



**CODE ENFORCEMENT BOARD MEETING
MONDAY, SEPTEMBER 18, 2023
CITY HALL at 685 WEST MONTROSE STREET
At 6:00 PM**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

MINUTES

July 17, 2023 Minutes

OPENING STATEMENT

SWEARING IN WITNESSES

AGENDA

OTHER BUSINESS

**Item 1 - C2209-0054 & C2305-0065
Cortez**

Jeremy Chamberlin
381 E. Minnehaha Avenue

REQUEST:

Motion to Lien

**Item 2 - C2302-0047
Cortez**

708 Mace Avenue Owners Corp.
1800 S. Highway 27

REQUEST:

Motion to Lien

**Item 3 - C2301-0017
Cortez**

Barbara Driver
1982 Brantley Circle

REQUEST:

Reduction of Fines

NEW BUSINESS

**Item 4 - C2307-0028
Wallace**

Coastal Investment Land Trust
West End Plaza
821 West Minneola Avenue

VIOLATION:

Section 115-17 Parking in the Central
Business District;
Section 115-2 Off-Street Parking
Facilities;
Section 115-3 Parking Spaces;
Section 115-14 Table of Minimum
Parking Space Requirements;
Section 125-373 Off-Street Parking

**CODE ENFORCEMENT BOARD MEETING
MONDAY, SEPTEMBER 18, 2023
CITY HALL at 685 WEST MONTROSE STREET
At 6:00 PM**

**Item 5 - C2303-0014
Cortez**

Southern Villas Lot Owners Association
Villa Court (Vacant Lot)
Alternate Key 3776058

VIOLATION:

Section 123-41 Maintenance and
Pruning;
Section 302.4 IPMC Weeds

**Item 6 - C2207-0008
Cortez**

Turk Andrea M. Trustee
West Avenue (Vacant Lot)
Alternate Key 2668148

VIOLATION:

Section 38-5 Lakefront Properties
Parking and Storage for Boats

**Item 7 - C2303-0054
Cortez**

Gwen Battle
4013 Greystone Drive

VIOLATION:

Section 122-344 (new 125-522) Building
Permit Required
Section 112 IPMC Stop Work Order

**Item 8 - C2305-0029
Cortez**

The View Clermont LLC
2601 Dimond Club Drive

VIOLATION:

Section 117-8 Prohibited Signs

**Item 9 - C2304-0040
Cortez**

Pamela Guerrero
873 Skyridge Road

VIOLATION:

Section 123-74 Minimum Tree
Requirement;
Section 123-100 Tree Removal Permit

**Item 10 - C2301-0041
Cortez**

Angela Mojica Special Needs Trust
1610 E. Bowman Street

VIOLATION:

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

**Item 11 - C2303-0012
Cortez**

EMF of Winter Park, Inc.
185 US HWY 27

**CODE ENFORCEMENT BOARD MEETING
MONDAY, SEPTEMBER 18, 2023
CITY HALL at 685 WEST MONTROSE STREET
At 6:00 PM**

VIOLATION: Section 122-344 (new Section 125-522)
Building Permit Required;
Section 112 IPMC Stop Work Order

Item 12 - C2305-0015 Lunsford Family Properties LLC
Cortez 1133 Linton Court

VIOLATION: Section 122-344 (new Section 125-522)
Building Permit Required;
Section 112 IPMC Stop Work Order

Item 13 - C2304-0050 Brian & Sherrie Smith
Rebando/Cortez 1220 W. Lakeshore Drive

VIOLATION: Section 304.3 IPMC Premises
Identification
Section 18-92 Prohibit Storage of
Certain Items

Item 14 - C2307-0052 Matthew Shakaria
Rebando/Snodgrass 5th Street (Vacant Lot)
Alternate Key 3621433

VIOLATION: Section 18-53 Nuisances;
Section 18-54 Creation of Nuisance by
Property Owner Declared Unlawful;
Section 125-522 (i) Property
Maintenance;
Section 302.4 IPMC Weeds

ADJOURN

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

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

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

**CITY OF CLERMONT
MINUTES
CODE ENFORCEMENT BOARD
July 17, 2023**

Vice Chair Justin Allender called the regular meeting of the Code Enforcement Board to order on Monday, July 17, 2023, at 6:00 p.m. Members attending were Vice Chair Justin Allender along with Board members Sonny Fornoles, Jack Martin, Chandra Myers, Paul Duhon and Bryan Bain. Chairman James Johnson was not present. Also attending were Andrew Snodgrass, Jordon Rebando, and Joshua Cortez, Code Enforcement Officers, Patrick Brackins, Code Enforcement Attorney, Patrick Brandt, City Attorney, and Rae Chidlow, Planning Coordinator.

Board member Bain made a motion to approve the minutes for the May 15, 2023 Code Enforcement meeting as amended; seconded by Board member Fornoles. The vote was unanimous to approve the minutes.

Vice-Chair Allender read the Opening Remarks.

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

ITEM 2 - CASE NO. C2202-000137

Burger King Company, LLC

780 Highway 50

Clermont, FL 34711

LOCATION OF VIOLATION: 780 Highway 50

REQUEST: Motion to Lien

City Attorney Patrick Brandt introduced the case.

The Respondent was present.

Eddie Alvarez, 37340 Oak Lane, Umatilla, stated that they purchased this restaurant in April of 2021. He stated that after purchasing this restaurant they determined that it had a storm drain issue that was covered up. He stated that there was an erosion that ran onto SR 50 that was covered up with concrete. He stated that back in 2012 when SR 50 was widen that drain was moved back. He stated that it is not a simple fix for what they need to do to correct the erosion. He stated that he has stated in contact with Code Enforcement throughout the process. He stated that the previous owner had knowledge of the stormwater issue, but they as the tenant will continue to rectify the situation. He stated that on April 1 they received the first notice that allowed them to remedy the code violation by April 28th. He stated at that point he was meeting with several people to come up with a remedy. He stated that he was under the impression they were all on the same page. He stated that on January 10, 2023 he received a notice that he was being fined as of August 18th, 2022, \$250 per day. He stated that he has spent \$60,000 to find a solution to correct the situation. He stated that he hired an Engineer, he has an approved site plan and permits and is now in the bidding process to find a General Contractor to correct the code violation. He stated that he is asking that the Board takes that into consideration and not place a lien on the property.

