



**CODE ENFORCEMENT BOARD MEETING
MONDAY, JULY 17, 2023
CITY HALL at 685 WEST MONTROSE STREET
At 6:00 PM**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

MINUTES

Approval of the May 15, 2023 Code Enforcement Board meeting minutes

OPENING STATEMENT

SWEARING IN WITNESSES

AGENDA

OTHER BUSINESS

**Item 1 - C2302-0075 & C2302-0077
Wallace**

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

REQUEST:

Motion to lien

**Item 2 - C2202-000137
Cortez**

Burger King Company, LLC
780 Highway 50

REQUEST:

Motion to Lien

**Item 3 - C2203-000066
Snodgrass**

Richard & Andrew Posada
2714 Eagle Lake Drive

REQUEST:

Motion to Lien

**Item 4 - C2301-0017
Cortez**

Barbara Driver
1982 Brantley Circle

REQUEST:

Reduction of fines

NEW BUSINESS

**Item 5 - C2306-0026
Cortez**

David Stevens
204 N. Bloxam Ave.

VIOLATION:

Find in Repeat Violation of Section 125-
522 General Development Conditions;
(h) Unsightly Occupancy

**CODE ENFORCEMENT BOARD MEETING
MONDAY, JULY 17, 2023
CITY HALL at 685 WEST MONTROSE STREET
At 6:00 PM**

**Item 6 - C2305-0061
Cortez**

Jo-El, LLC
Vacant parcel located on W. Minneola
Ave., Alternate Key 1615747

VIOLATION:

Find in Repeat Violation of Section 125-522 General Development Conditions, (i) Property Maintenance

**Item 7 - C2305-0065
Cortez**

Jeremy Chamberlain
381 E. Minnehaha Ave.

VIOLATION:

Find in Repeat Violation of Section 125-522 General Development Conditions, (i) Property Maintenance; Section 18-53 & 18-54 Nuisances; IPMC Section 302.4 Weeds

**Item 8 - C2304-0003
Wallace**

Shoppes of Venice II, LLC - Curaleaf
1900 S. US Highway 27

VIOLATION:

Section 125-522 Building Permit Required, Section 125-521 Fences & Walls, IPMC Section 304.2 Fence Maintenance

**Item 9 - C2306-0020
Snodgrass**

Linda Lalchan
1870 Vale Drive

VIOLATION:

IPMC Section 111.1.3 Structure Unfit for Human Occupancy; Section 18-53 Nuisance

**Item 10 - C2306-0066
Snodgrass**

Woodwinds Clermont, LLC -
Woodwind Apts.
151 S. Grand Highway

VIOLATION:

IPMC Section 703.2 Unsafe Conditions; Section 125-522 General Development Conditions (a) Building Permit Required.

**Item 11 - C2301-0004
Snodgrass**

Annbi, LLC - El Cerro
811 W. Highway 50

**CODE ENFORCEMENT BOARD MEETING
MONDAY, JULY 17, 2023
CITY HALL at 685 WEST MONTROSE STREET
At 6:00 PM**

VIOLATION: Section 122-344 (new Section 125-522)
Building Permit Required

Item 12 - C2304-0061 Jude & Geralde Meus
Cortez 1383 Laurel Hill Dr.

VIOLATION: Section 122-344 (new 125-522) Building
Permit Required

Item 13 - C2305-0041 Duncan E. Ward Life Estate
Cortez 567 Bloxam Ave.

VIOLATION: Section 30-28 Special Refuse Problems

Item 14 - C2303-0045 Stanley Hayes
Cortez 505 E. Montrose Street

VIOLATION: Section 34-142 Accumulation of Certain
Materials (new section 18-130), Section
122-122 Permitted Uses (new section
125-165), Premises Identification 304.3
IPMC, Section 34-95 Prohibit Storage of
Certain Items (new section 18-92),
Section 302 IPMC Sanitation, Section
122-343 Fences and Walls (new section
125-521), Section 122-344 (h) Unsightly
Occupancies (new section 125-522)

ADJOURN

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

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

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

**CITY OF CLERMONT
MINUTES
CODE ENFORCEMENT BOARD
May 15, 2023**

Chairman James Johnson called the regular meeting of the Code Enforcement Board to order on Monday, May 15, 2023, at 6:06 p.m. Members attending were Chairman James Johnson along with Board members Sonny Fornoles, Jack Martin, Justin Allender, Chandra Myers, and Paul Duhon. Bryan Bain was not present. 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, Patrick Brandt, City Attorney, and Rae Chidlow, Planning Coordinator.

Code Enforcement Board Attorney Patrick Brandt swore in Code Enforcement Board member Jack Martin.

Board member Allender made a motion to approve the minutes for the March 20, 2023 Code Enforcement meeting; seconded by Board member Duhon. 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.

ITEM 2 - CASE NO. C2204-000001

Troy White
1948 Knollcrest Drive
Clermont, FL 34711

LOCATION OF VIOLATION: 1948 Knollcrest Drive

REQUEST: Reduction of fines

Code Enforcement Manager Evie Wallace introduced the case.

The Respondent was present.

Board member Bain made a motion to reduce the fine from \$2500 to \$250 to be paid within 30 days; seconded by Board member Fornoles. The vote was unanimous in favor of the fine reduction.

ITEM 1 - CASE NO. C2207-0009

Frederick L. Christensen
591 E. Highway 50
Clermont, FL 34711

LOCATION OF VIOLATION: 591 E. Highway 50

REQUEST: Motion to lien

Code Enforcement Andrew Snodgrass stated that there is a fine of \$500 for the two days the property was out of compliance.

**CITY OF CLERMONT
MINUTES
CODE ENFORCEMENT BOARD
May 15, 2023**

The Respondent was not present.

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

ITEM 3 - CASE NO. C2302-0047

708 Mace Avenue Owners Corp.

Rusty Truck

1800 S. Highway 27

Clermont, FL 34711

LOCATION OF VIOLATION: 1800 S. Highway 27

VIOLATION: Section 122-322 Site Plan Review; Section 122-223 Permitted Uses; Section 122-224 Conditional Uses; Section 102-7 Exempt Signs; Section 34-95 Prohibited Storage of Certain Items; Section 102-8 (11) Prohibited Signs: Banner Signs; Section 118-35 Maintenance and Pruning

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 \$250 per day for every day not in compliance after June 14, 2023; seconded by Board member Bain. The vote was unanimous in favor of finding violation and amount of fine.

ITEM 4 - CASE NO. C2304-0046

David Stevens

204 Bloxam Avenue

Clermont, FL 34711

LOCATION OF VIOLATION: 204 Bloxam Avenue

VIOLATION: Section 34-95 Prohibited Storage of Certain Items

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. He stated that the property is in compliance.

Board member Duhon made a motion to find the Respondent in violation, with no fine at this time and if found out of compliance to find them in repeat violation; seconded by Board member Allender. The vote was unanimous in favor of finding in violation no fine, however if found in repeat violation the fine will be \$500 per day.

**CITY OF CLERMONT
MINUTES
CODE ENFORCEMENT BOARD
May 15, 2023**

ITEM 5 - CASE NO. C2301-0006

David Stevens
204 Bloxam Avenue
Clermont, FL 34711

LOCATION OF VIOLATION: 204 Bloxam Avenue

VIOLATION: Section 54-1 Placing Articles or Obstructions on Streets or Sidewalks; Section 122-183 Permitted Uses: R-3; Section 38-4 Parking, Storage of RV Used for Sleeping; Section 122-344 (H) Unsightly Occupancies.

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 Bain made a motion to find the Respondent in violation, with no fine at this time and if found out of compliance to find them in repeat violation; seconded by Board member Duhon. The vote was unanimous in favor of finding in violation no fine, however if found in repeat violation the fine will be \$500 per day.

City Attorney Patrick Brandt stated that Items 6 and 7 are in compliance and will not be heard.

Board member Duhon nominated James Johnson for Chair; seconded by Board member Martin. The vote was unanimous in favor of the Chair.

Board member Bain nominated Justin Allender for Vice-Chair; seconded by Board member Johnson. The vote was unanimous in favor of the Vice-Chair.

There being no further business, the meeting was adjourned at 6:45 p.m.

James Johnson, Chairman

Attest:

Rae Chidlow, Code Enforcement Clerk

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

CITY OF CLERMONT

Petitioner,

vs.

584 W. JUNIATA ST. LLC.,

Respondent.

_____ /

**Case No: C2302-0075
and C2302-0077
584 and 586 W Juniata St.
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 ("The Board") shall conduct a hearing on **JULY 17th, 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 March 20, 2023, public hearing of The City of Clermont Code Enforcement Board, Findings of Fact, Conclusion of Law and Order were issued finding of fact that a violation of Clermont City Code Section 122-344 Building Permit Required, 34-61 to 34-64 Nuisance and Notice to Abate (IPMC), 111.1.1 Unsafe Structure, 111.8 Prohibited Occupancy, 111.1.3 Structure Unfit for Human Occupancy.

The order dated APRIL 10th, 2023 provided a fine would accrue in the amount of TWO HUNDRED FIFTY DOLLARS (\$250.00) per day, for each day the violation continued past APRIL 19th, 2023. That the property is not in compliance and as of the date of this motion a fine in the amount of TWELVE THOUSAND USD (\$12,000.00) is therefore due and owing on the property for FORTY EIGHT (48) cumulative days which remain unpaid and will continue to accrue until remedied.

WHEREFORE, the City of Clermont requests the Code Enforcement Board enter an Order Imposing Administrative Fine and Creating Lien in the amount of TWELVE THOUSAND USD (\$12,000.00) as provided in Chapter 162, Florida Statutes.

I HEREBY CERTIFY that on this 6th day of June 2023, a true and correct copy of this Order has been furnished by certified and regular U.S. mail to Respondent, 584 W Juniata St LLC, 210 W. Juniata St LLC., 210 River St, Hackensack, NJ 06701.



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
CITY OF CLERMONT, FLORIDA**

**CITY OF CLERMONT
Petitioner**

**Case No: C2302-0075
and C2302-0077
584 & 586 W. Juniata St.**

-vs-

**584 W. JUNIATA ST. LLC.,
Respondent.**

FINDINGS OF FACT, CONCLUSION OF LAW and ORDER

THIS MATTER came before the Code Enforcement Board of the City of Clermont for hearing on March 20, 2023, and The Board having heard sworn testimony and received evidence from Code Enforcement Officer Evie Wallace for the City, and having noted that Respondent 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 Respondent.
- 2) The Respondent is the owner of and in custody and control of the property located in Clermont, Florida described in the Statement of Violation and Hearing Notice dated February 23rd, 2023.
- 3) There existed on the property violations of Clermont City Code Sections:
122-344 Building Permit Required,
34-61 to 34-64 Nuisance and Notice to Abate(IPMC)
111.1.1 Unsafe Structure,
111.8 Prohibited Occupancy,
111.1.3 Structure Unfit for Human Occupancy
- 4) The Respondent had not corrected the violation as of March 20, 2023.

II. CONCLUSION OF LAW

The Code Enforcement Board finds the Respondent, 584 W. Juniata St., LLC, was in violation of Clermont City Code Section Sections 122-344 Building Permit Required, 34-61 to 34-64 Nuisance and Notice to Abate (IPMC) Sections 111.1.1

Unsafe Structure, 111.8 Prohibited Occupancy, 111.1.3 Structure Unfit for Human Occupancy

III. ORDER

1. Respondent shall correct the above-stated violation on or before **April 19, 2023**, by taking the remedial action as set forth in the Violation Notices dated February 23, 2023. If the Respondent fails to timely correct the violations, a fine of **TWO HUNDRED and FIFTY DOLLARS (\$250.00)** will accrue for each day the violation continues past **April 19, 2023**.

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) 241-7304 to request an inspection.

Done and Ordered this 10th day of April, 2023.



James Johnson
Chairman
City of Clermont Code Enforcement Board

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 10th day of April 2023, a true and correct copy of this Order has been furnished by certified and regular mail to the Respondent, 584 W. Juniata St. LLC, 210 River St , Hackensack, NJ 06701.


Code Enforcement Officer



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

CITY OF CLERMONT

Petitioner,

**Case No: C2202-000137
780 Highway 50
Clermont, Florida 34711**

vs.

**BURGER KING COMPANY LLC.
As Successor in interest to
BURGER KING CORPORATION #2170,**

Respondent.

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

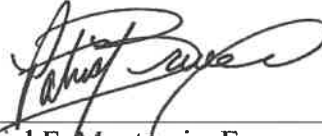
YOU ARE HEREBY ADVISED that the Code Enforcement Board (“The Board”) shall conduct a hearing on **JULY 17th, 2023, at 6:00 p.m. in the Council Chambers, City Hall, 685 West Montrose Street, Clermont, Florida**, to consider Petitioner’s request as set forth below for authorization to impose a fine and create a code enforcement lien in this matter.

