_\_\_  
Rae Chidlow, Code Enforcement Clerk

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

**CITY OF CLERMONT**

**Petitioner,**

**Case No: C2111-000009  
1283 Legendary Blvd.  
Clermont, Florida 34711**

**-vs-**

**BOYAN, DANIEL,**

**Respondent.**

\_\_\_\_\_ /

**AMENDED 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 **March 20, 2023, 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 May 16, 2022, public hearing of The City of Clermont Code Enforcement Board, 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 **1283 Legendary Blvd. Clermont, Florida 34711**.

The order dated May 31, 2022 provided a fine would accrue in the amount of ONE HUNDRED FIFTY DOLLARS (\$150.00) per day, for each day the violations continue past June 16<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 March 20<sup>th</sup>, 2023 hearing, the total fine will have accrued to FORTY ONE THOUSAND FIVE HUNDRED FIFTY DOLLARS (\$41,550.00), for two hundred Seventy-Seven (277) 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 FORTY ONE THOUSAND FIVE HUNDRED FIFTY DOLLARS (\$41,550.00) as provided in Chapter 162, Florida Statutes.

I HEREBY CERTIFY that on this 26<sup>th</sup> day of January, 2023, a true and correct copy of this NOTICE has been furnished by certified and regular U.S. mail to Respondent, Daniel Boyan at 1283 Legendary Blvd. Clermont, Florida 34711.

A handwritten signature in black ink, appearing to read "Daniel F. Mantzaris", is written over a horizontal line.

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 BOARD OF THE  
CITY OF CLERMONT, FLORIDA**

**CITY OF CLERMONT**

**Petitioner,**

**vs.**

**DANIEL L. BOYAN,**

**Respondent.**

**Case No: C2111-000009  
1283 Legendary Blvd.  
Clermont, Florida 34711**

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

THIS MATTER came before the Code Enforcement Board of the City of Clermont for hearing on **May 16, 2022** and the Board having heard sworn testimony and received evidence from **Andrew Snodgrass, Code Enforcement Officer** for the City and having noted that Respondent, **Daniel L. Boyan**, was not present or represented, thereupon issues the following Findings of Fact, Conclusion of Law, and Order:

**I. FINDINGS OF FACT**

- 1) Notice as required by Section 162.12, F.S. was provided to Respondents.
- 2) The Respondents are the owners of and in custody and control of the property described in the Notice of Violation dated February 3, 2022.
- 3) There currently exists on the property a pergola accessory structure constructed without a permit.

**II. CONCLUSION OF LAW**

The Code Enforcement Board finds the Respondent, **DANIEL L. BOYAN**, 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) Respondents shall correct the above-stated violation on or before **June 16, 2022**, by obtaining the required building permit as set forth in the Violation Notice dated February 3, 2022. If the Respondents fail to timely correct the violation a fine of **ONE HUNDRED AND FIFTY DOLLARS (\$150.00)** will accrue for each day the violation continues past **June 16, 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. Respondent shall call (352) 241-7303 to request an inspection.

Done and Ordered this 31<sup>st</sup> day of May 2022.

  
James Johnson, Chairman

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

**I HEREBY CERTIFY** that on this 31<sup>st</sup> day of May 2022, a true and correct copy of this Order has been furnished by certified and regular mail to Respondents, Daniel L. Boyan, 1283 Legendary Blvd., Clermont, FL 34711.

  
Code Enforcement Officer

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

**CITY OF CLERMONT**

**Petitioner,**

**-vs-**

**RICHARD KLASS,**

**Respondent.**

**Case No: C2021-000034**  
**590 West Juanita Street.**  
**Clermont, Florida 34711**

000029

**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 **March 20, 2023, 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.

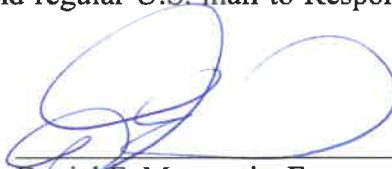
This motion is pursuant to Chapter 162, Florida Statutes. At the July 18<sup>th</sup>, 2022, public hearing of The City of Clermont Code Enforcement Board, Findings of Fact, Conclusion of Law and Order were issued finding that a violation of Clermont City Code, Section 122.344 "Building Permit Required." existed on the property located at **590 West Juanita Street, Clermont, Florida 34711**.

The order dated August 10, 2022 provided a fine would accrue in the amount of TWO HUNDRED FIFTY DOLLARS (\$250.00) per day, for each day the violations continue past October 18<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 March 20<sup>th</sup>, 2023 hearing, the total fine will have accrued to THIRTY EIGHT THOUSAND USD (\$38,000), for One Hundred Fifty Two (152) 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 EIGHT THOUSAND USD (\$38,000), as provided in Chapter 162, Florida Statutes.