City Attorney Brandt asked how Mr. Alvarez received notice about the meeting.

**CITY OF CLERMONT
MINUTES
CODE ENFORCEMENT BOARD
July 17, 2023**

Mr. Alvarez stated that Burger King Corporation received notice who contacted him about the meeting.

Mr. Brandt asked if he was the property owner.

Mr. Alvarez stated that Burger King Corporation is the property owner, he is the franchise owner.

Board member Myers asked if he had proof of all he stated he has done.

Mr. Alvarez stated that he does have proof. He stated that he has all the permits and documentation. He stated that he did not bring it with him, but he could provide it if necessary.

Board member Duhon asked when they propose to have this project completed.

Mr. Alvarez stated he intends to start the project by the end of August

Vice-Chair Allender asked about timeline for construction.

Mr. Alvarez stated that he does not have a timeline at this time, but he thinks it will take approximately 4 months.

City Attorney Brandt stated that the Board has already imposed the fine, now that the fine has accrued the City is requesting a motion to lien.

Board member Bain stated that it sounds like Mr. Alvarez was in a situation since he is not the property owner and the property owner is ultimately the one who needs to correct the code violation. He stated that it does appear that there was due notification from the City to Burger King Corporation.

Mr. Alvarez stated that they have addressed Burger King Corporation. He stated that he has taken the lead to correct the code violation and they will seek legal counsel in the future to deal with Burger King Corporation.

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

ITEM 1 - CASE NO. C2302-0075 & C2302-0077

584 W. Juniata St., LLC

584 & 586 W. Juniata St.

Clermont, FL 34711

LOCATION OF VIOLATION: 584 & 586 W. Juniata St.

REQUEST: Motion to lien

City Attorney Patrick Brandt introduced the case.

**CITY OF CLERMONT
MINUTES
CODE ENFORCEMENT BOARD
July 17, 2023**

The Respondent was not present.

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

ITEM 6 - CASE NO. C2305-0061

Jo-El, LLC

Vacant parcel located on W. Minneola Ave.

Clermont, FL 34711

LOCATION OF VIOLATION: Vacant parcel located on W. Minneola Ave., Alternate Key 1615747

REPEAT VIOLATION: Section 125-522 General Development Conditions, (i) Property maintenance; Section 18-53 & 18-54 Nuisances; IPCM Section 302.4 Weeds

The Respondent was 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.

Ellis Abide, 340 Bunker Place, Orlando stated that his regular bush hog guy ended up in the hospital. He stated that once he realized that he hired a new guy.

Board member Bain asked why it's a repeat violation if they maintain the property on a regular basis.

Mr. Abide stated that he has been maintaining but some weeds may grow to 18 inches but the entire property is not 18". He stated that he barely gets out of compliance and he gets caught on it.

Board member Fornoles made a motion to find the Respondent in repeat violation, with a fine of \$500 per day for every day out of compliance, totaling \$2000; seconded by Board member Myers. The vote was unanimous in favor of finding in repeat violation and amount of the fine.

ITEM 12 - CASE NO. C2304-0061

Jude & Geralde Meus

1383 Laurel Hill Dr.

Clermont, FL 34711

LOCATION OF VIOLATION: 1383 Laurel Hill Dr.

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

The Respondent was present.

CITY OF CLERMONT
MINUTES
CODE ENFORCEMENT BOARD
July 17, 2023

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 not in compliance.

Jude Meus, 1383 Laurel Hill Dr., stated that he is looking for a new contractor. He stated that he reached out to the original contractor to finish the job, but that has not happened. He stated that the new contractor told him that they had everything and that there would be no work until the permit has been received. He stated that the contractor started work prior to pulling permit and he made him stop work. He stated that he came to the City to obtain the permit himself for the wall and now he will need to pull the permit for the patio. He stated that he is asking for a 3 month extension.

Board member Myers asked if Respondent understood he needed two permits and what the time limit.

Mr. Meus stated that he understood.

Geralde Meus, 1883 Laurel Hill Dr., stated that they are looking for a contractor.

Board member Bain made a motion to find the Respondent in violation, with a fine of \$150 per day for every day in violation after August 16, 2023; seconded by Board member Myers. The vote was unanimous in favor of finding in violation and amount of the fine.

ITEM 8 - CASE NO. C2304-0003

Shoppes of Venice II, LLC – Curaleaf
1900 S. US Highway 27
Clermont, FL 34711

LOCATION OF VIOLATION: 1900 S. US Highway 27

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

The Respondent was not present.

Code Enforcement Officer Snodgrass, who was sworn in, exhibited pictures that are a true and accurate depiction of the condition of the property on the date taken and read the violation, dates, and staff recommendation for the record. He stated that the property is not in compliance.

Lori Bodiford, 873 N. Waterview Dr., stated that they are dealing with Curaleaf every day of the week including holidays. She stated that the store hours are Monday through Saturday are 9:00 AM to 8:30 PM and Sunday from 10:00 AM to 7:30 PM. She stated that they have people there 7:30 in the morning to 10:15 at night. She stated that people come to the back of the building and smoke back there. She stated that there are a lot of foot traffic coming through that area as well. She stated that the lawn maintenance guys use their yard as an easement to cut through and they blow trash into their yard. She stated that Curaleaf is also having food trucks there as well.

**CITY OF CLERMONT
MINUTES
CODE ENFORCEMENT BOARD
July 17, 2023**

Board member Fornoles made a motion to find the Respondent in violation, with a fine of \$250 per day for every day in violation after August 16, 2023; seconded by Board member Bain. The vote was unanimous in favor of finding in violation and amount of the fine.