This motion is pursuant to Chapter 162, Florida Statutes. At the JULY 18, 2022, public hearing of The City of Clermont Code Enforcement Board, Findings of Fact, Conclusion of Law and Order were issued finding of fact that a violation of Clermont City Code Section 94-227 “Other Violations”; Section 34-63 “Notice to Abate” and Section 507.3 IPMC: “Storm Drainage” did exist on the property.

The order dated AUGUST 11th, 2023 provided a fine would accrue in the amount of TWO HUNDRED FIFTY DOLLARS (\$250.00) per day, for each day the violation continued past AUGUST 18th, 2022. That the property is not in compliance and as of the date of this motion a fine in the amount of SEVENTY THREE THOUSAND USD (\$73,000.00) is therefore due and owing on the property for TWO HUNDRED NINETY-TWO (292) cumulative days which remain unpaid and will continue to accrue until remedied.

WHEREFORE, the City of Clermont requests the Code Enforcement Board enter an Order Imposing Administrative Fine and Creating Lien in the amount of SEVENTY THREE THOUSAND USD (\$73,000.00) as provided in Chapter 162, Florida Statutes.

I HEREBY CERTIFY that on this 7th day of June 2023, a true and correct copy of this Order has been furnished by certified and regular U.S. mail to Respondent, BURGER KING COMPANY LLC. 5707 Blue Lagoon Dr. Miami, FL 33126.



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.

BURGER KING CORPORATION #2170,

Respondent.

Case No: C2202-000137

**780 Highway 50
Clermont, Florida**

FINDINGS OF FACT, CONCLUSION OF LAW and ORDER

THIS MATTER came before the Code Enforcement Board of the City of Clermont for hearing on **JULY 18, 2022** and the Board having heard sworn testimony and received evidence from **Joshua Cortez, Code Enforcement Officer** for the City and having noted that Respondent 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 Respondent.
- 2) The Respondent is the owner of and in custody and control of the property described in the Notice of Violation dated April 1, 2022.
- 3) There exists on the property a stormwater system that is not functioning causing washouts and soil erosion and requiring grading to prevent accumulation of stagnant water and erosion.

II. CONCLUSION OF LAW

The Code Enforcement Board finds the Respondent, **BURGER KING CORPORATION #2170**, is in violation of Clermont City Grading and Drainage; Section 94-227 "Other violations"; Section 34-63 "Notice to Abate" and Section 507.3-IPMC: Storm Drainage".

III. ORDER

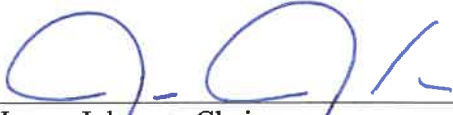
Based on the above-stated findings and conclusion of law, it is hereby Ordered:

1. Respondent shall correct the above-stated violation on or before **August 18, 2022**, by taking the remedial action as set forth in the Violation Notices dated April 12, 2022. If the

Respondents fail to timely correct the violations a fine of **TWO HUNDRED AND FIFTY DOLLARS (\$250.00)** will accrue for each day the violation continues past **August 18, 2022**.

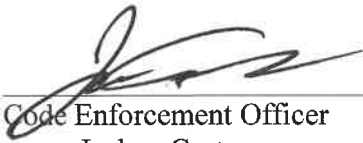
2) Respondent bears the burden of and shall contact the City of Clermont Code Enforcement Department to arrange for a re-inspection of the Property and to verify that the violation has been brought into compliance with the City Code Sections as cited above. Respondent shall call (352) 241-7303 to request an inspection.

Done and Ordered this 11TH day of August 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 11TH day of August 2022, a true and correct copy of this Order has been furnished by certified and regular mail to Respondent, Burger King Corporation #2170, P.O. Box 460189, Houston, TX 77056.


Code Enforcement Officer
Joshua Cortez
352-241-7356
jcortez@clemontfl.org

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

CITY OF CLERMONT

Petitioner,

vs.

**RICHARD POSADA &
ANDREW J. POSADA,**

Respondents.

**Case No: C2203-000066
2714 Eagle Lake Dr.
Clermont, Florida**

FINDINGS OF FACT, CONCLUSION OF LAW and ORDER

THIS MATTER came before the Code Enforcement Board of the City of Clermont for hearing on **JULY 18, 2022** and the Board having heard sworn testimony and received evidence from **Andrew Snodgrass, Code Enforcement Officer** for the City, Respondent **Richard Posada** and **Barbara Posada**, 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 Respondents are the owners of and in custody and control of the property described in the Notice of Violation dated April 12, 2022.
- 3) There exists on the property a shed/accessory structure that has been construed without a permit.

II. CONCLUSION OF LAW

The Code Enforcement Board finds the Respondents, **RICHARD POSADA & ANDREW J. POSADA** are in violation of Clermont Section 122-344 Building Permit Required.”

III. ORDER

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

1. Respondent shall correct the above-stated violation on or before **August 18, 2022**, by taking the remedial action as set forth in the Violation Notices dated April 12, 2022. If the Respondents fail to timely correct the violations a fine of **ONE HUNDRED AND FIFTY DOLLARS (\$150.00)** will accrue for each day the violation continues past **August 18, 2022**.

2. Respondents bear 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 10th day of August 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 11th day of AUGUST 2022, a true and correct copy of this Order has been furnished by certified and regular mail to Respondents, Richard A. and Andrew J. Posada, 2714 Eagle Lake Drive, Clermont, FL34711.


Code Enforcement Officer
Andrew Smolynski

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

CITY OF CLERMONT

Petitioner,

**Case No: C2203-000066
2714 EAGLE LAKE DR.
CLERMONT, FL 34711**

vs.

**RICHARD POSADA &
ANDREW J. POSADA**

Respondent.

_____ /

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

YOU ARE HEREBY ADVISED that the Code Enforcement Board ("The Board") shall conduct a hearing on **JULY 17th, 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, 2022, public hearing of The City of Clermont Code Enforcement Board, Findings of Fact, Conclusion of Law, and Order were issued finding of fact that a violation of Clermont City Code Section 122-344 "BUILDING PERMIT REQUIRED" existed upon the subject property.

The order dated AUGUST 10th, 2022 provided a fine would accrue in the amount of ONE HUNDRED FIFTY DOLLARS (\$150.00) per day, for each day the violation continued past AUGUST 18, 2022. That the property is not in compliance and as of the date of this motion a fine in the amount of FORTY-THREE THOUSAND EIGHT HUNDRED USD (\$43,800) is therefore due and owing on the property for TWO HUNDRED NINETY-TWO (292) cumulative days which remain unpaid and will continue to accrue until remedied.

WHEREFORE, the City of Clermont requests the Code Enforcement Board enter an Order Imposing Administrative Fine and Creating Lien in the amount of FORTY-THREE THOUSAND EIGHT HUNDRED USD (\$43,800) as provided in Chapter 162, Florida Statutes.

I HEREBY CERTIFY that on this 7th day of June, a true and correct copy of this Order has been furnished by certified and regular U.S. mail to Respondent, RICHARD A. POSADA and ANDREW J. POSADA 2714 EAGLE LAKE DRIVE, CLERMONT, FLORIDA 34711.



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)



City of Clermont

To: Driver, Barbara
14212 Sunridge Blvd
Winter Garden, FL. 34787
Case # C2301-0017

June 6th, 2023

Dear Ms. Driver,

This is to advise you that an outstanding Code Enforcement fine remains on your property. The abovementioned Code Enforcement case has not been closed due to the outstanding fine that has NOT been paid as of today.

In order to close this case you are requested to:

1. Submit full payment by either paying on-line or in-person at Building Services, 685 West Montrose Street at City Hall. You can call 352-241-7315 or 352-241-7304 for more information. Total amount owed is **\$1,950.00**.
2. To pay on line, please go to <https://etrakit.clermontfl.org/etrakit3/> Scroll to the bottom of the page and in the lower right click on pay fees (in the box showing violations). You should get a login page and after you log in it will ask you for a case number and allow you to view the outstanding fine and pay. If mailing by check, pay to the City of Clermont for the Planning & Development Department/ Code Enforcement Division at 685 West Montrose Street, Clermont, FL. 34711 and address the attention to me on the envelope. Payment must be received no later than by **July 6th, 2023**.

OR

3. Appear before the Code Enforcement Board Hearing on **July 17th, 2023** at 6:00pm to request adjustment of fines. **You are required to submit a letter requesting to appear before the hearing no later than June 26th, 2023, attention to me, Evie Wallace.** Please include the case information above and reason for the reduction along with the amount you are willing to pay when submitting your letter. Please send the fine reduction request to said code enforcement manager below via email or by mail by **June 26th, 2023**.

9171 9690 0935 0307 8723 07

Code Enforcement Board

City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

vs.

DRIVER BARBARA A

Respondent

Case No. C2301-0017

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

JULY 17 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. 1982 BRANTLEY CIR
CLERMONT FL, 34711

Certified Mail/Return Receipt Requested #

BY: _____


JOSHUA CORTEZ, Code Enforcement Officer
this 9th day of June, 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.

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

**CITY OF CLERMONT
Petitioner,**

**Case No: C2301-0017
1982 Brantley Cir.
Clermont, Florida**

-vs-

**BARBARA DRIVER,
Respondent.**

/

FINDINGS OF FACT, CONCLUSION OF LAW and ORDER

THIS MATTER came before the Code Enforcement Board of the City of Clermont for hearing on March 20, 2023 and The Board having heard sworn testimony and received evidence from Code Enforcement Officer Joshua Cortez for the City, and having noted that Respondent was not present, thereupon issues the following Findings of Fact, Conclusion of Law, and Order:

I. FINDINGS OF FACT

- 1) Notice as required by Section 162.12, F.S. was provided to Respondent.
- 2) The Respondent is the owner of and in custody and control of the property located in Clermont, Florida described in the Amended Notice of Violation dated February 13, 2023, and Hearing Notice dated March 2, 2023.
- 3) There existed on the property violation of Clermont City Code:
 - Sec. 34-142. - Accumulation of certain materials.
 - Sec. 122-344 - Building permit required.
 - Sec. 94-199. - Required soil conservation measures.
 - Sec. 50-36(D) - Special refuse problem.
 - STOP WORK ORDER SECTION 112-IPMC
- 4) The Respondent had not corrected the violation as of March 20, 2023.

II. CONCLUSION OF LAW

The Code Enforcement Board finds the Respondent, Barbara Driver, was in violation of Clermont City Code Sec. 34-142. - Accumulation of certain materials, Sec. 122-344 - Building permit required, Sec. 94-199. -

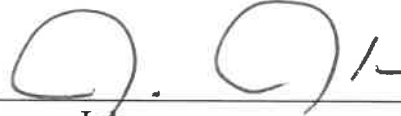
Required soil conservation measures, Sec. 50-36(D) - Special refuse problem, STOP WORK ORDER SECTION 112-IPMC

III. ORDER

1. Respondent shall correct the above-stated violation on or before **April 19, 2023**, by taking the remedial action as set forth in the Violation Notices dated February 13, 2023. If the Respondent fails to timely correct the violations, a fine of **ONE HUNDRED and FIFTY DOLLARS (\$150.00)** will accrue for each day the violation continues past **April 19, 2023**.

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 10TH day of APRIL, 2023.



James Johnson
Chairman
City of Clermont Code Enforcement Board

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 10TH day of APRIL 2023, a true and correct copy of this Order has been furnished by certified and regular mail to the Respondent, Barbara Driver, 14212 Sunridge Blvd., Winter Garden, FL 34787.



Code Enforcement Officer

City of Clermont

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

AFFIDAVIT OF COMPLIANCE

In the matter of:

Case # C2301-0017

DRIVER BARBARA A

14212 SUNRIDGE BLVD

WINTER GARDEN, FL 34787

Violation Address: 1982 BRANTLEY CIR CLERMONT FL, 34711(ALT KEY:3033108)

Personally appeared before me, JOSHUA CORTEZ Code Enforcement Officer of the City of Clermont:

1. That on March 20, 2023, the Code Enforcement Board held a public hearing and issued an Order in the abovementioned case.
2. That, pursuant to said Order, the Respondent was to have taken certain corrective action by or before April 19, 2023 for this violation or a \$150.00 per day fine was to be imposed.
3. That, an inspection was performed on May 03, 2023 and found that the corrective action ordered by the Code Enforcement Board was completed.
4. In accordance with the Code Enforcement Board's order, a fine of \$1,950.00 per day accrued from April 20, 2023 to May 03, 2023 per calendar day with a grand total of 13 days fines were accrued.

Sworn to and subscribed before me this 3rd day of May, 2023.