I HEREBY CERTIFY that on this 7<sup>th</sup> day of March 2023, a true and correct copy of this NOTICE has been furnished by certified and regular U.S. mail to Respondent, Richard Klass at 505 7<sup>th</sup> Street. Clermont, Florida 34711.



Daniel F. Mantzaris, Esq.

FBN: 562327

Clermont City Attorney

Patrick Brandt, Esq.

FBN: 115325

DeBeaubien, Simmons, Knight,

Mantzaris & Neal, LLP

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

**CITY OF CLERMONT**

**Petitioner,**

**-vs-**

**RICHARD KLASS,**

**Respondent.**

**Case No: C2021-000029** **000031**  
**588 West Juanita 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 **March 20, 2023, 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.

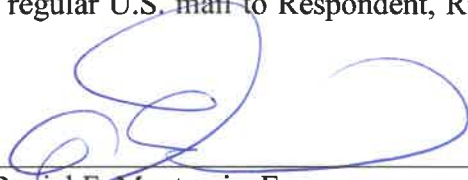
This motion is pursuant to Chapter 162, Florida Statutes. At the July 18<sup>th</sup>, 2022, public hearing of The City of Clermont Code Enforcement Board, Findings of Fact, Conclusion of Law and Order were issued finding that a violation of Clermont City Code, Section 122.344 "Building Permit Required." existed on the property located at **588 West Juanita Street, Clermont, Florida 34711**.

The order dated August 10, 2022 provided a fine would accrue in the amount of TWO HUNDRED FIFTY DOLLARS (\$250.00) per day, for each day the violations continue past October 18<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 March 20<sup>th</sup>, 2023 hearing, the total fine will have accrued to THIRTY EIGHT THOUSAND USD (\$38,000), for One Hundred Fifty Two (152) 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 EIGHT THOUSAND USD (\$38,000), as provided in Chapter 162, Florida Statutes.

I HEREBY CERTIFY that on this 7th day of March 2023, a true and correct copy of this NOTICE has been furnished by certified and regular U.S. mail to Respondent, Richard Klass at 505 7<sup>th</sup> Street. Clermont, Florida 34711.

A handwritten signature in blue ink, appearing to read 'Daniel F. Mantzaris', is written over a horizontal line.

Daniel F. Mantzaris, Esq.

FBN: 562327

Clermont City Attorney

Patrick Brandt, Esq.

FBN: 115325

DeBeaubien, Simmons, Knight,

Mantzaris & Neal, LLP

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Orlando, FL 32802

(407) 422-2454 / (407) 992-3541 (Fax)

## City of Clermont

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

### VIOLATION NOTICE

**February 23, 2023**

**Violation # C2302-0075**

To: 584 W JUNIATA ST LLC  
210 RIVER ST  
HACKENSACK, NJ 06701  
C/O Marco Cabrera and/or Jay Goulart

**Violation/Property address:** 584 W Juniata St Clermont, Fl. 34711 (ALT KEY# 1789311)

1789303

**You are hereby notified** that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at 584 W Juniata St. in reference to: **PROPERTY HAS UNSAFE CONDITIONS AND WAS DEEMED TO BE UNSAFE BY THE CLERMONT FIRE DPT AND CITY BUILDING OFFICIAL. STRUCTURE IS UNFIT FOR HUMAN OCCUPANCY AND NOTICE WAS SENT 2 YEARS AGO AND STILL HAS NOT BEEN CORRECTED.**

**Compliance with the Violation(s) listed will be when the following condition(s) are met: NEW OWNER WILL HAVE SAID VIOLATIONS REMEDIED IMMEDIATELY BY SUBMITTING PLANS AND OBTAINING THE PERMIT FOR EITHER REHAB/REBUILD/DEMO NO LATER THAN BY COMPLIANCE DATE BELOW.**

**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: 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: SECTION 34-63 NOTICE TO ABATE**

Upon receipt of a report of a condition as prescribed in section 34-61 on any property in the city, and after due consideration thereof, the city manager shall direct the city clerk to notify in writing, the owner, if known, and occupant of such property and give them ten days from the date of notice to have removed from their property, as well as adjacent

sidewalks and parkways, such conditions, and, if not done, the city would have such work performed for which the city would claim and enforce a lien against such real property.

(Code 1962, § 11-6; Code 1998, § 34-63; Ord. No. 232-C, § 2, 4-12-1983)

#### **SECTION 34-64 FAILURE OF OWNER TO COMPLY; LIEN**

(a) If the owner or occupant fails or refuses to have the work performed, the city manager shall either contract for or have the city crews perform such work. If the city crews perform such work, the charge shall be equal to that of an independent contractor, day laborer and regular machine hire charges. (b) The city clerk shall bill the owner and occupant of the property and, if not paid within 30 days, the clerk shall, on behalf of the city and without requiring further authority of the council, file a claim of lien against the property.