ITEM 9 - CASE NO. C2306-0020

Linda Lalchan
1870 Vale Drive
Clermont, FL 34711

LOCATION OF VIOLATION: 1870 Vale Drive

VIOLATION: IPMC Section 111.1.3 Structure Unfit for Human Occupancy, Section 18-53 Nuisance

The Respondent was present.

Code Enforcement Officer Snodgrass, who was sworn in, exhibited pictures that are a true and accurate depiction of the condition of the property on the date taken and read the violation, dates, and staff recommendation for the record. He stated that the property is not in compliance.

Code Board Attorney Brackins asked if the City is requesting a public health and safety on the property.

Mr. Snodgrass stated yes.

Linda Lalchan, 1870 Vale Drive, stated that once she found out there was an unknown tenant living in her home so she called the police. She stated that she did not know they had a fake lease. She stated that the electric company transferred out of her name so she contacted the water department to request that water is not to be turned on for the home. She stated that she would like more time beyond August 10th to remove the tenants. She is requesting to extend to the end of September.

Board member Bain made a motion to find the Respondent in violation, with a fine of \$150 per day for every day in violation after August 10, 2023 and find property presents a serious threat to the public health, safety and welfare; seconded by Board member Fornoles. The vote was 5-1 in favor of finding in violation and amount of the fine with Board member Duhon opposing.

ITEM 10 - CASE NO. C2306-0066

Woodwinds Clermont, LLC
151 S. Grand Highway
Clermont, FL 34711

LOCATION OF VIOLATION: 151 S. Grand Highway

VIOLATION: IPMC Section 703.2 Unsafe Conditions, Section 125-522 General Development Conditions (a) Building Permit Required

The Respondent was present.

CITY OF CLERMONT
MINUTES
CODE ENFORCEMENT BOARD
July 17, 2023

Code Enforcement Officer Snodgrass, who was sworn in, exhibited pictures that are a true and accurate depiction of the condition of the property on the date taken and read the violation, dates, and staff recommendation for the record. He stated that this is a public health, safety and welfare issue due to the fact the walls and ceilings have a one hour fire rating so structure and the tenants are in danger. He stated that the property is not in compliance.

Alonso Meade, 1044 High Point Loop, Longwood, stated that there were 2 different contractors hired. He stated that they are not arguing about the violations, they are just asking for time to correct the violations.

Board member Bain asked when he was hired by the owner.

Mr. Meade stated that they were originally hired for the fire that happened at the beginning of the year. He stated that there was a second incident that was a month ago where a toilet overflowed. He stated that they hired another company to take care of the overflow who were not licensed contractors. He stated that they have now been hired to correct the code violations.

Board member Bain asked if any permits have been pulled.

Mr. Mead stated no.

Board member Fornoles made a motion to find the Respondent in violation, with a fine of \$250 per day for every day in violation after July 31, 2023 and find property presents a serious threat to the public health, safety and welfare; seconded by Board member Bain. The vote was unanimous in favor of finding in violation and amount of the fine.

ITEM 11 - CASE NO. C2301-0004

Annbi, LLC – El Cerro
811 W. Highway 50
Clermont, FL 34711

LOCATION OF VIOLATION: 811 W. Highway 50

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

The Respondent was present.

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

Bienvenido Collado, 10845 Loghouse Road, stated that in 2020 they needed more storage space due to it being hard to get products. He stated that he is here to fix the problem. He stated that his contractor was present and he's working on hiring an architect.

**CITY OF CLERMONT
MINUTES
CODE ENFORCEMENT BOARD
July 17, 2023**

Guy Grayford, 2370 Lakeview Ave., stated that since the zoom meeting in April they just got the proposal in July. He stated that it's going to be hard to get a permit by the date. He stated that it's going to take at least a month to get a permit if they are lucky.

Board member Fornoles made a motion to find the Respondent in violation, with a fine of \$250 per day for every day in violation after October 15, 2023; seconded by Board member Myers. The vote was unanimous in favor of finding in violation and amount of the fine.

ITEM 7 - CASE NO. C2305-0065

Jeremy Chamberlain
381 E. Minnehaha Ave.
Clermont, FL 34711

LOCATION OF VIOLATION: 381 E. Minnehaha Ave.

REPEAT VIOLATION: Section 125-522 General Development Conditions, (i) Property maintenance; Section 18-53 & 18-54 Nuisances; IPCM Section 302.4 Weeds

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 repeat violation, with a fine totaling \$24,500 as of this date, and to continue to accrue at \$500 per day after July 17, 2023 for every day in violation; seconded by Board member Duhon. The vote was unanimous in favor of finding in repeat violation and amount of the fine.

ITEM 13 - CASE NO. C2305-0041

Duncan E. Ward Life Estate
567 Bloxam Ave.
Clermont, FL 34711

LOCATION OF VIOLATION: 567 Bloxam Ave.

VIOLATION: Section 30-28 Special Refuse Problems

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 not in compliance.

Board member Duhon made a motion to find the Respondent in violation, with a fine of \$150 per day for every day in violation after August 16, 2023; seconded by Board member Bain. The vote was unanimous in favor of finding in violation and amount of the fine.

**CITY OF CLERMONT
MINUTES
CODE ENFORCEMENT BOARD
July 17, 2023**

ITEM 14 - CASE NO. C2305-0041

Stanley Hayes
505 E. Montrose Street
Clermont, FL 34711

LOCATION OF VIOLATION: 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), IPCM 304.3 Premises Identification, Section 34-95 (new Section 18-92) Prohibit Storage of Certain Items, IPCM Section 302 Sanitation, Section 122-343 (new section 125-521) Fences and Walls, Section 122-344 (h) (new Section 125-522) 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. He stated that the property is not in compliance.