JOSHUA CORTEZ

Code Enforcement Officer

City of Clermont, 685 W. Montrose Street

Clermont, FL 34711

The forgoing instrument was acknowledged before me this 3rd day of May, 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

Code Enforcement Board

City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

vs.

STEVENS DAVID C

Respondent

Case No. C2306-0026

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

JULY 17 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, STEVENS DAVID C. 204 N BLOXAM AVE CLERMONT FL, 34711

Certified Mail/Return Receipt Requested #

BY:



JOSHUA CORTEZ, Code Enforcement Officer

this 6th day of June, 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

REPEAT VIOLATION NOTICE

June 06, 2023

Violation # C2306-0026

To: STEVENS DAVID C
204 N BLOXAM AVE
CLERMONT, FL 34711

Violation/Property address: 204 N BLOXAM AVE CLERMONT FL, 34711(ALT KEY:3597869)

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 204 N BLOXAM AVE CLERMONT FL, 34711(ALT KEY:3597869).

Compliance with the Violation(s) listed will be when the following condition(s) are met: PROPERTY IS UNSIGHTLY. CLEAN UP THE PROPERTY SO THAT IT HAS A NEAT AND ORDERLY APPEARANCE IS NO LONGER UNSIGHTLY.

Type of Violation: Sec. 125-522. - General development conditions.

(h)Unsightly occupancies. Unsightly occupancies, such as but not limited to junkyards, repair yards and outdoor storage, shall be entirely surrounded by a substantial continuous masonry fence or similarly permanent construction approved by the planning and zoning department. Such fence or wall shall be constructed and maintained at a height of six feet to screen the unsightly occupancy. It shall be of similar composition, construction and color throughout and shall be constructed without openings except for entrances and exits, such entrances and exits to be equipped with un-pierced gates, except that additional openings may be authorized to provide access for fire protection. Such gates shall be closed and securely locked at all times, except during business hours. Plans for such fence or wall shall be submitted to the planning and zoning department, which shall determine whether the proposed fence will meet the requirements of this section. No building permit shall be issued for the construction of such fence or wall until the approval of the planning and zoning department has been secured. Such fence or wall shall be maintained in good order and shall not be allowed to deteriorate.

If you have any questions concerning this matter, please contact me at (352)-241-7356 or 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 IMMEDIATELY. THIS CASE WILL BE PRESENTED AT THE CODE ENFORCEMENT BOARD HEARING (AS STATED IN THE ENCLOSED NOTICE OF HEARING) AS A REPEAT VIOLATION EVEN IF THE VIOLATION HAS BEEN CORRECTED PRIOR TO THE HEARING DATE. ADDITIONALLY CODE ENFORCEMENT IS SEEKING A FINE AMOUNT OF \$500.00 TO ACCRUE DAILY EACH DAY THE PROPERTY REMAINS IN VIOLATION.

By:



JOSHUA CORTEZ
Code Enforcement Officer

9171 9690 0935 0294 5266 96

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

CITY OF CLERMONT
Petitioner,

Case No: C2301-0006

**204 N. Bloxam Ave
Clermont, FL 34711**

-vs-

DAVID C. STEVENS

Respondent.

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 15, 2023**, and the Board having heard sworn testimony and received evidence from **Joshua Cortez, Code Enforcement Officer** for the City and having noted that Respondent 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 Respondent.
- 2) The Respondent is the owner of and in custody and control of the property described in the Notice of Violation dated February 2, 2023.
- 3) There existed on the property a violation of the Clermont City Code.
- 4) The violation had been corrected

II. CONCLUSION OF LAW

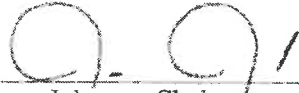
The Code Enforcement Board finds that Respondent, **David C. Stevens**, was in violation of **Sec. 32-1 Placing Articles or Obstructions on Streets or Sidewalks; Sec 125-249 Permitted Uses: R-3 Section 22-4 Section 28-4 Parking , storage of RV used for sleeping, Sec 125-522 (H) unsightly occupancies.**

III. ORDER

Based on the above-stated findings and conclusion of law, it is hereby Ordered that Respondent shall refrain from repeating the violations as set forth above. If the violations are repeated, the Petitioner may bring this matter back before the City of Clermont Code Enforcement Board or Special Magistrate in accordance with applicable law.

Case No: C2301-0006

Done and Ordered this 24 day of May 2023.


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 24 day of May 2023, a true and correct copy of this Order has been furnished by certified and regular mail to Respondent, David C. Stevens at 204 N. Bloxam Ave, Clermont, FL 34711,


Code Enforcement Officer

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

CITY OF CLERMONT

Case No: C2209-0059

Petitioner,

vs.

**JO EL LLC,
Vacant Parcel on W. Minneola
Clermont, Florida**

Respondent.

FINDINGS OF FACT, CONCLUSION OF LAW and ORDER

THIS MATTER came before the Code Enforcement Board of the City of Clermont for hearing on **January 23, 2023** and The Board having heard sworn testimony and received evidence from **Joshua Cortez, Code Enforcement Officer**, for the City, and having noted that Respondent **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 Respondent.
- 2) The Respondent is the owner of and in custody and control of the property described in the Violation Notice dated September 21, 2022 and the Hearing Notice dated October 20, 2022, located in Clermont, Florida.
- 3) There existed on the property a nuisance in violation of Section 34-61 of the City Code, an inappropriate buffer in violation of Section 118-37, owner is maintaining a nuisance in violation of Section 34-62 and inadequate property maintenance in violation of Section 122-344 of the City Code and Section 301.3 of the IPMC
- 4) The Respondent corrected the violations on or before October 20, 2022.

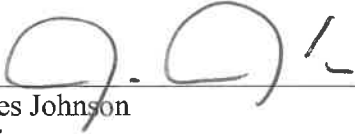
II. CONCLUSION OF LAW

The Code Enforcement Board finds the Respondent, **JO EL LLC**, **was** in violation of Clermont City Code Section 34-61 of the City Code, an inappropriate buffer in violation of Section 118-37, owner is maintaining a nuisance in violation of Section 34-62 and inadequate property maintenance in violation of Section 122-344 of the City Code and Section 301.3 of the IPMC.

III. ORDER

The Respondent shall refrain from repeating the violations set forth above, if any of the afore mentioned violations are repeated, the Petitioner may bring the matter back before the Code Enforcement Board as a repeat violation in accordance with applicable law.

Done and Ordered this 6 day of February, 2023.



James Johnson
Chairman
City of Clermont Code Enforcement Board

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 6 day of February 2023, a true and correct copy of this Order has been furnished by certified and regular mail to the Respondent, JO-EL LLC 340 Bunker Pl, Orlando, FL 32804.



Code Enforcement Officer

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

vs.

JO-EL LLC

Respondent

Case No. C2305-0061

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

JULY 17 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, JO-EL LLC. 340 BUNKER PL

ORLANDO, FL 32804

Certified Mail/Return Receipt Requested #

BY: _____


JOSHUA CORTEZ, Code Enforcement Officer

this 25th day of May, 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

May 25, 2023

Violation # C2305-0061

To: JO-EL LLC
340 BUNKER PL
ORLANDO, FL 32804

Violation/Property address: W MINNEOLA RD CLERMONT FL, 34711(ALT KEY:1615747)

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 W MINNEOLA RD CLERMONT FL, 34711(ALT KEY:1615747).

Compliance with the Violation(s) listed will be when the following condition(s) are met: MOW A LANDSCAPE BUFFER ON THE PROPERTY IN ACCORDANCE WITH THE CODE LISTED BELOW.

Type of Violation: Property Maintenance Section 125-522

Sec. 125-522. - General development conditions.

(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 detrital materials.(1)Any contiguous unimproved parcel of land greater than one acre is exempt from mowing under the following conditions:a. A buffer of 30 feet shall be required to be maintained from any improved right-of-way. All grass or weeds within that buffer will be maintained below 18 inches.

If you have any questions concerning this matter, please contact me at (352)-241-7356 or 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 IMMEDIATELY. THIS CASE WILL BE PRESENTED AT THE CODE ENFORCEMENT BOARD HEARING (AS STATED IN THE ENCLOSED NOTICE OF HEARING) AS A REPEAT VIOLATION EVEN IF THE VIOLATION HAS BEEN CORRECTED PRIOR TO THE HEARING DATE. ADDITIONALLY CODE ENFORCEMENT IS SEEKING A FINE AMOUNT OF \$500.00 TO ACCRUE DAILY EACH DAY THE PROPERTY REMAINS IN VIOLATION.

By:



JOSHUA CORTEZ
Code Enforcement Officer

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

CITY OF CLERMONT

Case No: C2209-0054

Petitioner,

-vs-

**JEREMY L. CHAMBERLIN,
381 E Minnehaha Ave
Clermont, Florida 34711**

Respondent.

FINDINGS OF FACT, CONCLUSION OF LAW and ORDER

THIS MATTER came before the Code Enforcement Board of the City of Clermont for hearing on **January 23, 2023** and the Board having heard sworn testimony and received evidence from Joshua Cortez, Code Enforcement Officer and having noted that Respondent **was not present**, thereupon issues the following Findings and Facts, Conclusion of Law, and Order:

I. FINDINGS OF FACT

- 1) Notice as required by Section 162.12, F.S. has been provided to Respondent.
- 2) The Respondent is the owner of and in custody and control of the property described as 381 E Minnehaha Ave, (Alt Key 1617626) and as set forth in the Notice of Repeat Violation dated September 19th, 2022, located in Clermont, Florida.
- 3) There existed on the property debris, dead branches, overgrown grass and weed in violation of unlawful maintenance of nuisances in violation of City of Clermont Code Ch. 34 Section 34-61- (1)(2). Property Maintenance 122-344, Creation and Maintenance of a Nuisance by Property Owner Section 34-62, and Weeds Section 302.4 IPMC.
- 4) The above-stated condition constitutes a repeat violation of the Board's May 16, 2022 Order.
- 5) The violation was repeated as of September 19, 2022 and was corrected as of October 3, 2022.

II. CONCLUSIONS OF LAW

The Code Enforcement Board finds the Respondent, **JEREMY L. CHAMBERLIN**, is in repeat violation of Clermont City Code Chapter 34 Section 34-61 (1)(2). Property Maintenance 122-344, Creation and Maintenance of a Nuisance by Property Owner Section 34-62, and Weeds Section 302.4 IPMC

Case No: C2209-0054

III. ORDER

Respondent is hereby fined in the amount of **FIVE HUNDRED DOLLARS (\$500)** per day for each of the fourteen (14) days the property was in repeat violation for a total of **SEVEN THOUSAND DOLLARS (\$7,000.00)**.

Notice of Appeal

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.

Done and Ordered this 6 day of February, 2023.


James Johnson
Chairman
City of Clermont Code Enforcement Board

I HEREBY CERTIFY that on this 6 day of February 2023, a true and correct copy of this Order has been furnished by certified and regular mail to the Respondent, Jeremy Chamberlin 381 E Minnehaha Ave, Clermont, FL 34711


Code Enforcement Officer

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

vs.

CHAMBERLIN JEREMY L

Respondent

Case No. C2305-0065

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

JULY 17 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, CHAMBERLIN JEREMY L. 381 E MINNEHAHA AVE CLERMONT, FL 34711

Certified Mail/Return Receipt Requested #

BY: _____



JOSHUA CORTEZ, Code Enforcement Officer
this 30th day of May, 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

May 30, 2023

Violation # C2305-0065

To: CHAMBERLIN JEREMY L
381 E MINNEHAHA AVE
CLERMONT, FL 34711

Violation/Property address: 381 E MINNEHAHA AVE CLERMONT, FL 34711(ALT KEY:1617626)

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 381 E MINNEHAHA AVE CLERMONT, FL 34711(ALT KEY:1617626).

Compliance with the Violation(s) listed will be when the following condition(s) are met: MOW ALL GRASS AND WEEDS AND MAINTAIN BELOW 18 INCHES.

Type of Violation: Sec. 125-522. - General development conditions

(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 detrital materials.

Type of Violation: Sec. 18-53 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:

Type of Violation: Sec. 18-54 - 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.

If you have any questions concerning this matter, please contact me at (352)-241-7356 or 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 IMMEDIATELY. THIS CASE WILL BE PRESENTED AT THE CODE ENFORCEMENT BOARD HEARING (AS STATED IN THE ENCLOSED NOTICE OF HEARING) AS A REPEAT VIOLATION EVEN IF THE VIOLATION HAS BEEN CORRECTED PRIOR TO THE HEARING DATE. ADDITIONALLY CODE ENFORCEMENT IS SEEKING A FINE AMOUNT OF \$500.00 TO ACCRUE DAILY EACH DAY THE PROPERTY REMAINS IN VIOLATION.