(Code 1962, § 11-7; Code 1998, § 34-64; Ord. No. 232-C, § 2, 4-12-1983)

#### **Type of Violation: SECTION 111.8 PROHIBITED OCCUPANCY**

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

111.9 Restoration or abatement. The structure or equipment determined to be unsafe by the code official is permitted to be restored to a safe condition. The owner, owner's authorized agent, operator or occupant of a structure, premises or equipment deemed unsafe by the code official shall abate or cause to be abated or corrected such unsafe conditions either by repair, rehabilitation, demolition or other approved corrective action. To the extent that repairs, alterations, or additions are made or a change of occupancy occurs during the restoration of the structure, such repairs, alterations, additions, or change of occupancy shall comply with the requirements of the International Existing Building Code

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

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

#### **Type of Violation: UNSAFE STRUCTURE 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.

If you have any questions concerning this matter, please contact me at (352)-241-7304 or [ewallace@clermontfl.org](mailto:ewallace@clermontfl.org). Also, when you comply, please contact me so an inspection to determine compliance can be scheduled.

You are directed to take action by **MARCH 10TH, 2023 DUE TO THE FACT THAT OWNER WAS AWARE OF PROPERTIES CONDITIONS SINCE LAST YEAR FROM PREVIOUS PROPERTY OWNER AND BOUGHT THIS PROPERTY UNIT # 584 DEEDED OVER ON SEPTEMBER OF 2022 AND ALSO BOUGHT NEXT DOOR UNIT # 586 IN FEBRUARY OF 2023; THEREFORE THE CASE WILL MOVE FORWARD TO THE NEXT CODE ENFORCEMENT HEARING ON MARCH 20<sup>TH</sup>, 2023 FOR THE BOARD TO REVIEW THIS CASE AND GET IT RECORDED WITH NEW OWNER.**

By:

  
\_\_\_\_\_

Evie Wallace  
Code Enforcement Manager

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

**CITY OF CLERMONT,**

Petitioner

**Case No. C2302-0075**

vs.

584 W. JUNIATA ST, 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:

MARCH 20<sup>TH</sup>, 2023 @ 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, 584 W JUNIATA ST, LLC 210 RIVER ST HACKENSACK, NJ 06701

Certified Mail/Return Receipt Requested # 9171 9690 0935 0294 5010 75

BY: \_\_\_\_\_

  
Evie Wallace, Code Enforcement Officer  
this 23rd day of February, 2023

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.

Pursuant to the issuance of Title Insurance  
This Instrument prepared by and return to:  
Jeanna Juliano  
Southeast Professional Title, LLC  
151 Southhall Lane, Ste 230  
Maitland, FL 32751

Space Above This Line For Recording Data

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and executed the 30<sup>th</sup> day of January, 2023 by Camba Properties, Inc., a Florida corporation, having its principal place of business at 7600 Postal Colony Road, Clermont, FL 34714, herein called the grantor, to 584 W Juniata St LLC, a Florida limited liability company, whose post office address is: 210 River Street, #21, Hackensack, NJ 06701, hereinafter called the Grantee:  
*(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)*

W I T N E S S E T H: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in LAKE County, State of Florida,  
viz:

That part of Lots 4, 5, and 6, Block 58, CITY OF CLERMONT, according to the Plat thereof as recorded in Plat Book 8, Pages 17 to 23, inclusive, Public Records of Lake County, Florida, described as follows: COMMENCE at the Southwest corner of Block 58, CITY OF CLERMONT; thence Easterly along Southerly line of said Block 58, a distance of 78.10 feet to the Point of Beginning; thence Northerly 150.00 feet to a point on the Northerly line of Lot 4; said point being 78.66 feet from the Northwest corner of Lot 4; thence Easterly along said Northerly line 26.66 feet; thence Southerly 150.00 feet to a point on the Southerly line of said Block 58; said point being 45.24 feet from Southeast corner of Lot 6; thence Westerly along said line 26.66 feet to the Point of Beginning; ALSO an ingress and egress easement over the following described property: North 18 feet of South 48 feet of Lot 6, Block 58, CITY OF CLERMONT, according to the Plat thereof as recorded in Plat Book 8, Pages 17 to 23, inclusive, Public Records of Lake County, Florida.