Board member Fornoles made a motion to find the Respondent in violation, with a fine of \$150 per day for every day in violation after August 16, 2023; seconded by Board member Martin. The vote was unanimous in favor of finding in violation and amount of the fine.

City Attorney Patrick Brandt stated that Items 3, 4 and 5 will not be heard.

There being no further business, the meeting was adjourned at 8:16 p.m.

James Johnson, Chairman

Attest:

Rae Chidlow, Code Enforcement Clerk

9171 9690 0935 0307 8728 64

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

CITY OF CLERMONT

Petitioner,

**Case No: C2209-0054
381 E. Minnehaha Ave
Clermont, Florida 34711**

vs.

JEREMY CHAMBERLIN,

Respondent.

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

YOU ARE HEREBY ADVISED that the Code Enforcement Board shall conduct a hearing on **SEPTEMBER 18, 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 JANUARY 23, 2023 public hearing of The City of Clermont Code Enforcement Board, Findings of Fact, Conclusion of Law and Order were issued finding that a violation of Clermont City Code, Sec. 34-61 (1) and (2); Property Maintenance; Sec. 122-344; Creation and Maintenance of a Nuisance; Sec. 34-62; IPMC 302.4 Weeds existed on the property located at **381 E. Minnehaha Ave, Clermont, Florida 34711**.

The order dated FEBRUARY 6, 2023 imposed a fine of SEVEN THOUSAND USD (\$7,000.00.) which as of the date of this notice remains due and owing on the property.

WHEREFORE, the City of Clermont requests the Code Enforcement Board enter an Order Imposing Administrative Fine and Creating Lien in the amount of SEVEN THOUSAND USD (\$7,000.00) as provided in Chapter 162, Florida Statutes.

I HEREBY CERTIFY that on this 14 day of AUGUST 2023, a true and correct copy of this Motion for Order has been furnished by certified and regular U.S. mail to Respondent, JEREMY CHAMBERLIN at 381 E. Minnehaha Ave, 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)

**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

**CITY OF CLERMONT
CODE ENFORCEMENT DEPARTMENT**

AFFIDAVIT OF POSTING

CITY OF CLERMONT
Petitioner

CASE# C2209-0054

VS.

CHAMBERLIN JEREMY L
Respondent

Personally appeared before me, Joshua Cortez, Code Enforcement Officer of the City of Clermont:

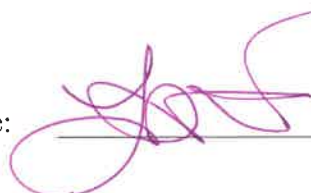
That a copy of the Violation Notice and the Hearing Notice was posted at the south public entrance of Clermont City Hall, 685 W. Montrose Street, Clermont, FL 34711, in addition to the real property known as 381 E MINNEHAHA AVE CLERMONT FL 34711, on the 4th day of October 2022.

Sworn to and subscribed before me this 4th day of October 2022.



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

The forgoing instrument was acknowledged before me this 4th day of October, 2022, by Joshua Cortez as the Code Enforcement Officer for the City of Clermont, who is personally known to me and who did take an oath.

Signature: 

Printed Name: Jennifer Urtes



9171 9690 0935 0294 5040 07

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2209-0054

vs.

CHAMBERLIN JEREMY L

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:

JANUARY 23, 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 4th day of October, 2022

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

City of Clermont

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

REPEAT VIOLATION NOTICE

September 19, 2022

Violation # C2209-0054

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).

YOU ARE HEREBY NOTIFIED: THAT YOU ARE IN VIOLATION OF THE REFERENCED SECTION OF THE CITY OF CLERMONT CODE OF ORDINANCES FOR THE PROPERTY LOCATED AT 381 E MINNEHAHA AVE CLERMONT FL 34711(ALT KEY:1617626) IN REFERENCE TO: OVERGROWTH OF GRASS AND WEEDS ON THE PROPERTY EXCEEDING 18 INCHES WHICH WAS MEASURED AND PHOTOGRAPHED. PRIOR CODE CASE (C2110-000037) THAT HAS APPEARED BEFORE THE CODE ENFORCEMENT BOARD WHICH QUALIFIES THIS CASE TO BE MOVED DIRECTLY TO A HEARING AS THERE ARE PRIOR VIOLATIONS FROM THE PRIOR CASE LISTED ABOVE. SEE BELOW FOR THE VIOLATIONS CURRENTLY LEVIED AT THE PROPERTY.

Compliance with the Violation(s) listed will be when the following condition(s) are met: ACTION MUST BE TAKEN IMMEDIATELY ALL GRASS AND WEEDS MUST MOWED AND MAINTAINED BELOW 18 INCHES.

Type of Violation: NUISANCES SECTION 34-61

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

Type of Violation: PROPERTY MAINTENANCE SECTION 122-344

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

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

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

Type of Violation: WEEDS SECTION 302.4-IPMC

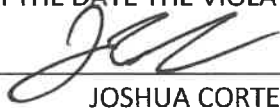
All premises and exterior property shall be maintained free from weeds or plant growth in excess of 18 inches.

Please contact me at 352-241-7356 or jcortez@clermontfl.org when you comply, 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 FINES CAN ALSO BE IMPOSED FROM THE DATE THE VIOLATION WAS OBSERVED.

By:



JOSHUA CORTEZ
Code Enforcement Officer

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

CITY OF CLERMONT

Petitioner,

vs.

JEREMY L. CHAMBERLIN,

Respondent.

Case No: C2110-000037
381 E. Minnehaha Avenue
Clermont, Florida
34711

FINDINGS OF FACT, CONCLUSION OF LAW and ORDER

THIS MATTER came before the Code Enforcement Board of the City of Clermont for hearing on **May 16, 2022** and the Board having heard sworn testimony and received evidence from **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 November 24, 2021.
- 3) There existed on the property weeds and plant growth in excess of 18 inches.
- 4) The above-stated violation was corrected after the date of the Notice of Violation and before the hearing before the board.