By:



JOSHUA CORTEZ
Code Enforcement Officer

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2304-0003

vs.

SHOPPES OF VENICE II 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:

JULY 17TH, 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, SHOPPES OF VENICE II LLC. @ 2345 WEST SANDLAKE RD #100 ORLANDO, FL. 32809

Certified Mail/Return Receipt Requested #

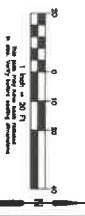
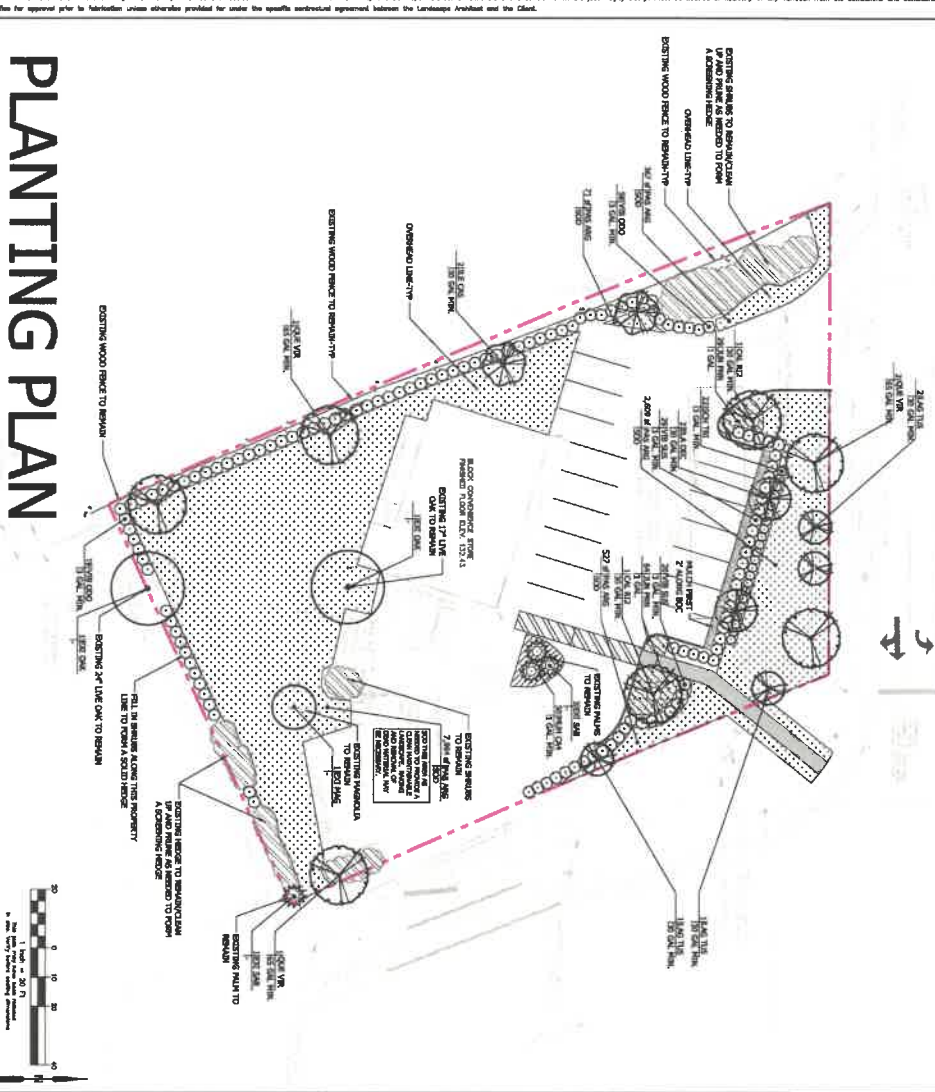
BY:



Evie Wallace, Code Enforcement Officer
this 2nd day of June, 2023

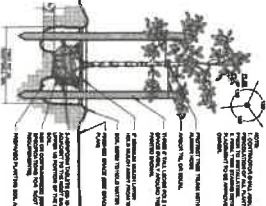
IF A PERSON DESIRES TO APPEAL ANY DECISION WITH RESPECT TO ANY MATTER CONSIDERED AT THESE PROCEEDINGS, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND THAT, FOR THIS PURPOSE, SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH INCLUDES THE TESTIMONY AND EVIDENCE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

PLANTING PLAN

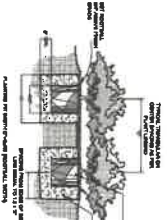


TAINLINE STATE ONE CALL
 1-800-432-6770
 www.tainline.com
 TAINLINE STATE ONE CALL
 IS A SERVICE PROVIDED BY THE
 FLORIDA UTILITY LOCATING
 BOARD (FULTB) TO ASSIST
 LANDSCAPE ARCHITECTS IN
 IDENTIFYING THE LOCATION OF
 UTILITIES PRIOR TO CONSTRUCTION.

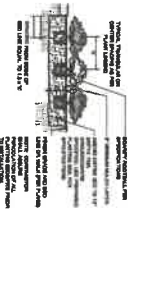
1 TREE PLANTING DETAIL



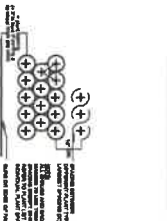
2 SHRUB PLANTING DETAIL



3 GROUND COVER PLANTING DETAIL



4 PLANT SPACING DETAIL



PLANT SCHEDULE	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CULTURE	SPECIFICATION	WATER USAGE	REMARKS
1. QUERCUS VIRENDA	QV	2	QUERCUS VIRENDA	60 GAL. NUR.	7' CAL. NUR.	12" W. 1/2" H. 1/2" D.	LOW-MEDIUM	SHRUB, STRAIGHT TRUNK, FILL
2. LIRIODENDRON X TIBBOURNA	LX	2	LIRIODENDRON X TIBBOURNA	36 GAL. NUR.	1.5" CAL. NUR.	8" H. 1/2" D.	LOW-MEDIUM	SHRUB, STRAIGHT TRUNK, FILL
3. LIRIODENDRON X TIBBOURNA	LX	2	LIRIODENDRON X TIBBOURNA	36 GAL. NUR.	1.5" CAL. NUR.	8" H. 1/2" D.	LOW-MEDIUM	SHRUB, STRAIGHT TRUNK, FILL
4. LIRIODENDRON X TIBBOURNA	LX	2	LIRIODENDRON X TIBBOURNA	36 GAL. NUR.	1.5" CAL. NUR.	8" H. 1/2" D.	LOW-MEDIUM	SHRUB, STRAIGHT TRUNK, FILL
5. LIRIODENDRON X TIBBOURNA	LX	2	LIRIODENDRON X TIBBOURNA	36 GAL. NUR.	1.5" CAL. NUR.	8" H. 1/2" D.	LOW-MEDIUM	SHRUB, STRAIGHT TRUNK, FILL
6. LIRIODENDRON X TIBBOURNA	LX	2	LIRIODENDRON X TIBBOURNA	36 GAL. NUR.	1.5" CAL. NUR.	8" H. 1/2" D.	LOW-MEDIUM	SHRUB, STRAIGHT TRUNK, FILL
7. LIRIODENDRON X TIBBOURNA	LX	2	LIRIODENDRON X TIBBOURNA	36 GAL. NUR.	1.5" CAL. NUR.	8" H. 1/2" D.	LOW-MEDIUM	SHRUB, STRAIGHT TRUNK, FILL
8. LIRIODENDRON X TIBBOURNA	LX	2	LIRIODENDRON X TIBBOURNA	36 GAL. NUR.	1.5" CAL. NUR.	8" H. 1/2" D.	LOW-MEDIUM	SHRUB, STRAIGHT TRUNK, FILL
9. LIRIODENDRON X TIBBOURNA	LX	2	LIRIODENDRON X TIBBOURNA	36 GAL. NUR.	1.5" CAL. NUR.	8" H. 1/2" D.	LOW-MEDIUM	SHRUB, STRAIGHT TRUNK, FILL
10. LIRIODENDRON X TIBBOURNA	LX	2	LIRIODENDRON X TIBBOURNA	36 GAL. NUR.	1.5" CAL. NUR.	8" H. 1/2" D.	LOW-MEDIUM	SHRUB, STRAIGHT TRUNK, FILL
11. LIRIODENDRON X TIBBOURNA	LX	2	LIRIODENDRON X TIBBOURNA	36 GAL. NUR.	1.5" CAL. NUR.	8" H. 1/2" D.	LOW-MEDIUM	SHRUB, STRAIGHT TRUNK, FILL
12. LIRIODENDRON X TIBBOURNA	LX	2	LIRIODENDRON X TIBBOURNA	36 GAL. NUR.	1.5" CAL. NUR.	8" H. 1/2" D.	LOW-MEDIUM	SHRUB, STRAIGHT TRUNK, FILL
13. LIRIODENDRON X TIBBOURNA	LX	2	LIRIODENDRON X TIBBOURNA	36 GAL. NUR.	1.5" CAL. NUR.	8" H. 1/2" D.	LOW-MEDIUM	SHRUB, STRAIGHT TRUNK, FILL
14. LIRIODENDRON X TIBBOURNA	LX	2	LIRIODENDRON X TIBBOURNA	36 GAL. NUR.	1.5" CAL. NUR.	8" H. 1/2" D.	LOW-MEDIUM	SHRUB, STRAIGHT TRUNK, FILL
15. LIRIODENDRON X TIBBOURNA	LX	2	LIRIODENDRON X TIBBOURNA	36 GAL. NUR.	1.5" CAL. NUR.	8" H. 1/2" D.	LOW-MEDIUM	SHRUB, STRAIGHT TRUNK, FILL
16. LIRIODENDRON X TIBBOURNA	LX	2	LIRIODENDRON X TIBBOURNA	36 GAL. NUR.	1.5" CAL. NUR.	8" H. 1/2" D.	LOW-MEDIUM	SHRUB, STRAIGHT TRUNK, FILL
17. LIRIODENDRON X TIBBOURNA	LX	2	LIRIODENDRON X TIBBOURNA	36 GAL. NUR.	1.5" CAL. NUR.	8" H. 1/2" D.	LOW-MEDIUM	SHRUB, STRAIGHT TRUNK, FILL
18. LIRIODENDRON X TIBBOURNA	LX	2	LIRIODENDRON X TIBBOURNA	36 GAL. NUR.	1.5" CAL. NUR.	8" H. 1/2" D.	LOW-MEDIUM	SHRUB, STRAIGHT TRUNK, FILL
19. LIRIODENDRON X TIBBOURNA	LX	2	LIRIODENDRON X TIBBOURNA	36 GAL. NUR.	1.5" CAL. NUR.	8" H. 1/2" D.	LOW-MEDIUM	SHRUB, STRAIGHT TRUNK, FILL
20. LIRIODENDRON X TIBBOURNA	LX	2	LIRIODENDRON X TIBBOURNA	36 GAL. NUR.	1.5" CAL. NUR.	8" H. 1/2" D.	LOW-MEDIUM	SHRUB, STRAIGHT TRUNK, FILL
21. LIRIODENDRON X TIBBOURNA	LX	2	LIRIODENDRON X TIBBOURNA	36 GAL. NUR.	1.5" CAL. NUR.	8" H. 1/2" D.	LOW-MEDIUM	SHRUB, STRAIGHT TRUNK, FILL
22. LIRIODENDRON X TIBBOURNA	LX	2	LIRIODENDRON X TIBBOURNA	36 GAL. NUR.	1.5" CAL. NUR.	8" H. 1/2" D.	LOW-MEDIUM	SHRUB, STRAIGHT TRUNK, FILL
23. LIRIODENDRON X TIBBOURNA	LX	2	LIRIODENDRON X TIBBOURNA	36 GAL. NUR.	1.5" CAL. NUR.	8" H. 1/2" D.	LOW-MEDIUM	SHRUB, STRAIGHT TRUNK, FILL
24. LIRIODENDRON X TIBBOURNA	LX	2	LIRIODENDRON X TIBBOURNA	36 GAL. NUR.	1.5" CAL. NUR.	8" H. 1/2" D.	LOW-MEDIUM	SHRUB, STRAIGHT TRUNK, FILL

City of Clermont

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

VIOLATION NOTICE**May 18, 2023****Violation # C2304-0003**

To: SHOPPES OF VENICE II LLC
 2345 W SAND LAKE RD STE 100
 ORLANDO, FL 32809
 &
 ALAN CHARRON
 2345 W SANDLAKE RD STE#100
 ORLANDO, FL. 32809

9171 9690 0935 0307 8720 00

Violation/Property address: 1900 South US Hwy 27 Clermont, FL. 34711 (CuraLeaf)

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 1900 South US Hwy 27. Clermont, FL. 34711

Compliance with the Violation(s) listed will be when the following condition(s) are met: REPAIR FENCE THAT IS ON THE PROPERTY AND IN DISREPAIR. CALL THE PERMIT DEPARTMENT AT 352-241-7315 IF YOU ARE GOING TO REPLACE THE EXISTING FENCE WITH A NEW ONE ON SITE SINCE A PERMIT MIGHT BE REQUIRED.