Property Appraisers Parcel Identification (Folio) Numbers: 24-22-25-0100-058-00401

Subject to easements, restrictions and reservations of record and to taxes for the year 2023 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

File No.: 23-0004

**City of Clermont**

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

**VIOLATION NOTICE****February 23, 2023****Violation # C2302-0077**

**To:** 584 W JUNIATA ST LLC  
210 RIVER ST  
HACKENSACK, NJ 06701  
C/O Marco Cabrera and/or Jay Goulart

**Violation/Property address:** 586 W Juniata St Clermont, Fl. 34711 (ALT KEY# 1789311)

**You are hereby notified** that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at 586 W Juniata St. in reference to: **PROPERTY HAS UNSAFE CONDITIONS AND WAS DEEMED TO BE UNSAFE BY THE CLERMONT FIRE DPT AND CITY BUILDING OFFICIAL. STRUCTURE IS UNFIT FOR HUMAN OCCUPANCY AND NOTICE WAS SENT 2 YEARS AGO AND STILL HAS NOT BEEN CORRECTED.**

**Compliance with the Violation(s) listed will be when the following condition(s) are met: NEW OWNER WILL HAVE SAID VIOLATIONS REMEDIED IMMEDIATELY BY SUBMITTING PLANS AND OBTAINING THE PERMIT FOR EITHER REHAB/REBUILD/DEMO NO LATER THAN BY COMPLIANCE DATE BELOW.**

**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: 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: SECTION 34-63 NOTICE TO ABATE**

Upon receipt of a report of a condition as prescribed in section 34-61 on any property in the city, and after due consideration thereof, the city manager shall direct the city clerk to notify in writing, the owner, if known, and occupant of such property and give them ten days from the date of notice to have removed from their property, as well as adjacent

sidewalks and parkways, such conditions, and, if not done, the city would have such work performed for which the city would claim and enforce a lien against such real property.

(Code 1962, § 11-6; Code 1998, § 34-63; Ord. No. 232-C, § 2, 4-12-1983)

**SECTION 34-64 FAILURE OF OWNER TO COMPLY; LIEN**

(a) If the owner or occupant fails or refuses to have the work performed, the city manager shall either contract for or have the city crews perform such work. If the city crews perform such work, the charge shall be equal to that of an independent contractor, day laborer and regular machine hire charges. (b) The city clerk shall bill the owner and occupant of the property and, if not paid within 30 days, the clerk shall, on behalf of the city and without requiring further authority of the council, file a claim of lien against the property.

(Code 1962, § 11-7; Code 1998, § 34-64; Ord. No. 232-C, § 2, 4-12-1983)

**Type of Violation: SECTION 111.8 PROHIBITED OCCUPANCY**

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

**111.9 Restoration or abatement.** The structure or equipment determined to be unsafe by the code official is permitted to be restored to a safe condition. The owner, owner's authorized agent, operator or occupant of a structure, premises or equipment deemed unsafe by the code official shall abate or cause to be abated or corrected such unsafe conditions either by repair, rehabilitation, demolition or other approved corrective action. To the extent that repairs, alterations, or additions are made or a change of occupancy occurs during the restoration of the structure, such repairs, alterations, additions, or change of occupancy shall comply with the requirements of the International Existing Building Code

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

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

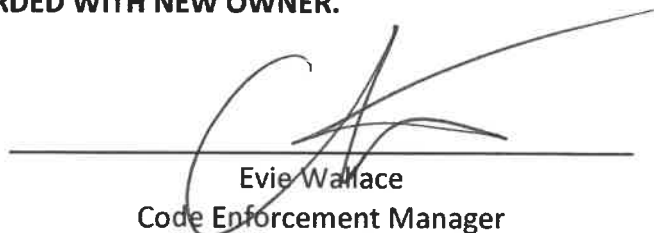
**Type of Violation: UNSAFE STRUCTURE 111.1.1**

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.

If you have any questions concerning this matter, please contact me at (352)-241-7304 or [ewallace@clermontfl.org](mailto:ewallace@clermontfl.org). Also, when you comply, please contact me so an inspection to determine compliance can be scheduled.

You are directed to take action by **MARCH 10TH, 2023 DUE TO THE FACT THAT THE OWNER WAS AWARE OF PROPERTIES CONDITION SINCE LAST YEAR FROM PREVIOUS PROPERTY OWNER AND BOUGHT THIS PROPERTY UNIT # 586 ON A SPECIAL WARRANTY DEED DATED JANUARY 30<sup>TH</sup> 2023 ALSO ON SEPTEMBER OF 2022 OWNER ALSO BOUGHT UNIT # 584 NEXT DOOR TO UNIT # 586; THEREFORE THE CASE WILL MOVE FORWARD TO THE NEXT CODE ENFORCEMENT HEARING ON MARCH 20<sup>TH</sup>, 2023 FOR THE BOARD TO REVIEW THIS CASE AND GET IT RECORDED WITH NEW OWNER.**

By:



Evie Wallace  
Code Enforcement Manager

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

**CITY OF CLERMONT,**

Petitioner

**Case No. C2302-0077**

vs.