II. CONCLUSION OF LAW

The Code Enforcement Board finds the Respondent, **JEREMY L. CHAMBERLIN**, was in violation of Clermont City Code Sections 34-62 "Nuisances"; Section 122-344 "Property Maintenance; Section 34-62 "Creation or maintenance of nuisance by property owner declared unlawful"; 302.4-IPMC "Weeds".

III. ORDER

Based on the above-stated findings and conclusion of law, it is hereby Ordered that the Respondent shall refrain from repeating the violation. If the violation is repeated the City may

Case No: C2110-000037

bring this matter back before the Code Enforcement Board as a repeat violation in accordance with applicable law.

Done and Ordered this 1st June day of ~~May~~ 2022.


James Johnson, Chairman

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

I HEREBY CERTIFY that on this 1st June day of ~~May~~ 2022, a true and correct copy of this Order has been furnished by certified and regular mail to Respondent, Jeremy L. Chamberlin, 381 E. Minnehaha Avenue, Clermont, FL 34711.


Code Enforcement Officer



City of Clermont

Last notification

Date: April 12, 2023
To: Jeremy Chamberlin
From: Code Enforcement, City of Clermont
Ref: 381 E. Minnehaha Avenue, Clermont Fl. 34711
Case: C2209-0054

Mr. Chamberlin,

Please be advised that your property at 381 E. Minnehaha Avenue is in compliance but has an outstanding fine amount of \$7,000 dollars. The case will remain open until either full amount is paid on or before April 28th, 2023 or a letter is submitted to me for a reduction of the fine amount which will be presented at the next code board hearing in May. Should you request a reduction, please provide a summary as to your reasoning for the reduction and submit the letter to me via email or regular mail to my attention.

Please contact me to advise of your status. If no contact is received by April 28th, 2023, then the City will take action to move forward for a Motion to Lien your property.

This is the City's last notification to contact you in an attempt to resolve your case.

Professionally,

A handwritten signature in black ink, appearing to read 'Evie Wallace', with a long horizontal flourish extending to the right.

Evie Wallace

Code Enforcement Manager

352-241-7304 ewallace@clermontfl.org

City of Clermont

685 W. Montrose Street

Clermont, Fl. 34711

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

CITY OF CLERMONT

Petitioner,

**Case No: C2305-0065
381 E. Minnehaha Ave
Clermont, Florida 34711**

vs.

JEREMY CHAMBERLIN,

Respondent.

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

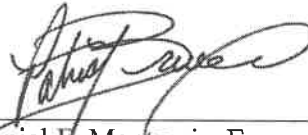
YOU ARE HEREBY ADVISED that the Code Enforcement Board shall conduct a hearing on **SEPTEMBER 18, 2023, at 6:00 p.m. in the Council Chambers, City Hall, 685 West Montrose Street, Clermont, Florida**, to consider Petitioner's request as set forth below for authorization to impose a fine and create a code enforcement lien in this matter.

This motion is pursuant to Chapter 162, Florida Statutes. At the JULY 17, 2023, public hearing of The City of Clermont Code Enforcement Board, Findings of Fact, Conclusion of Law and Order were issued finding that a violation of Clermont City Code, Sec. 125-522 General Development Conditions (i) Property Maintenance; Sec 18-53 Prohibited Items; Sec. 18-54 Nuisance; IPMC 302.4 Weeds existed on the property located at **381 E. Minnehaha Ave, Clermont, Florida 34711**.

The order dated July 28, 2023 imposed a fine of TWENTY-FOUR THOUSAND FIVE HUNDRED USD (\$24,500.00) which has continued to accrue at the rate of FIVE HUNDRED DOLLARS for each day the violation continues. As of the date of the hearing noticed here there remains a fine due and owing on the property of FIFTY-SIX THOUSAND USD (\$56,000.00.) reflecting 112 days the property has been in repeat violation.

WHEREFORE, the City of Clermont requests the Code Enforcement Board enter an Order Imposing Administrative Fine and Creating Lien in the amount of FIFTY-SIX THOUSAND USD (\$56,000.00) as provided in Chapter 162, Florida Statutes. This is in addition to any other fines or liens imposed upon the property

I HEREBY CERTIFY that on this 14 day of AUGUST 2023, a true and correct copy of this Motion for Order has been furnished by certified and regular U.S. mail to Respondent, JEREMY CHAMBERLIN at 381 E. Minnehaha Ave, Clermont, Florida 34711.



Daniel H. 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: C2305-0065

**381 E. Minnehaha Ave
Clermont, FL 34711**

-vs-

JEREMY CHAMBERLAIN

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 **JULY 17, 2023**, and the Board having heard sworn testimony and received evidence from **Code Enforcement Officer Joshua Cortez** for the City, and noting Respondent was neither present nor 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.
- 3) There existed on the property a repeated violation of the Clermont City Code.
- 4) The violation has not been corrected

II. CONCLUSION OF LAW

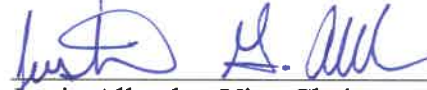
The Code Enforcement Board finds that Respondent, JEREMY CHAMBERLAIN is in repeat violation of Section 125-522 General Development Conditions, (i) Property Maintenance; Section 18-53& 18-54 Nuisances; IPMC Section 302.4 Weeds.

III. ORDER

Respondent shall correct the above-stated violation immediately by taking the remedial action as set forth in the Violation Notice. The fine as of July 17, 2023, is **TWENTY FOUR THOUSAND FIVE HUNDRED USD 00/100 (\$24,500.00)** and shall continue to accrue a fine of **FIVE HUNDRED DOLLARS (\$500.00)** for each day the violation continues past July 18, 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 28th day of July, 2023.


Justin Allender, Vice-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 28 day of JULY, 2023, a true and correct copy of this Order has been furnished by certified and regular mail to Respondent, Jeremy Chamberlain, 381 E. Minnehaha Ave, Clermont, FL 34711.