Type of Violation: BUILDING PERMIT REQUIRED SECTION 125-522

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: FENCE MAINTENANCE

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

Type of Violation: SEC. 125-521. - 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.

(b) Prohibited fences and walls.

(1) Slatting of plastic or other material cannot be inserted into chain link fencing. No barbed wire, razor wire or similar material shall be allowed in residential or commercial districts.

(2) No building permit shall be issued for any fence or wall when it is determined by the

planning and zoning department that such fence or wall would obstruct visibility, would impede fire or police protection, or would seriously inhibit the free flow of light and air.

(c) Height.

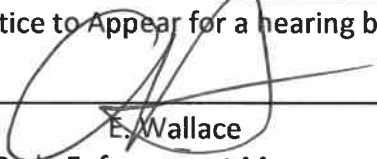
(1) For residential uses, no fence, wall, or retaining wall shall exceed four feet in height from the front building line to the front lot line, or exceed six feet in height from the front building line to the rear property line. For corner lots, also known as double frontage lots, no fence, wall or retaining wall shall exceed four feet in height in front of the front setback line of the established district. Corner lots shall be allowed up to six-foot high fences to the property line on the secondary street side, provided there is no obstruction of visibility for adjacent driveways or intersections. Decorative columns and pillars may extend up to one foot above the maximum fence or wall height.

(2) Fences and walls in business, commercial and industrial districts shall be no higher than six feet. Industrial districts may also be allowed up to 24 inches of barbed wire for security.

If you have any questions concerning this matter, please contact me at (352)-241-7304 or 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 **JUNE 2ND, 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:



E. Wallace
Code Enforcement Manager



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
SHOPPES OF VENICE II, LLC

Filing Information

Document Number L04000091867
FEI/EIN Number 20-2145021
Date Filed 12/20/2004
State FL
Status ACTIVE

Principal Address

2345 W SAND LAKE RD, STE 100
ORLANDO, FL 32809

Changed: 04/02/2012

Mailing Address

2345 W SAND LAKE RD, STE 100
ORLANDO, FL 32809

Changed: 04/02/2012

Registered Agent Name & Address

CHARRON, ALAN C
2345 W SAND LAKE RD, STE 100
ORLANDO, FL 32809

Address Changed: 04/02/2012

Authorized Person(s) Detail

Name & Address

Title MGRM

RETAIL INVESTMENT SPECIALISTS, LLC
2345 W SAND LAKES RD, STE 100
ORLANDO, FL 32809

Annual Reports

Report Year	Filed Date
2021	04/12/2021



COURTESY NOTICE
VIOLATION OF CODE OR ORDINANCE
CITY OF CLERMONT

Case # C2304-0003

DATE: Month April Day 5 Year 2023 Time 2:42 PM

Name SHOPPES OF VENICE II LLC

Address 2345 W SAND LAKE RD STE 100

Phone _____

City ORLANDO

State FL

Zip 32809

CODE OR ORDINANCE VIOLATED: 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.

CODE OR ORDINANCE VIOLATED: FENCE MAINTENANCE

¹²²⁻³⁴³⁺
Section 304.2 Fence Maintenance, "All Exterior surfaces, including but not limited to, doors, window frames and door frames, porches, balconies, decks and fences, shall be maintained in good condition.

1900 South US Hwy 27 Clermont, Fl. 34711 (Alt Key# 1622956) CURALEAF

LOCATION OF VIOLATION: MEDICAL MARIJUANA FACILITY

FACTS CONSTITUTING REASONABLE CAUSE:

**A WOODEN FENCE ON THE PROPERTY IS
DILAPIDATED AND IS IN NEED OF REPAIR.
PLEASE REVIEW THE CODE ATTACHED.
THE FENCE IS PART OF THE 'APPROVED
SITE-PLAN' AND **CANNOT** BE REMOVED. IF
A NEW FENCE NEEDS TO BE IN PLACE, A
PERMIT IS REQUIRED. PLEASE CONTACT
THE PERMIT DEPARTMENT AT 352-241-
7315 FOR FURTHER INFORMATION. THE
SITE PLAN IS ALSO INCLUDED WITH THE
NOTICE.**

ACTION REQUIRED FOR REMEDY OF VIOLATION:
**REPAIR ENTIRE FENCE AND REPLACE WHERE
THERE IS MISSING PANELS OR REMOVE AND**

REPLACE WITH A NEW FENCE

REMEDY ABOVE VIOLATION TO BE COMPLETED BY:

MAY 5TH, 2023

CODE ENFORCEMENT MANAGER E. Wallace (352)-241-7304 ewallace@clermontfl.org

IF YOU HAVE ANY QUESTIONS CONCERNING THIS MATTER, PLEASE CONTACT THE CODE ENFORCEMENT OFFICER AT THE ABOVE LISTED NUMBER. OUR OFFICE IS LOCATED AT:

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

FAILURE TO CORRECT VIOLATION BY THE ABOVE DATE MAY RESULT IN A NOTICE TO APPEAR BEFORE THE CODE ENFORCEMENT BOARD.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
SHOPPES OF VENICE II, LLC

Filing Information

Document Number	L04000091867
FEI/EIN Number	20-2145021
Date Filed	12/20/2004
State	FL
Status	ACTIVE

Principal Address

2345 W SAND LAKE RD, STE 100
ORLANDO, FL 32809

Changed: 04/02/2012

Mailing Address

2345 W SAND LAKE RD, STE 100
ORLANDO, FL 32809

Changed: 04/02/2012

Registered Agent Name & Address

CHARRON, ALAN C
2345 W SAND LAKE RD, STE 100
ORLANDO, FL 32809

Address Changed: 04/02/2012

Authorized Person(s) Detail

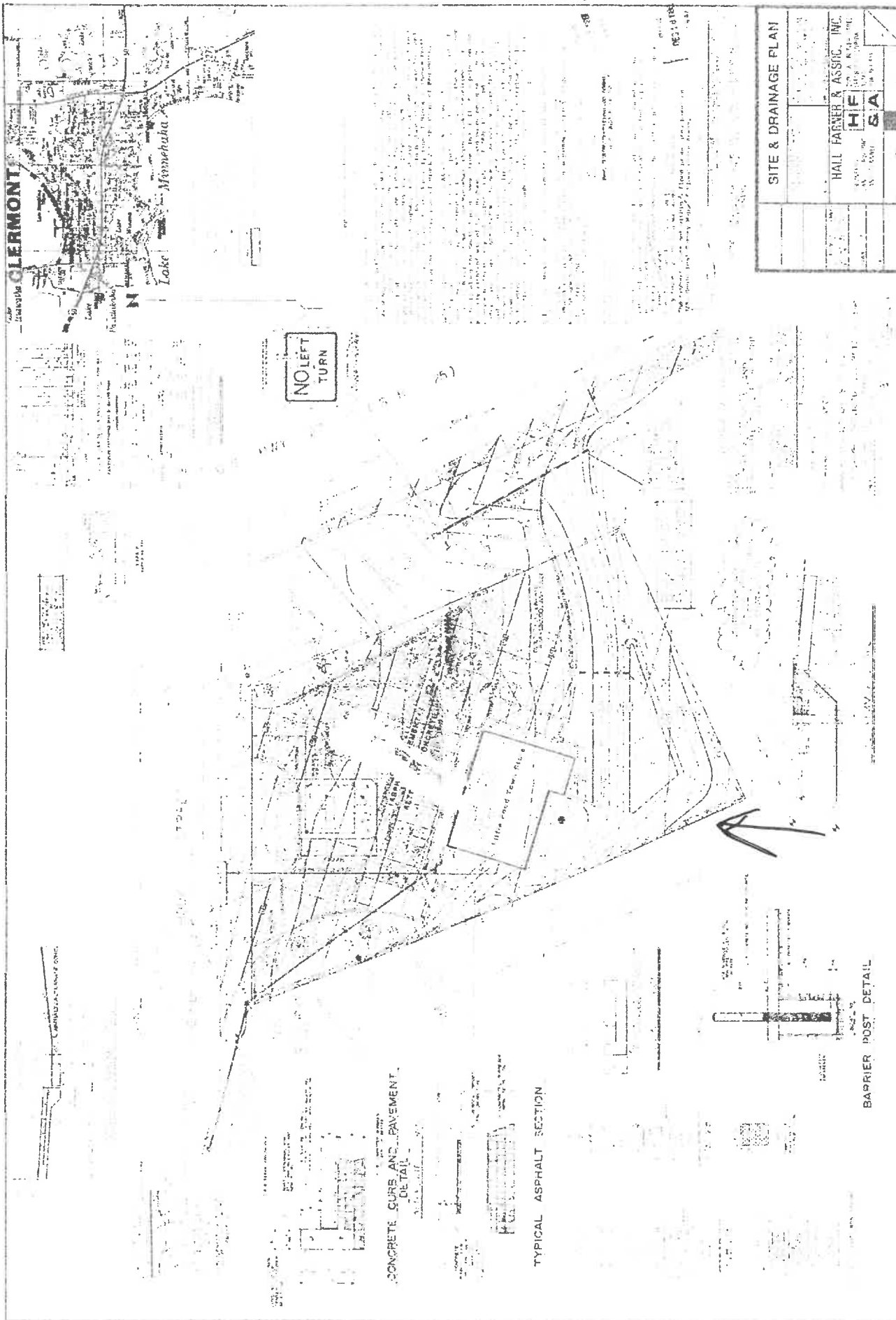
Name & Address

Title MGRM

RETAIL INVESTMENT SPECIALISTS, LLC
2345 W SAND LAKES RD, STE 100
ORLANDO, FL 32809

Annual Reports

Report Year	Filed Date
2021	04/12/2021



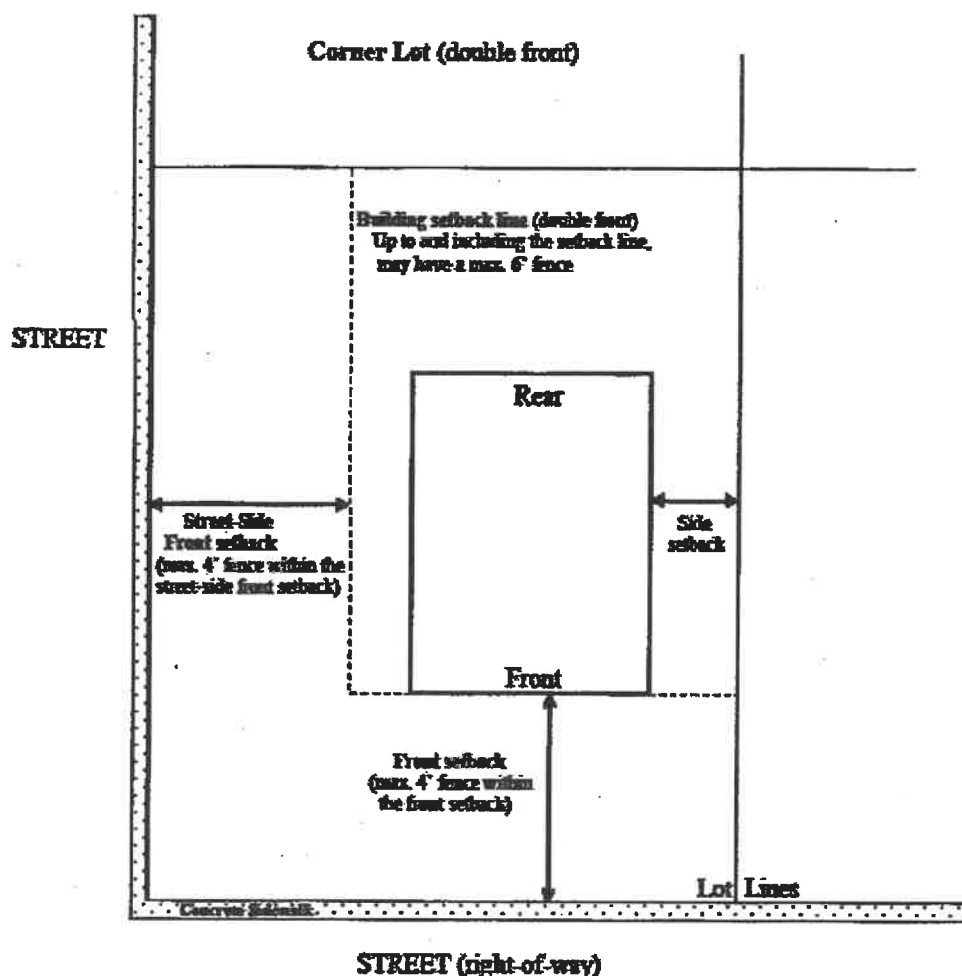
Approved site plan
with Fence

E-113.146 CIMCE ROAD TOWN

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.
- (b) *Prohibited fences and walls.*
 - (1) Slatting of plastic or other material cannot be inserted into chain link fencing. No barbed wire, razor wire or similar material shall be allowed in residential or commercial districts.
 - (2) No building permit shall be issued for any fence or wall when it is determined by the planning and zoning department that such fence or wall would obstruct visibility, would impede fire or police protection, or would seriously inhibit the free flow of light and air.
- (c) *Height.*
 - (1) For residential uses, no fence, wall, or retaining wall shall exceed four feet in height from the front building line to the front lot line, or exceed six feet in height from the front building line to the rear property line. For corner lots, also known as double frontage lots, no fence, wall or retaining wall shall exceed four feet in height in front of the front setback line of the established district. Corner lots shall be allowed up to six-foot high fences to the property line on the secondary street side, provided there is no obstruction of visibility for adjacent driveways or intersections. Decorative columns and pillars may extend up to one foot above the maximum fence or wall height.
 - (2) Fences and walls in business, commercial and industrial districts shall be no higher than six feet. Industrial districts may also be allowed up to 24 inches of barbed wire for security.
 - (3) Subdivision entry features and any appurtenances shall not exceed ten feet in height without approval of the city council.
- (d) *Obstruction of vision at intersections.* No walls or fences shall be permitted on local road corner lots within 30 feet of intersecting street rights-of-way and lots on collector and arterial roads within 50 feet of intersecting street rights-of-way if such a fence will obstruct traffic visibility.
- (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.