584 W. JUNIATA ST, 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:

MARCH 20<sup>TH</sup>, 2023 @ 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, 584 W JUNIATA ST, LLC 210 RIVER ST HACKENSACK, NJ 06701

Certified Mail/Return Receipt Requested # 9171 9690 0935 0294 5010 06

BY:



Evie Wallace, Code Enforcement Officer  
this 23rd day of February, 2023

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

**January 06, 2023**

**Violation # C2212-0043**

**To:** HPA II BORROWER 2020-1 GA LLC  
120 S RIVERSIDE PLZ STE 2000  
CHICAGO, IL 60606

**Violation/Property address:** 4235 Fawn Meadow Circle Clermont, Fl. 34711 Alternate Key# 3797221

**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 4235 Fawn Meadow Cir. Clermont, Fl. 34711.

**Compliance with the Violation(s) listed will be when the following condition(s) are met: A tree removal permit must be secured for the tree that was cut down and the stump left.**

**Please contact building services to secure the permit. They are located in the first floor of city hall at 685 west Montrose street Clermont, Fl. 34711 or you may call them at 352-241-7315.**

**Type of Violation: SEC. 118-111. - REQUIRED. TREE REMOVAL PERMIT**

It shall be unlawful and a violation of this division and the land development code to clear or remove a tree by any method without first securing a permit from the city unless removal of such tree is exempted by other provisions of this division or the land development code. For exemptions, see section 118-9.

**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 1-26-2023. 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 0291 7256 58

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

**CITY OF CLERMONT,**

Petitioner

vs.

HPA II BORROWER 2020-1 GA LLC

Respondent

**Case No. C2212-0043**

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:

**March 20, 2023 @ 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, HPA II BORROWER 2020-1 GA LLC. care of the registered agent for the LLC, Corporation Service Company

Certified Mail/Return Receipt Requested #

9171 9690 0935 0294 5011 50

BY:



Andrew Snodgrass, Code Enforcement Officer  
this 7th day of February, 2023

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

**November 18, 2022**

**Violation # C2211-0005**

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

**Violation/Property address:** 131 CHESTNUT ST CLERMONT FL, 34711 (ALT KEY:1627672)

**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 131 CHESTNUT ST CLERMONT FL, 34711 (ALT KEY:1627672).

**Compliance with the Violation(s) listed will be when the following condition(s) are met: BLACK HONDA WITH NO LICENSE PLATE AND WHITE BUICK WITH VEHICLE LICENSE TAG EXPIRED IN 03/18 OBSERVED ON THE PROPERTY. EITHER STORE BOTH VEHICLES WITHIN AN ENCLOSED STRUCTURE OR REMOVE THEM FROM THE PROPERTY OR ATTACH VALID MOTOR VEHICLE LICENSE TAGS TO BOTH VEHICLES.**

**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 352-241-7318 or [jrebando@clermontfl.org](mailto:jrebando@clermontfl.org) when you comply, so an inspection to determine compliance can be scheduled.**

You are directed to take action by 12/18/2022. 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:**

  
JORDAN REBANDO/ANDREW SNODGRASS  
Code Enforcement Officer



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

**CITY OF CLERMONT,**

Petitioner

vs.

**SOUTH LAKE PRESBYTERIAN CHURCH**

Respondent

**Case No. C2211-0005**

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:

**MARCH 20<sup>TH</sup>, 2023 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, SOUTH LAKE PRESBYTERIAN CHURCH, 131 CHESTNUT ST CLERMONT, FL 34711. Certified Mail/Return Receipt Requested #

**9171 9690 0935 0294 5046 49**

BY:



JORDAN REBANDO/ANDREW SNODGRASS,

Code Enforcement Officers

this 29th day of December, 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# C2211-0005

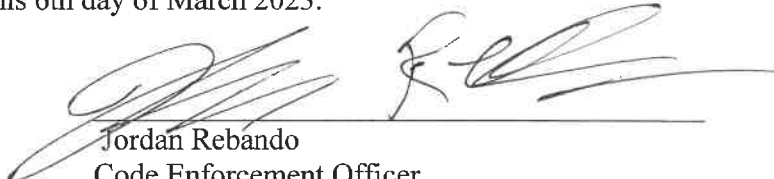
VS.

SOUTH LAKE PRESBYTERIAN CHURCH INC  
131 Chestnut St.  
Clermont, FL. 34711

Personally appeared before me, Jordan Rebando, 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 131 Chestnut St, Clermont, Florida, on the 6th day of March 2023.

Sworn to and subscribed before me this 6th day of March 2023.