Code Enforcement Officer

CITY OF CLERMONT
CODE ENFORCEMENT DEPARTMENT

AFFIDAVIT OF POSTING

CITY OF CLERMONT
Petitioner

CASE# C2305-0065

VS.

CHAMBERLIN JEREMY L
381 E MINNEHAHA AVE
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 381 E MINNEHAHA AVE CLERMONT, FL 34711(ALT KEY:1617626), on the 1st day of September 2023

Sworn to and subscribed before me this 1st day of September 2023.



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

The forgoing instrument was acknowledged before me this 1st day of September 2023 by Joshua Cortez as the Code Enforcement Officer for the City of Clermont, who is personally known to me and who did take an oath.



Signature: 

Printed Name: Jennifer Urtes

Code Enforcement Board

City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

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

9171 9690 0935 0307 8727 65
9171 9690 0935 0307 8727 58
**CODE ENFORCEMENT BOARD
CITY OF CLERMONT, FLORIDA**

CITY OF CLERMONT

Petitioner,

**Case No: C2302-0047
1800 S. Highway 27
Clermont, Florida 34711**

vs.

**708 MACE AVENUE OWNERS CORP.
The Rusty Truck,**

Respondent.

_____ /

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

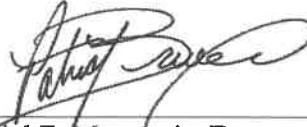
YOU ARE HEREBY ADVISED that the Code Enforcement Board shall conduct a hearing on **SEPTEMBER 18, 2023, at 6:00 p.m. in the Council Chambers, City Hall, 685 West Montrose Street, Clermont, Florida**, to consider Petitioner's request as set forth below for authorization to impose a fine and create a code enforcement lien in this matter.

This motion is pursuant to Chapter 162, Florida Statutes. At the MAY 15, 2023 public hearing of The City of Clermont Code Enforcement Board, Findings of Fact, Conclusion of Law and Order were issued finding that a violation of Clermont City Code, Sec. 125-335 Site Plan Review; Sec 125-336 Permitted Uses; Sec. 125-337 Condition Uses; Sec. 117-7 Exempt Signs; Prohibit storage of certain items Sec 18-92 Prohibited Signs; exceptions. Sec. 117-8(11) Banner Signs; sec 123-41 Maintenance and Pruning existed on the property located at **1800 S Hwy 27, Clermont, Florida 34711**.

The order dated MAY 24, 2023 provided a fine would accrue in the amount of TWO HUNDRED FIFTY DOLLARS (\$250.00) per day, for each day the violations continue past JUNE 14, 2023. That an inspection was performed on August 8, 2023 and found that the ordered corrective action was not completed. That in accordance with the Board's order, the fine accrued for the NINETY-SIX (96) days from June 14, 2023 until September 18, 2023 be imposed in the amount of TWENTY-FOUR THOUSAND USD (\$24,000.00) and is therefore due and owing on the property and shall continue to accrue.

WHEREFORE, the City of Clermont requests the Code Enforcement Board enter an Order Imposing Administrative Fine and Creating Lien in the amount of TWENTY-FOUR THOUSAND USD (\$24,000.00) as provided in Chapter 162, Florida Statutes.

I HEREBY CERTIFY that on this 14 day of AUGUST 2023, a true and correct copy of this Motion for Order has been furnished by certified and regular U.S. mail to Respondent, 708 MACE AVENUE OWNERS CORP. The Rusty Truck, 1800 S. Highway 27, Clermont, Florida 34711 and 708 Mace Ave, Bronx, NY 10467



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: C2302-0047
1800 S Highway 27
Clermont, FL 34711

-vs-

708 Mace Avenue Owners Corp
Rusty Truck,
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 24, 2023.
- 3) There exists on the property multiple violations of the Clermont City Code.

II. CONCLUSION OF LAW

The Code Enforcement Board finds that Respondents, **708 Mace Avenue Owners Corp Rusty Truck**, is in violation of **Sec. 125-335. - Site plan review. Sec.125-336. - Permitted uses. Sec. 125-337. - Conditional uses. Sec. 117-7. - Exempt signs. Prohibit storage of certain items Section 18-92. Prohibited signs; exceptions. sec. 117-8(11). banner signs. Sec. 123-41. Maintenance and pruning.**

III. ORDER

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

1. Respondent shall correct the above-stated violations on or before **June 14, 2023**, by taking the remedial action as set forth in the Violation Notices dated February 24, 2023. If the Respondents fail to timely correct the violations a fine of **TWO HUNDRED FIFTY DOLLARS (\$250.00)** will accrue for EACH DAY the violation continues past **June 14, 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 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, 708 Mace Avenue Owners Corp., 708 Mace Ave, Bronx, NY 10467



Code Enforcement Officer



March 16, 2020

Jose Gonzalez
Rusty Truck Diner
1800 US Highway 27 South
Clermont, FL 34711

Re: Rusty Truck Sign Variance Approval

Dear Mr. Gonzalez:

The Clermont City Council approved the following variance requests for the property located at 1800 US Highway 27 South, Rusty Truck Diner, (Alternate Key 3773952) at their regular scheduled meeting held on Tuesday, March 10, 2020.

- (1) To allow an inoperable vehicle (rusty truck) be located parked in a landscape island and be used as signage and display for the Rusty Truck Diner Restaurant, the inoperable vehicle (rusty truck) may only be used for this business establishment. This variance is valid for one (1) year from the date of approval.
- (2) To allow for the display of a green giant Adirondack style chair to be located near the main entry point of the business establishment. The chair display can only be used for the Rusty Truck Business establishment and is valid for one (1) year from the date of approval.

The approved variances are valid for one year from the approval date of March 10, 2020, and only approved for the Rusty Truck Diner business establishment. The applicant will be required to reapply for the variances after the one-year approval expiration date.

If you have any questions, please feel free to contact me at 352-241-7305.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Regina McGruder', written over a horizontal line.