- (5) The following materials shall be acceptable for the construction of fences and walls:
 - a. Rot- and termite-resistive wood.
 - b. Wood which has been chemically pressure-treated to resist rot and termites.
 - c. Noncorrosive metal or galvanized wire fabric of 11 gauge mounted on steel posts.
 - d. Ornamental iron, concrete or masonry.
- (6) Walls shall have a finished top or cap block.
- (7) All walls visible from the public right-of-way and adjoining properties shall be designed to incorporate an architectural finish such as stucco, split face block, brick, stone, or other material designed to disguise concrete block, or poured concrete construction.
- (8) Single walls and tiered wall systems must provide a minimum of five feet for landscaping in front of the wall. The five-foot landscape area shall not exceed ten percent grade.



Note:

- Side and rear lot lines may have up to a 6' fence, up to the front setback (including double front building setback line).
- Lot setbacks for each applicable zoning district should be utilized.

FIGURE 122-343A. FENCE HEIGHTS FOR CORNER LOTS (Not to Scale)

(f) *Exemption for temporary construction fencing.* Temporary construction fencing is exempted from the requirements of this section, but must obtain a temporary structure permit.

(Code 1998, § 122-343; Ord. No. 281-C, § 1(ch. 16, art. I, § 3), 11-8-1994; Ord. No. 294-C, § 2, 9-28-1999; Ord. No. 306-C, § 2, 3-27-2001; Ord. No. 340-C, § 1, 4-27-2004; Ord. No. 2010-05-C, § 2, 3-23-2010; Ord. No. 2013-11, § 2, 7-23-2013)

**CITY OF CLERMONT
CODE ENFORCEMENT DEPARTMENT**

AFFIDAVIT OF POSTING

CITY OF CLERMONT
Petitioner

CASE# C2306-0020

VS.

Lalchan, Linda
1870 Vale Dr.
Clermont, FL. 34711

Personally appeared before me, Andrew Snodgrass, Lead 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 1870 Vale Dr., Clermont, Florida, on the 6th day of June 2023.

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




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

The forgoing instrument was acknowledged before me this 6th day of June 2023, by Andrew 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:

Ellen Redmond

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

vs.

LALCHAN LINDA

Respondent

Case No. C2306-0020

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:

MONDAY, JULY 17TH, 2023 @ 6:00 PM

at

685 West Montrose Street, Clermont, Florida.

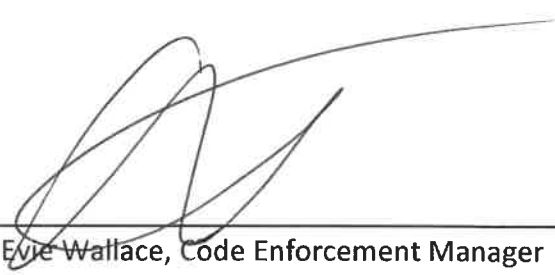
Council Chambers of City Hall

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, LALCHAN LINDA. 1870 Vale Drive, Clermont FL. 34711
Certified Mail/Return Receipt Requested #

BY:


Evie Wallace, Code Enforcement Manager

this 21st day of June, 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

June 06, 2023

Violation # C2306-0020

To: LALCHAN LINDA
1870 VALE DR
CLERMONT, FL 34715

Violation/Property address: 1870 Vale Dr. Clermont, Fl. 34711

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at 1870 Vale Drive Clermont, Fl. 34711 .

Compliance with the Violation(s) listed will be when the following condition(s) are met: Water must be supplied to the home for sanitary use. Currently there is no water to the home and occupants in the home. Either the home must be vacant or water must be provided to the home.

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: Sec. 18-53. - 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:

(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 federal law is conducted, performed or maintained.

If you have any questions concerning this matter, please contact me at (352)-241-7316 or asnodgrass@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 6-20-2023. 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



Clermont Fire Department

439 W Hwy 50 Clermont FL 34711

INCIDENT

Incident Number CLFD-2023-0002185	Incident Date 04/14/2023	NFIRS Number 0002233	Incident Type (111) - Building fire	
FDID 12051	Station Clermont Fire Station 101	Shift B Shift	District 101	
Initial Dispatch Code STRUCTURE FIRE				
Alarms 1	Working Fire?	COVID-19 was a factor	Critical Incident	Critical Incident Team
Temporary Resident Involvement				
Hazardous Materials Released				
Action Taken 1 (12) - Salvage & overhaul				

AID

Aid Given/Received (2) - Automatic aid received	
Aided Agency	Their Incident Number
Aiding Agencies Minneola Fire Rescue, Lake County Fire Rescue	

LOCATION

Location Type (1) - Street address			
Address 151 SOUTH GRAND Highway, Clermont, Florida, 34711			
Cross Street, USNG, or Directions 300 CITRUS TOWE	Latitude 28.56289500	Longitude -81.73940100	Census Tract
Detector Alerted Occupant (1) - Detector alerted occupants			
Property Use (429) - Multifamily dwelling	Mixed Use		

TIMES

PSAP Received 21:00:03, 04/14/2023	Dispatch Notified Time 21:00:03, 04/14/2023	Alarm Time 21:01:34, 04/14/2023
--	---	---

 TIMES

Arrival Time

21:09:27, 04/14/2023

Water on Fire Time

At Patient Time

Loss/Stop Time

Controlled Time

Last Unit Cleared Time

23:51:59, 04/14/2023

Total On Scene Time

2 hrs 42 mins 32 sec

Total Incident Time

2 hrs 51 mins 56 sec

 COUNTS

Counts Include Aid Received?

No

Suppression:

Apparatus

Personnel

5

15

EMS:

Apparatus

Personnel

0

0

Other:

Apparatus

Personnel

3

3

 LOSS

Property:

Estimated Property Losses

5000

Content:

Estimated Content Losses

25000

Estimated Property Value

1000000

Estimated Content Value

50000

 AUTHORIZATION

Report Writer:

Name

LUGINBUHL, DEAN

Employee Number

0503

Assignment

Authorization Date

04/15/2023

Officer in Charge:

Name

BENNETT, THOMAS

Employee Number

0505

Assignment

Authorization Date

Quality Control:

Name

Authorization Date

 INCIDENT NARRATIVE

Eng 101 arrived on scene after Bat 90 and E89, Eng 101 crews were assigned primary search for a second floor apartment that a cooking fire had started. The building's sprinkler system had extinguished majority of fire and controlled spread. CFD crews cleared the second floor and noted no trapped occupants. Other CFD crews arrived on scene and were given assignments per their arrival. Crews began overhaul and salvage as others were cleared. Eng 101 remained on scene for prevention, and cleared

Created By: LUGINBUHL, DEAN

 Unit Reports

BAT101

Use

(0) - Other

Responding From

Priority

Emergent

BAT101

Response Delays

None/No Delay

Dispatch Time

21:03:15, 04/14/2023

Enroute Time

21:04:42, 04/14/2023

Arrival Time

21:09:43, 04/14/2023

At Patient Time

Clear Time

22:10:43, 04/14/2023

In District Time

Actions Taken:

Incident command

Person 1: BENNETT, THOMAS

Patient Contact?

Medical PPE Worn

Fire Products Exposed To

PPE Worn During Incident

PPE Malfunction?

Barrier Breach

Black Soot Around
NoseBlack Soot Around
Mouth

Decontamination Procedures Completed

Unit Narrative

Upon arrival B101 found an apartment fire with command in place, sprinkler activation, and fire controlled, B101 assumed command from B90, extinguishment completed as well as primary and secondary searches, salvage and overhaul followed, the fire was deemed cold and out with no fire nor civilian casualties, air monitoring deemed all clear with no hazardous readings noted. Scene turned over to Prevention for investigation.

Created By: BENNETT, THOMAS

E104

Use

(1) - Suppression

Responding From

Priority

Emergent

Response Delays

None/No Delay

Dispatch Time

21:03:15, 04/14/2023

Enroute Time

21:04:26, 04/14/2023

Arrival Time

21:13:41, 04/14/2023

At Patient Time

Clear Time

21:20:08, 04/14/2023

In District Time

Actions Taken:

Standby

Person 1: MURDOCK, STEPHEN

Patient Contact?

Medical PPE Worn

Person 1: MURDOCK, STEPHEN

Fire Products Exposed To

PPE Worn During Incident

PPE Malfunction?

Barrier Breach

Black Soot Around
NoseBlack Soot Around
Mouth

Decontamination Procedures Completed

Person 2: SANDERS, TIMOTHY

Patient Contact?

Medical PPE Worn

Fire Products Exposed To

PPE Worn During Incident

PPE Malfunction?

Barrier Breach

Black Soot Around
NoseBlack Soot Around
Mouth

Decontamination Procedures Completed

Person 3: WISNIEWSKI, BRUCE

Patient Contact?

Medical PPE Worn

Fire Products Exposed To

PPE Worn During Incident

PPE Malfunction?

Barrier Breach

Black Soot Around
NoseBlack Soot Around
Mouth

Decontamination Procedures Completed

Unit Narrative

E104 was dispatched to an apartment fire in station 101's first due. E104 donned bunker gear and responded lights and sirens. E104 arrived on scene and was assigned to stage. Command cleared E104 off of the call. E104 went available and returned to zone.

Created By: WISNIEWSKI, BRUCE

HR1

Use

(1) - Suppression

Responding From

202

Priority

Emergent

HR1

Response Delays

Distance

Dispatch Time

21:03:15, 04/14/2023

Enroute Time

21:05:02, 04/14/2023

Arrival Time

At Patient Time

Clear Time

21:20:08, 04/14/2023

In District Time

Actions Taken:

Cancelled en route

Person 1: PLASTERS, JEREMIAH

Patient Contact?

No

Medical PPE Worn

None

Fire Products Exposed To

None

PPE Worn During Incident

PPE Malfunction?

Barrier Breach

Black Soot Around
NoseBlack Soot Around
Mouth

Decontamination Procedures Completed

Person 2: WARREN, MICAH

Patient Contact?

No

Medical PPE Worn

None

Fire Products Exposed To

None

PPE Worn During Incident

PPE Malfunction?

Barrier Breach

Black Soot Around
NoseBlack Soot Around
Mouth

Decontamination Procedures Completed

Person 3: PADGETT, SCOTT

Patient Contact?

No

Medical PPE Worn

None

Fire Products Exposed To

None

PPE Worn During Incident

PPE Malfunction?

Barrier Breach

Black Soot Around
NoseBlack Soot Around
Mouth

Person 3: PADGETT, SCOTT

Decontamination Procedures Completed

Unit Narrative

#2023-0002185 HR1 Dispatched for Residential Multifamily Structure Fire @ 151 South Grand Hwy (Wood Spring). HR1 Staged Level 1 per Command. HR1 Released by Command. Responded to Holding Injuries from MVC call at WaWa with CPD.