  
\_\_\_\_\_  
Jordan Rebando  
Code Enforcement Officer  
City of Clermont, 685 W. Montrose Street  
Clermont, FL

The forgoing instrument was acknowledged before me this 6th day of March, 2023 by Jordan Rebando 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

**City of Clermont**

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

**VIOLATION NOTICE**

**February 13, 2023**

**Violation # C2301-0017**

**To:** DRIVER BARBARA A  
14212 SUNRIDGE BLVD  
WINTER GARDEN, FL 34787

**Violation/Property address:** 1982 BRANTLEY CIR CLERMONT FL, 34711(ALT KEY:3033108)

**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 1982 BRANTLEY CIR CLERMONT FL, 34711(ALT KEY:3033108).

**Compliance with the Violation(s) listed will be when the following condition(s) are met: STOP ALL WORK PER THE STOP WORK ORDER. REMOVE THE TREE DEBRIS FROM THE PROPERTY. INSTALL A SILT FENCE AROUND THE LOOSE SOIL TO PREVENT RUN OFF. WITHOUT AN ACTIVE BUILDING PERMIT IN PLACE YOU MUST REMOVE THE WOOD AND ANY OTHER BUILDING MATERIALS FROM THE PROPERTY. IF YOU WISH TO CONTINUE BUILDING OBTAIN AN ISSUED PERMIT. CONTACT PERMIT DEPT AT 352-241-7315.**

**Type of Violation: ACCUMULATION OF CERTAIN MATERIALS**

Sec. 34-142. - Accumulation of certain materials.

It shall be unlawful for any person to permit to accumulate on any premises, anywhere in the city limits, improved or vacant, and on all open lots and alleys in the city any lumber, boxes, barrels, bricks, stones, or similar materials that may be permitted to remain thereon unless such materials shall be placed on open racks that are elevated not less than 18 inches above the ground and evenly piled or stacked so that these materials will not afford harborage for rats.

(Code 1962, 11-19; Code 1998, 34-142; Ord. No. 232-C, 4, 4-12-1983)

**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: Other Violations**

Sec. 94-199. - Required soil conservation measures.

The following soil conservation measures shall be taken on all clearing and grading sites:

(1)During construction. Methods approved by the city shall be used to prevent erosion and the depositing of soils off of the site. This shall include the protection of bare soils

from both water and wind (eolian) forces.(2)After construction. All disturbed areas shall be sodded or seeded and mulched, as required by the city's standard construction details. The removal or lack of maintenance of vegetation resulting in on-site or off-site erosion or windblown loss of soils shall be deemed a violation of this land development code.

**Type of Violation: SPECIAL REFUSE PROBLEM SECTION 50-36 (D)**

Accumulation of trash. An excessive accumulation of trash such as trees, limbs and branches from trees, trimmings or other rubbish from pruning of trees, plants, hedges, etc, shall be removed by the owner at his expense when so notified.

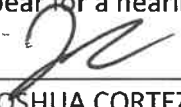
**Type of Violation: STOP WORK ORDER SECTION 112-IPMC**

Any work performed in a dangerous or unsafe manner, the code official is authorized to issue a stop work order.

**If you have any questions concerning this matter, please contact me at (352)-241-7356 or [jcortez@clermontfl.org](mailto:jcortez@clermontfl.org). Also, when you comply, please contact me so an inspection to determine compliance can be scheduled.**

You are directed to take action by 3/1/2023 . 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. C2301-0017**

vs.

DRIVER 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:

**MARCH 20, 2023 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, DRIVER BARBARA A. 14212 SUNRIDGE BLVD WINTER GARDEN, FL 34787

Certified Mail/Return Receipt Requested #

BY: \_\_\_\_\_

  
JOSHUA CORTEZ, Code Enforcement Officer  
this 2nd day of March, 2023

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# C2301-0017

VS.

DRIVER BARBARA A  
Respondent

Personally appeared before me, Joshua Cortez, 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 1982 BRANTLEY CIR CLERMONT FL, 34711, on the 2<sup>nd</sup> day of March 2023.

Sworn to and subscribed before me this 2<sup>nd</sup> day of March 2023.



  
\_\_\_\_\_  
Joshua Cortez  
Code Enforcement Officer  
City of Clermont, 685 W. Montrose Street  
Clermont, FL

The forgoing instrument was acknowledged before me this 2<sup>nd</sup> day of March, 2023, by Joshua Cortez 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:

Ellen Redmond

**City of Clermont**

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

**VIOLATION NOTICE**

**September 23, 2022**

**Violation # C2208-0002**

**To:** ISLA FARMS LLC  
9233 SMITHIES ST  
ORLANDO, FL 32827

**Violation/Property address:** 1244 LAKE AVE CLERMONT FL, 34711(ALT KEY:1613655)

**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 1244 LAKE AVE CLERMONT FL, 34711(ALT KEY:1613655).

**Compliance with the Violation(s) listed will be when the following condition(s) are met: INTERIOR ALTERATION WORK NEEDS TO BE PERMITTED. THE LAYOUT HAS BEEN RE-CONFIGURED. NEW WINDOWS AND NEW DOORS HAVE BEEN INSTALLED. SMOKE ALARMS ARE NEEDED. THE HEIGHT OF THE DOOR LEADING INTO THE ENSUITE BATHROOM NEEDS TO MEET MINIMUM HEIGHT REQUIREMENTS. ELECTRICAL OUTLETS MUST MEET CODE REQUIREMENTS. THE PERMIT DEPT WILL ADVISE WHAT ALL IS REQUIRED FOR THE ISSUANCE OF A PERMIT. CONTACT PERMIT DEPT AT 352-241-7315. A PERMIT FOR THE WORK MUST BE APPLIED FOR AND ISSUED.**

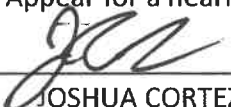
**Type of Violation: BUILDING PERMIT REQUIRED SECTION 122-344**

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

You are directed to take action by 11/7/2022 . 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:**

  
\_\_\_\_\_  
JOSHUA CORTEZ  
Code Enforcement Officer

9171 9690 0935 0294 5042 36

Code Enforcement Board

City of Clermont

## NOTICE OF HEARING

**CITY OF CLERMONT,**

Petitioner

vs.

ISLA FARMS LLC

Respondent

**Case No. C2208-0002**

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:

**MARCH 20<sup>TH</sup>, 2023 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, ISLA FARMS LLC. 9233 SMITHIES ST ORLANDO, FL 32827  
Certified Mail/Return Receipt Requested #

BY:

  
\_\_\_\_\_  
JOSHUA CORTEZ, Code Enforcement Officer  
this 3rd day of January, 2023

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# C2208-0002

VS.

ISLA FARMS LLC  
Respondent

Personally appeared before me, Joshua Cortez, 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 1244 LAKE AVE CLERMONT FL, 34711, on the 20<sup>th</sup> day of January 2023.

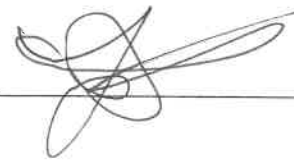
Sworn to and subscribed before me this 20<sup>th</sup> day of January 2023.

  
\_\_\_\_\_  
Joshua Cortez  
Code Enforcement Officer  
City of Clermont, 685 W. Montrose Street  
Clermont, FL

The forgoing instrument was acknowledged before me this 20<sup>th</sup> day of January, 2023, by Joshua Cortez 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

## City of Clermont

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

### VIOLATION NOTICE

**January 18, 2023**

**Violation # C2212-0001**

**To:** TILLMAN KARLTON R ET AL  
732 4TH ST  
CLERMONT, FL 34711

**Violation/Property address:** 732 4TH ST CLERMONT, FL 34711(ALT KEY:1612748)

**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 732 4TH ST CLERMONT, FL 34711(ALT KEY:1612748).

**Compliance with the Violation(s) listed will be when the following condition(s) are met:** A DETACHED PATIO/DECK HAS BEEN CONSTRUCTED WITHOUT PERMIT. OBTAIN AN ISSUED PERMIT FOR THE DETACHED PATIO/DECK. CONTACT PERMIT DEPT AT 352-241-7315 OR VISIT IN PERSON AT CITY HALL LOCATED AT 685 W MONTROSE ST.

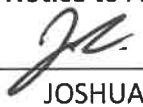
**Type of Violation:** BUILDING PERMIT REQUIRED SECTION 122-344

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

**You are directed to take action by FEBRUARY 17 2023.** 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.

**TILLMAN KARLTON R ET AL**

Respondent

**Case No. C2212-0001**

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:

**MARCH 20 2023 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, TILLMAN KARLTON R ET AL. 732 4TH ST CLERMONT, FL 34711(ALT KEY:1612748)

Certified Mail/Return Receipt Requested #

BY:



JOSHUA CORTEZ, Code Enforcement Officer  
this 20th day of February, 2023

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

**December 05, 2022**

**Violation # C2210-0069**

**To:** AH4R PROPERTIES LLC  
23975 PARK SORRENTO STE 300  
CALABASAS, CA 91302-4012

**Violation/Property address:** 1432 MUIR CIR CLERMONT FL, 34711(ALT KEY:3789935)

**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 1432 MUIR CIR CLERMONT FL, 34711(ALT KEY:3789935).

**Compliance with the Violation(s) listed will be when the following condition(s) are met: THE ENTIRE FENCE SHOULD BE ONE STYLE AND QUALITY. ANY PORTION OF THE FENCE WHICH IS MISSING PLANKS/BOARDS NEEDS TO BE REPLACED. THE FRONT OF THE FENCE IS LEANING/DROOPING, AND NEEDS TO BE REPAIRED. A BUILDING PERMIT IS REQUIRED AS APPROX HALF OF THE FENCE HAS BEEN REPLACED ALREADY; WHAT REMAINS OF THE ORIGINAL IS IN POOR CONDITION AND WILL NEED TO BE REPLACED.**