Regina McGruder
Senior Planner

**CITY OF CLERMONT
CODE ENFORCEMENT DEPARTMENT**

AFFIDAVIT OF POSTING

CITY OF CLERMONT
Petitioner

CASE# C2302-0047

VS.

708 MACE AVENUE OWNERS CORP
Respondent

Personally appeared before me, Joshua Cortez, Code Enforcement Officer of the City of Clermont:

That a copy of the Violation Notice was posted at the south public entrance of Clermont City Hall, 685 W. Montrose Street, Clermont, FL 34711, in addition to the real property known Address 1800 S US HIGHWAY 27 CLERMONT FL, 34711, on the 11th day of April 2023.

Sworn to and subscribed before me this 11th day of April 2023.




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

The forgoing instrument was acknowledged before me this 11th day of April, 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

Case No. C2302-0047

vs.

708 MACE AVENUE OWNERS CORP

Respondent

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

MAY 15TH 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, 708 MACE AVENUE OWNERS CORP. 708 MACE AVENUE OWNERS CORP 708 MACE AVE BRONX, NY 10467

Certified Mail/Return Receipt Requested #

BY: _____


JOSHUA CORTEZ, Code Enforcement Officer
this 11th day of April, 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

February 24, 2023

Violation # C2302-0047

To: 708 MACE AVENUE OWNERS CORP
708 MACE AVE
BRONX, NY 10467

Violation/Property address: 1800 S US HIGHWAY 27 CLERMONT FL, 34711(ALT KEY:3773952)

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 1800 S US HIGHWAY 27 CLERMONT FL, 34711(ALT KEY:3773952).

Compliance with the Violation(s) listed will be when the following condition(s) are met: BANNER SIGN MUST BE REMOVED. DISABLED VEHICLE (RUSTY ANTIQUE TRUCK) MUST BE REMOVED OR APPLY FOR AND OBTAIN VARIANCE APPROVAL. BEACH CHAIR IN FRONT OF PROPERTY MUST BE REMOVED OR APPLY FOR AND OBTAIN VARIANCE APPROVAL. THE FLAGS IN FRONT OF THE BUSINESS NEAR THE STREET MUST BE REMOVED AS THEY DO NOT MEET THE REQUIREMENTS OF SECTION 102-7 CITED BELOW. THE REQUIRED SHRUBBERY/ PLANTS ETC THAT ARE REQUIRED PER THE SITE PLAN ARE NOT SUFFICIENT OR MISSING ENTIRELY AND WILL NEED TO BE PLANTED TO MEET THE SITE PLAN REQUIREMENTS AND SECTION 118-35 CITED BELOW. FOR QUESTIONS OF WHAT IS REQUIRED PER SITE PLAN OR FOR VARIANCES CONTACT PLANNING AND ZONING 352-241-7309.

Type of Violation: Other Violations

Sec. 122-222. - Site plan review.

A site plan is required for uses in the C-2 district and must be approved by the administrative official.

(Code 1998, § 122-222; Ord. No. 281-C, § 1(ch. 7), 11-8-1994)

Type of Violation: Other Violations

Sec. 122-223. - Permitted uses.

modified(a)Generally. Permitted uses in the C-2 district are as follows:(1)Retail businesses: Any retail business or service, including the sale of goods and services for resale, as long as it is incidental to and in conjunction with a retail business.(2)Personal service establishments, such as but not limited to beauty shops or barber shops, tailor or dressmaking shops, shoe repair, music, dancing and photographic studios and dry cleaning establishments. Permanent makeup service may be allowed as an accessory use; with a business tax receipt and with medical supervision, within an existing salon, beauty shop, barber shop, medical office, or similar use. Such service shall be limited to the face area and would consist of cosmetic permanent makeup for eyeliner, eyebrow and mouth/lip liner definition.(3)Professional offices, doctors' offices, banks, loan companies, insurance and real estate offices, and similar businesses.(4)Recreation facilities, theaters, including drive-ins, bowling alleys, skating rinks, billiard halls, miniature golf courses, driving ranges and tourist attractions.(5)Restaurants and lounges.(6)Buildings, structures or uses maintained or operated by the city.(7)No retail establishment may occupy more than 100,000 square feet.(8)Lodges and clubs.(9)Laundries.(10)Hotels and motels.(11)Convenience stores and gas stations.(12)Shopping centers; Any group of businesses with shared parking or in which the total land area of the development is less than ten acres.(13)Nursery schools, kindergartens or child care centers; provided the

outdoor play area is enclosed by a fence at least four feet high and all state requirements are met.(14)Medical marijuana dispensaries.(b)Floor space. Any business establishment or structure proposing to occupy more than 20,000 square feet of floor space shall require a conditional use permit. The floor area ratio for any structure shall not exceed that identified by policies of the adopted comprehensive plan.(c)Uses to be enclosed; outdoor storage. All uses must be conducted within a completely enclosed building; except for outdoor storage, which must be screened from a public street and adjacent property.(d)Sidewalk use. Restaurant or food service business establishments may utilize the outside private sidewalk area adjacent to the business for patron use, to include non-fastened small tables and chairs or benches during business hours only.