Created By: PLASTERS, JEREMIAH

SAF101

Use (0) - Other	Responding From 303	Priority Emergent
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Response Delays

None/No Delay

Dispatch Time

21:03:15, 04/14/2023

Enroute Time

21:05:00, 04/14/2023

Arrival Time

21:09:35, 04/14/2023

At Patient Time

Clear Time

22:19:57, 04/14/2023

In District Time

Actions Taken:

Provide manpower

Person 1: BREAR, LUKE

Patient Contact?

Medical PPE Worn

Fire Products Exposed To

PPE Worn During Incident

PPE Malfunction?

Barrier Breach

Black Soot Around
NoseBlack Soot Around
Mouth

Decontamination Procedures Completed

Unit Narrative

SAF101 assigned Safety by Command. SAF101 maintained accountability of units for Command. SAF101 confirmed electric disconnected for fire unit and unit below affected by sprinkler water. SAF101 remained on scene until arrival of Prevention.

Created By: BREAR, LUKE

TW103

Use (1) - Suppression	Responding From	Priority Emergent
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Response Delays

None/No Delay

TW103

Dispatch Time

21:03:15, 04/14/2023

Enroute Time

21:04:25, 04/14/2023

Arrival Time

21:09:27, 04/14/2023

At Patient Time

Clear Time

22:12:14, 04/14/2023

In District Time

Actions Taken:

Salvage & overhaul, Remove water

Person 1: BULL, BRYAN

Patient Contact?

Medical PPE Worn

Fire Products Exposed To

PPE Worn During Incident

PPE Malfunction?

Barrier Breach

Black Soot Around
NoseBlack Soot Around
Mouth

Decontamination Procedures Completed

Person 2: MOORE, WILLIAM

Patient Contact?

Medical PPE Worn

Fire Products Exposed To

PPE Worn During Incident

PPE Malfunction?

Barrier Breach

Black Soot Around
NoseBlack Soot Around
Mouth

Decontamination Procedures Completed

Person 3: HYNES, CHRISTOPHER

Patient Contact?

Medical PPE Worn

Fire Products Exposed To

PPE Worn During Incident

PPE Malfunction?

Barrier Breach

Black Soot Around
NoseBlack Soot Around
Mouth

Decontamination Procedures Completed

Unit Narrative

TW-103 arrived on the Delta side and was initially assigned water supply/ FDC. Was reassigned to securing the sprinkler water and securing power to fire unit and unit below the fire. Then assigned secondary search on Div 3 (Negative) then Salvage and Overhaul of the apartment below. We assist the owner with removing pictures from the wall and gathering essential belongings. Released by command.

Created By: BULL, BRYAN

L102

Use (1) - Suppression	Responding From	Priority Emergent
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Response Delays

None/No Delay

Dispatch Time

21:07:31, 04/14/2023

Enroute Time

21:07:47, 04/14/2023

Arrival Time

At Patient Time

Clear Time

21:20:08, 04/14/2023

In District Time

Actions Taken:

Cancelled en route

Person 1: PALLISSO JR., JORGE

Patient Contact?

Medical PPE Worn

Fire Products Exposed To

PPE Worn During Incident

PPE Malfunction?

Barrier Breach

Black Soot Around
Nose

Black Soot Around
Mouth

Decontamination Procedures Completed

Person 2: FAGAN, JONATHAN

Patient Contact?

Medical PPE Worn

Fire Products Exposed To

PPE Worn During Incident

PPE Malfunction?

Barrier Breach

Black Soot Around
Nose

Black Soot Around
Mouth

Decontamination Procedures Completed

Person 3: SIRACUSA, ERYN

Patient Contact?

Medical PPE Worn

Fire Products Exposed To

PPE Worn During Incident

PPE Malfunction?

Barrier Breach

Black Soot Around
NoseBlack Soot Around
Mouth

Decontamination Procedures Completed

Unit Narrative

L-102 arrived and staged with HR-1 and E-104. Command told all units in staging area to become available. L-102 then cleared and retu

Created By: FAGAN, JONATHAN

E101

Use

Responding From

Priority

(1) - Suppression

Emergent

Response Delays

None/No Delay

Dispatch Time

21:06:54, 04/14/2023

Enroute Time

21:07:03, 04/14/2023

Arrival Time

21:09:55, 04/14/2023

At Patient Time

Clear Time

22:37:11, 04/14/2023

In District Time

Actions Taken:

Investigate

Person 1: APPRATTO, EMILIANO

Patient Contact?

Medical PPE Worn

Fire Products Exposed To

PPE Worn During Incident

PPE Malfunction?

Barrier Breach

Black Soot Around
NoseBlack Soot Around
Mouth

Decontamination Procedures Completed

Person 2: HANLON, JONATHAN

Patient Contact?

Medical PPE Worn

Person 2: HANLON, JONATHAN

Fire Products Exposed To

PPE Worn During Incident

PPE Malfunction?

Barrier Breach

Black Soot Around
NoseBlack Soot Around
Mouth

Decontamination Procedures Completed

Person 3: LUGINBUHL, DEAN

Patient Contact?

Medical PPE Worn

Fire Products Exposed To

PPE Worn During Incident

PPE Malfunction?

Barrier Breach

Black Soot Around
NoseBlack Soot Around
Mouth

Decontamination Procedures Completed

PR103

Use

Responding From

Priority

(0) - Other

Non-Emergent

Response Delays

None/No Delay

Dispatch Time

21:25:04, 04/14/2023

Enroute Time

21:25:10, 04/14/2023

Arrival Time

22:24:04, 04/14/2023

At Patient Time

Clear Time

23:51:59, 04/14/2023

In District Time

Actions Taken:

Investigate

Person 1: MCAVOY, DANIEL

Patient Contact?

Medical PPE Worn

Fire Products Exposed To

PPE Worn During Incident

PPE Malfunction?

Barrier Breach

Black Soot Around
NoseBlack Soot Around
Mouth

Person 1: MCAVOY, DANIEL

Decontamination Procedures Completed

Unit Narrative

Responded to a structure fire at the Woodwinds Apartments, 151 S. Grand Highway, Building 300, apartment #328. Building 300 is a three story, 12-unit design, with a NFPA 13R fire sprinkler installation and full NFPA 72 fire alarm system. Emergency lights were operating.

I talked with the first arriving unit about what they observed upon their arrival. They advised the fire was out. The cause of the fire was a pot on the stove left unattended. The occupant of the apartment advised she left to pick-up her daughter from work and forgot about the stove being on while she was making dinner. The fire sprinkler closest to the fire activated, controlled, and put the fire out. The fire damage was contained to the kitchen area. Most of the damage was on the stove top, microwave over above the stove and the cabinets. Fire department personnel looked for fire extension to the apartments above, nothing was found. There was water and some smoke damage throughout the apartment. There was extension damage, collateral damage, from water to the apartment directly below the fire floor. There was water damage to furniture and other items throughout the exposed complex apartments. Some additional damage was observed to adjoining apartments with water draining under the shared walls.

A fire sprinkler company responded to the location and replaced the activated fire sprinkler head. The complex maintenance personnel called a salvage company to the location to remove the water in the damaged apartments. We remained on the scene until the fire sprinkler and the fire alarm systems were returned to service.

At this time, nothing else to follow.

Created By: MCAVOY, DANIEL

 Fire Module

 SITE INFO

Alarms	Acres Burned	Resident Units In Bldg	Buildings Involved
		24	
Hydrant Identifier	Estimated Water Usage		

 IGNITION

Area of Origin	
(24) - Cooking area, kitchen	
Heat Source	
(00) - Heat source: other	
Item First Ignited	Fire Confined to Item?
(76) - Cooking materials, including edible materials	
Type of Material First Ignited	
Cause of Ignition	
(2) - Unintentional	
Factors Contributing to Ignition 1	
(53) - Equipment unattended	
Human Factors Contributing to Ignition	
(3) - Unattended or unsupervised person	
Est. Age of Person Involved	Gender of Person Involved

 EQUIPMENT

Equipment Involved in Ignition
(124) - Stove, heating

Equipment Power Source
(11) - Electrical line voltage (>= 50 volts)

Equipment Portability
(2) - Stationary

Brand	Model	Serial Number	Year
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 STRUCTURE

Structure Type
(1) - Enclosed building

Stories Above Grade	Stories Below Grade	Building Status
3	0	(2) - In normal use

Length	Width	Total Square Feet	Story of Fire Origin
75 ft	200 ft	15000 sq ft	2

Fire Spread
(2) - Confined to room of origin

Item Contributing Most to Flame Spread	Type of Material
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Number of Stories with Damage

Minor Damage	Significant Damage	Heavy Damage	Extreme Damage	Total Stories
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 PROTECTIVE SYSTEMS

Presence of Detector	Detector Type
(1) - Present	(4) - Sprinkler, water flow detection

Power Supply	Detector Operations
(7) - Multiple detectors and power supplies	(2) - Detector operated

Effectiveness (/Failure Reason)
(1) - Detector alerted occupants, occupants responded

Presence of Auto Extinguishing System	System Type
(1) - Present	(1) - Wet-pipe sprinkler system

System Operation	# of Sprinklers	Reason for System Failure
(1) - System operated and was effective	1	

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2306-0066

vs.

WOODWINDS CLERMONT 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:

July 17th, 2023 @ 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, WOODWINDS CLERMONT LLC. and hand delivered to the property address of 151 S. Grand Hwy. Clermont, Fl. 34711.

Certified Mail/Return Receipt Requested #

9171 9690 0935 0308 0421 29

BY:



Andrew Snodgrass, Code Enforcement Officer
this 30th day of June, 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

June 30, 2023

Violation # C2306-0066

To: WOODWINDS CLERMONT LLC
5300 W CYPRESS ST STE 200
TAMPA, FL 33607

Violation/Property address: 151 South Grand Highway Clermont, FL 34711 Alternate Key# 3801239

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 151 S. Grand Highway Clermont, FL 34711 Building 300.

Compliance with the Violation(s) listed will be when the following condition(s) are met: Permits must be secured for the work being done and all fire safety requirements must be met.

Type of Violation: 703.2 Unsafe Conditions

Where any components are not maintained and do not function as intended or do not have the fire resistance required by the code under which the building was constructed or altered, such components or portions thereof shall be deemed unsafe conditions in accordance with Section 114.1.1 of the International Fire Code. Components or portions thereof determined to be unsafe shall be repaired or replaced to conform to that code under which the building was constructed or altered. Where the condition of components is such that any building, structure or portion thereof presents an imminent danger to the occupants of the building, structure or portion thereof, the fire code official shall act in accordance with Section 114.2 of the International Fire Code.

Type of Violation: Sec. 125-522. - General development conditions.

(a) Building permit required. 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 development services department of the city acting as administrative officer of the regulations contained in this land development code. The words "planning and development services 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.

If you have any questions concerning this matter, please contact me at (352)-241-7316 or asnodgrass@clermontfl.org. Also, when you comply, please contact me so an inspection to determine compliance can be scheduled.

Per F.S.S. 162.06 (4) this violation is set for the next code board hearing scheduled for July 17th, 2023 and no reasonable time for repairs has been given.

By:



Andrew Snodgrass

Code Enforcement Officer

9171 9690 0935 0308 0421 36

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

AFFIDAVIT OF HAND DELIVERY

CITY OF CLERMONT

Petitioner

VS.

WOODWINDS CLERMONT LLC

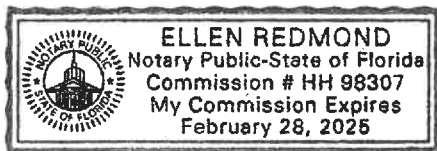
Case No: C2306-0066

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 an Amended Violation and Hearing Notice to Delilah Galloway, office manager, at 151 S. Grand Hwy. Clermont, FL. 34711, on the 30th day of June, 2023.
3. That a copy of the document served is attached to this Affidavit.

FURTHER AFFIANT SAYETH NOT.

Dated this 30th day of June 2023.





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

The forgoing instrument was acknowledged before me dated this 30th day of June 2023 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:



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

VIOLATION NOTICE

June 30, 2023

Violation # C2306-0066

To: WOODWINDS CLERMONT LLC
5300 W CYPRESS ST STE 200
TAMPA, FL 33607

Violation/Property address: 151 South Grand Highway Clermont, Fl. 34711 Alternate Key# 3801239

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Type of Violation: Sec. 125-522. - General development conditions.

(a) Building permit required. 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 development services department of the city acting as administrative officer of the regulations contained in this land development code. The words "planning and development services 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.

If you have any questions concerning this matter, please contact me at (352)-241-7316 or asnodgrass@clermontfl.org. Also, when you comply, please contact me so an inspection to determine compliance can be scheduled.

Per F.S.S. 162.06 (4) this violation is set for the next code board hearing scheduled for July 17th, 2023 and no reasonable time for repairs has been given.

By:



Andrew Snodgrass
Code Enforcement Officer

9171 9690 0935 0308 0421 36

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2306-0066

vs.