**A PERMIT MUST BE ISSUED ON OR BY 1/1/2023, AND THE PERMIT MUST BE FINALED (MEANING ALL WORK IS COMPLETED AND A FINAL INSPECTION WAS ARRANGED AND PASSED) BY 3/1/2023. CONTACT THE PERMIT DEPT AT 352-241-7315 OR VISIT IN PERSON AT 685 W MONTROSE ST CLERMONT FL 34711.**

**Type of Violation:** 302.7 Accessory Structures.

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

**Type of Violation:** 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:** SEC. 122-343 - FENCES AND WALLS

Sec. 122-343. - Fences and walls.

(a)Generally. All fences and walls shall be constructed in compliance with the Florida Building Code and in accordance with the dimensional and use regulations in this section.

(e)Design and maintenance.(1)All fences shall be maintained in their original upright condition.(2)Fences and walls designed for painting or similar surface finishes shall be maintained in their original condition as designed.(3)Missing boards, pickets or posts shall be replaced in a timely manner with material of the same type and quality.(4)Fences or walls having a side with exposed or irregular structural components and a more finished, uniform and aesthetically attractive side shall be constructed so that the more finished,

uniform and aesthetically attractive side faces outward from the fenced property toward the adjoining property.

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 1/1/2023 FOR ISSUANCE OF FENCE PERMIT, AND 3/1/2023 FOR FINAL OF FENCE PERMIT .** 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 0294 5049 08

9171 9690 0935 0294 5048 92

Code Enforcement Board

City of Clermont

## NOTICE OF HEARING

**CITY OF CLERMONT,**

Petitioner

**Case No. C2210-0069**

vs.

AH4R 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:

**MARCH 20<sup>TH</sup>, 2023 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, AH4R PROPERTIES LLC, 23975 PARK SORRENTO STE 300 CALABASAS, CA 91302-4012

Certified Mail/Return Receipt Requested #

BY: 

JOSHUA CORTEZ, Code Enforcement Officer  
this 25th day of January, 2023

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**

**December 20, 2022**

**Violation # C2212-0033**

**To:** CHARLES EVELYNE  
3301 WHITE BLOSSOM LN  
CLERMONT, FL 34711

**Violation/Property address:** 3301 WHITE BLOSSOM LN CLERMONT FL, 34711(ALT KEY:3820158)

**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 3301 WHITE BLOSSOM LN CLERMONT FL, 34711(ALT KEY:3820158).

**Compliance with the Violation(s) listed will be when the following condition(s) are met: SCREEN ENCLOSURE IN BACKYARD WAS CONVERTED TO A SUN ROOM WITHOUT A BUILDING PERMIT FROM THE CITY. OBTAIN AN ISSUED BUILDING PERMIT FOR THE SUN ROOM. CONTACT PERMIT DEPT AT 352-241-7315 OR VISIT IN PERSON AT CITY HALL LOCATED AT 685 W MONTROSE ST CLERMONT FL 34711.**

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

**You are directed to take action by 2/3/2023 . 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

**CITY OF CLERMONT  
CODE ENFORCEMENT DEPARTMENT**

**AFFIDAVIT OF POSTING**

CITY OF CLERMONT  
Petitioner

CASE# C2212-0033

VS.

CHARLES EVELYNE  
Respondent

Personally appeared before me, Joshua Cortez, 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 3301 WHITE BLOSSOM LN CLERMONT, FL 34711, on the 7<sup>th</sup> day of February 2023.

Sworn to and subscribed before me this 8<sup>th</sup> day of February 2023.

  
\_\_\_\_\_  
Joshua Cortez  
Code Enforcement Officer  
City of Clermont, 685 W. Montrose Street  
Clermont, FL

The forgoing instrument was acknowledged before me this 8<sup>th</sup> day of February, 2023, by Joshua Cortez 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

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

**CITY OF CLERMONT,**

Petitioner

**Case No. C2212-0033**

vs.

**CHARLES EVELYNE**

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:

**MARCH 20 2023 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, CHARLES EVELYNE. 3301 WHITE BLOSSOM LN CLERMONT FL, 34711

Certified Mail/Return Receipt Requested #

BY: \_\_\_\_\_

  
JOSHUA CORTEZ, Code Enforcement Officer  
this 7th day of February, 2023

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.