WOODWINDS CLERMONT 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:

July 17th, 2023 @ 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, WOODWINDS CLERMONT LLC. and hand delivered to the property address of 151 S. Grand Hwy. Clermont, Fl. 34711.

Certified Mail/Return Receipt Requested #

9171 9690 0935 0308 0421 29

BY:



Andrew Snodgrass, Code Enforcement Officer
this 30th day of June, 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

March 07, 2023

Violation # C2301-0004

To: ANNBI LLC
10845 LOG HOUSE RD
CLERMONT, FL 34711

Violation/Property address: 811 W. Hwy 50 Clermont, Fl. 34711 alternate key# 1614881

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 811 West Hwy 50 Clermont, Fl. 34711 El Cerro Restaurant.

Compliance with the Violation(s) listed will be when the following condition(s) are met: The additions to the property must have building permits. Applications need submitted with plans and placement.

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.

If you have any questions concerning this matter, please contact me at (352)-241-7316 or asnodgrass@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 4-4-2023. 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 0294 5011 05



City of Clermont

Date: 1-5-2023
To: ANNBI LLC
From: Andrew Snodgrass
Ref: Clermont, FL 34711
Regarding Case #C2023-0004

Good afternoon,

I received a call from the city water department in reference to some structures that were added to the property and blocking access to the water meter. Upon arrival at the rear of El Cerro I found several violations. The refrigeration unit, storage container, and building that the storage container is attached to do not have building permits. None of these structures are allowed to be added to the property or business without first obtaining a permit from the city and ensuring that all required setbacks are met and ordinances are followed. Please apply for the permits within the time frame given on the violation notice.

You may call building services at 352-241-7315 to determine what is needed to secure a permit for the added structures.

Water conservation is addressing the issues with the water meters and backflows onsite. Backflows are required to be a minimum of 12 inches above ground level. The backflow under the refrigeration unit is only 3

- 4 inches above grade and the backflow that services the barber shop has been bypassed completely.

I appreciate your attention to this matter and help in resolving these issues quickly.

Professionally,

Andrew Snodgrass

**Code Enforcement
City of Clermont
685 W. Montrose Street
Clermont, Fl. 34711
asnodgrass@clermontfl.org
352-241-7316**

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

vs.

ANNBI LLC

Respondent

Case No. C2301-0004

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

July 17th, 2023 @ 6pm

at

685 West Montrose Street, Clermont, Florida.

Council Chambers of City Hall

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

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I hereby certify that a true and correct copy of the above and foregoing Notice of Hearing has been furnished by Certified Mail/Personal Service to Respondent, ANNBI LLC.

Certified Mail/Return Receipt Requested #

9171 9690 0935 0308 0420 75

BY:



Andrew Snodgrass, Code Enforcement Officer
this 13th day of June, 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.

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2304-0061

vs.

MEUS JUDE & GERALDE

Respondent

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

JULY 17 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, MEUS JUDE & GERALDE. 1383 LAUREL HILL DR CLERMONT, FL 34711

Certified Mail/Return Receipt Requested #

BY: _____



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

9171 9690 0935 0294 5266 27

9171 9690 0935 0294 5266 34

City of Clermont

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

VIOLATION NOTICE

April 24, 2023

Violation # C2304-0061

To: MEUS JUDE & GERALDE
1383 LAUREL HILL DR
CLERMONT, FL 34711

Violation/Property address: 1383 LAUREL HILL DR CLERMONT, FL 34711(ALT KEY:3816264)

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 1383 LAUREL HILL DR CLERMONT, FL 34711(ALT KEY:3816264).

Compliance with the Violation(s) listed will be when the following condition(s) are met: RETAINING WALL WHICH WAS CONSTRUCTED WITH PERMIT #18-3342 HAS EXPIRED AND WAS NEVER FINALED. YOU MUST RENEW THE PERMIT AND CALL IN FOR FINAL INSPECTION AND PASS OR REMOVE THE WALL. A BACK PATIO DECK HAS BEEN ADDED WITHOUT A PERMIT. OBTAIN AN ISSUED PERMIT OR REMOVE IT COMPLETELY. CONTACT PERMIT DEPT AT 352-241-7315.

Type of Violation: BUILDING PERMIT REQUIRED SECTION 122-344

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

If you have any questions concerning this matter, please contact me at (352)-241-7356 or 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 5/24/2023 . 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

▾ 18-3342

Edit

 Notes


Status ISSUED

Applicant ALLSBROOK CONSTRUCTION COMPANY

Applied 08/28/2018 JF

Finaled

Type STRUCTURES OTHER BLDG

Approved 10/09/2018 MA

CO/CC Issued

SubType

Issued 10/09/2018 JFF Expired 07/02/2019 KA

Description RETAINING WALLS

▾ 3816264

Type PARCEL

Address 1383 LAUREL HILL DR CLERMONT F

City

State

Zip

Tract

Block

Lot 189

Subdivision NORTH RIDGE PHASE III, CLERMONT

**CITY OF CLERMONT
CODE ENFORCEMENT DEPARTMENT**

AFFIDAVIT OF POSTING

CITY OF CLERMONT
Petitioner

CASE# C2304-0061

VS.

MEUS JUDE & GERALDE
1383 LAUREL HILL DR
CLERMONT, FL 34711

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 as 1383 LAUREL HILL DR CLERMONT FL, 34711, on the 3rd day of July 2023

Sworn to and subscribed before me this 3rd day of July 2023.





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

The forgoing instrument was acknowledged before me this 3rd day of July 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



COURTESY NOTICE
VIOLATION OF CODE OR ORDINANCE
CITY OF CLERMONT

Case # C2305-0041

DATE: Month May Day 24 Year 2023 Time 8:07 AM

Name WARD DUNCAN E LIFE ESTATE

Address 12442 SCOTTISH PINE LN

Phone _____

City CLERMONT

State FL

Zip 34711

CODE OR ORDINANCE VIOLATED: SPECIAL REFUSE PROBLEM SECTION 30-28 (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.

LOCATION OF VIOLATION: 567 BLOXAM AVE CLERMONT FL, 34715(ALT KEY:1616701)

FACTS CONSTITUTING REASONABLE CAUSE: EXCESSIVE TREE DEBRIIS/REFUSE IN FRONT OF PROPERTY.

ACTION REQUIRED FOR REMEDY OF VIOLATION: REMOVE TREE DEBRIS/REFUSE THE CITY SANITATION SERVICE WILL NOT REMOVE THE TREE DEBRIS.

REMEDY ABOVE VIOLATION TO BE COMPLETED BY: 6/14/2023

CODE ENFORCEMENT OFFICER JOSHUA CORTEZ (352)-241-7356 jcortez@clermontfl.org

IF YOU HAVE ANY QUESTIONS CONCERNING THIS MATTER, PLEASE CONTACT THE CODE ENFORCEMENT OFFICER AT THE ABOVE LISTED NUMBER. OUR OFFICE IS LOCATED AT:

CITY OF CLERMONT, DEVELOPMENT SERVICES

685 W. MONTROSE STREET, CLERMONT, FL 34711

FAILURE TO CORRECT VIOLATION BY THE ABOVE DATE MAY RESULT IN A NOTICE TO APPEAR BEFORE THE CODE ENFORCEMENT BOARD.

9171 9690 0935 0307 8726 35

Code Enforcement Board

City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2305-0041

vs.

WARD DUNCAN E LIFE ESTATE

Respondent

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

JULY 17 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, WARD DUNCAN E LIFE ESTATE. 12442 SCOTTISH PINE LN CLERMONT, FL 34711

Certified Mail/Return Receipt Requested #

BY: _____



JOSHUA CORTEZ, Code Enforcement Officer
this 30th day of June, 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.

9171 9690 0935 0307 8723 45

City of Clermont

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

VIOLATION NOTICE

June 19, 2023

Violation # C2305-0041

To: WARD DUNCAN E LIFE ESTATE
12442 SCOTTISH PINE LN
CLERMONT, FL 34711

Violation/Property address: 567 BLOXAM AVE CLERMONT FL, 34715(ALT KEY:1616701)

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 567 BLOXAM AVE CLERMONT FL, 34715(ALT KEY:1616701).

Compliance with the Violation(s) listed will be when the following condition(s) are met: REMOVE ALL TREE DEBRIS FROM PROPERTY.

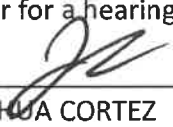
Type of Violation: Sec. 30-28. - Special refuse problems

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.

If you have any questions concerning this matter, please contact me at (352)-241-7356 or 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 6/29/2023 . 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# C2305-0041

VS.

WARD DUNCAN E LIFE ESTATE
12442 SCOTTISH PINE LN
CLERMONT, FL 34711

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 as 567 BLOXAM AVE CLERMONT FL, 34715(ALT KEY:1616701), on the 30th day of June 2023

Sworn to and subscribed before me this 30th day of June 2023.





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

The forgoing instrument was acknowledged before me this 30th day of June 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: Ellen Redmond

Printed Name: Ellen Redmond

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2303-0045

vs.

HAYES STANLEY

Respondent

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

JULY 17, 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, HAYES STANLEY. 505 E MONTROSE ST. CLERMONT, FL 34711. Certified Mail/Return Receipt Requested #

9171 9690 0935 0307 8721 23

BY



JORDAN REBANDO/JOSHUA CORTEZ,

Code Enforcement Officers

this 25th day of May, 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

March 23, 2023

Violation # C2303-0045

To: HAYES STANLEY
505 E MONTROSE ST
CLERMONT, FL 34711

Violation/Property address: 505 E MONTROSE ST CLERMONT FL, 34711 (ALT KEY:1625505)

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 505 E MONTROSE ST CLERMONT FL, 34711 (ALT KEY:1625505).

Compliance with the Violation(s) listed will be when the following condition(s) are met: APPROVED HOUSE NUMBERS ARE PLACED ON THE BUILDING. VEHICLE WITH NO LICENSE PLATE IS EITHER REMOVED, PROPERLY STORED PER CODE OR HAS A VALID MOTOR VEHICLE LICENSE TAG ATTACHED TO IT. ALL FENCES ARE MAINTAINED IN THEIR ORIGINAL UPRIGHT CONDITION. REMOVE OR PROPERLY STORE THE PILE OF BRICKS OR STONE. CLEAN UP THE PROPERTY. OUTDOOR STORAGE IS NOT A PERMITTED OR CONDITIONAL USE UNDER ZONING AND ALL OUTDOOR STORAGE WOULD NEED TO BE MOVED INTO A FENCE-IN AREA.

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: PERMITTED USES

Sec. 122-122. - Permitted uses in the R-1 district are as follows:

(1)Single-family dwelling units having a minimum living area of 1,000 square feet, exclusive of garages, carports and screened areas.(2)Buildings, structures or uses maintained or operated by the city.(3)Home occupations as provided in article V of this chapter.(4)Field crops, orchards and other horticultural uses where no selling at retail is involved.(5)Accessory uses: customary accessory buildings and structures, including private garages, noncommercial greenhouses and workshops.(6)Private docks and boathouses, provided that such structures maintain a 25-foot side yard setback. A ten-foot side yard setback may be allowed upon receipt of properly authorized documentation from directly abutting property owners. It shall be further provided that such structures comply with state and/or federal regulations, as applicable.

Type of Violation: PREMISES IDENTIFICATION SECTION 304.3-IPMC

Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property and be a minimum of 4 inches in height.

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.

Type of Violation: SANITATION SECTION 302-IPMC

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

Type of Violation: Sec. 122-343. - Fences and walls.

(e)Design and maintenance.

(1)All fences shall be maintained in their original upright condition.

Type of Violation: Section 122-344(h)

(h)Unightly occupancies. Unightly occupancies, such as but not limited to junkyards, repair yards and outdoor storage, shall be entirely surrounded by a substantial continuous masonry fence or similarly permanent construction approved by the planning and zoning department. Such fence or wall shall be constructed and maintained at a height of six feet to screen the unsightly occupancy. It shall be of similar composition, construction and color throughout and shall be constructed without openings except for entrances and exits, such entrances and exits to be equipped with un-pierced gates, except that additional openings may be authorized to provide access for fire protection. Such gates shall be closed and securely locked at all times, except during business hours. Plans for such fence or wall shall be submitted to the planning and zoning department, which shall determine whether the proposed fence will meet the requirements of this section. No building permit shall be issued for the construction of such fence or wall until the approval of the planning and zoning department has been secured. Such fence or wall shall be maintained in good order and shall not be allowed to deteriorate.

If you have any questions concerning this matter, please contact me at (352)-241-7318 or jrebando@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 4/23/2023. 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:


JORDAN REBANDO/JOSHUA CORTEZ
Code Enforcement Officer