Businesses which utilize this type of sidewalk use shall maintain at least a four-foot wide open area for passage from one property to the next, from the inside of any curb toward the business front, and in accordance with the Americans with Disabilities Act. Where such four-foot open space is not available, table or chairs shall not be allowed. All such uses shall be approved by the applicable city administrator. Number and size limitations are as follows:

(1)Limited to 50 percent of restaurant frontage as approved by the development services department.(2)Maximum number of tables and chairs; four tables with a maximum of four chairs each.(3)Maximum table width; four feet.(4)Umbrellas may be utilized provided they adhere to the four-foot clearance for Americans with Disabilities Act access and do not have any advertising.(e)Restaurants or similar food service business establishments with larger outdoor seating area available that can be isolated may be permitted with the following provisions:(1)Site plan approval is required by the site review committee. Location and any separation from other uses; sidewalks, parking, and landscape for example, must be demonstrated and maintained.(2)Outdoor seating cannot exceed more than half the total square feet or number of seats, whichever is less, of the indoor seating area.(3)All sidewalks and pedestrian access areas shall maintain Americans with Disabilities Act accessibility.(4)No advertising shall be permitted on table umbrellas or fencing material unless approved by the city administrative official.(5)Required landscaping must be maintained in accordance with the city Land Development Code. (Code 1998, § 122-223; Ord. No. 281-C, § 1(ch. 7), 11-8-1994; Ord. No. 292-C, § II, 4-13-1999; Ord. No. 299-C, § 2, 6-27-2000; Ord. No. 2010-05-C, § 2, 3-23-2010; Ord. No. 2013-04 , § 2, 2-26-2013; Ord. No. 2016-27 , § 2, 6-28-2016; Ord. No. 2020-25 , § 4, 7-14-2020)

Type of Violation: Other Violations

Sec. 122-224. - Conditional uses.

(a)Conditional uses in the C-2 district are as follows:(1)Manufacturing, provided such manufacturing employs not more than five persons and is incidental, complementary to, and in conjunction with a retail business or service.(2)Residential storage warehouses where storage facility uses are exclusively for storing excess personal property generally stored in residential accessory buildings. This shall not include the storage of manufacturing or commercial products.(3)Shopping centers; any group of businesses with shared parking or in which the total land area of the development is ten acres or more.(4)Agricultural service operations.(5)Public or semipublic facilities or structures not operated by the city and not listed as a permitted use.(6)Utility facilities; such as electric transformers, gas regulator stations, and so forth.(7)Recreational vehicle parks.(8)Hospitals, clinics, and nursing homes.(9)Automobile and truck repair garages; and painting, welding and body shops.(10)Dwelling units, provided that the requirements

of the R-3 zone are met, mobile home parks per article V of this chapter, and planned unit developments per article IV of this chapter.(11)Kennels or veterinary clinics, provided that all animal services and confinement areas; including runs, are in air conditioned and sound-attenuated buildings.(12)Churches, funeral homes and cemeteries.(13)Retail establishments more than 100,000 square feet.(14)Private schools.(15)Bus terminals, major equipment sales, manufactured housing sales, travel trailer and recreational vehicle sales.(16)Bed and breakfast inns.(17)Automobile and truck services, carwashes, and automobile, truck, boat and farm equipment sales.(b)In case of uncertainty of the classification of any use, uses may be permitted which; after consideration by the planning and zoning commission and approval of the city council, are not more obnoxious to the district than the uses provided in this section. All conditional uses must be provided per chapter 86, article III, division 3.

(Code 1998, § 122-224; Ord. No. 281-C, § 1(ch. 7), 11-8-1994; Ord. No. 292-C, § III, 4-13-1999; Ord. No. 294-C, § 2, 9-28-1999; Ord. No. 299-C, § 2, 6-27-2000; Ord. No. 333-C, § 4, 3-23-2004; Ord. No. 2013-04 , § 2, 2-26-2013; Ord. No. 2016-27 , § 2, 6-28-2016)

Type of Violation: Other Violations

Sec. 102-7. - Exempt signs.

The following signs are exempt from the permit requirements of this chapter, provided they are not placed or constructed so as to create a hazard of any kind. The following signs must still meet applicable construction and electrical standards required by city, state or other appropriate agency codes:

(14)The flying of national, state, city or corporate flags; provided that such flags shall not be used in such a manner as to attract attention for commercial purposes.a.Number.

There shall be no more than three flags displayed on any one parcel of land or commercial development. Flags may include the United States flag, corporate or promotional flag and other flags from state or local governments. No flag may exceed the height or size of the United States flag. Government flags are recommended to conform to the United States Flag Code, Public Law 344, 36 USC 171—178.b.Size and placement. The size of the flag, whether on flagpole or flagstaff; shall in accordance with the chart below. Flags shall be set back at least five feet from all property lines and only be displayed from a flagpole or flagstaff; the placement on or attached to fences, other signs, and so forth, shall not be permitted. Government flags are recommended to conform to the United States Flag Code, Public Law, 344, 36 USC 171—178.

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

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

It shall be unlawful to erect, cause to be erected, maintain or cause to be maintained any sign described as follows: (11)Banner signs, except for the following:

a.Those of a temporary nature which is are incidental to a convention, nonprofit or noncommercial venture and are approved by the city administrative official. These types of banner signs shall not exceed 32 square feet in size. They must also be placed on the

parcel of land where the event is to be held or on a location approved by the city administrative official. Banners cannot be connected in any fashion to landscaping, retaining walls, fences or light poles. Banner signs shall only be allowed for 30 days. An application and site plan must be submitted to the planning & zoning department two weeks prior to the event for approval by the city administrative official.

b. Residential subdivisions and apartment complexes may display two flag banners at the entrance to the subdivision or complex and one flag banner at each model home or apartment building limited to 16 square feet and to be displayed only during the time the model homes or apartments are open for inspection.

c. Permanent, non-illuminated signs on fabric canopies in place of marquee signs. Banner signs may not be placed across any street or thoroughfare.

d. One grand opening signage proposal is allowed according to the following restrictions:

1. One sign or banner per new business within the first 30 days of opening with application and city approval.
2. Multi-tenant developments must submit a grand opening package and application for city approval.
3. One sign or banner per project outparcel.
4. One ten-day period.
5. One 24-square foot maximum sign or banner area.
6. Sign or banner are temporarily permitted and are to be installed by the owner or agent of the property or business.
7. Sign or banner must adhere to all other applicable regulations with this chapter.
8. Banners may be attached temporarily to the building provided they do not interfere with pedestrian access.
9. Signs or banners cannot be connected in any fashion to landscaping, retaining walls, fences, light poles or flag poles.
10. Grand opening signage under this section shall only be allowed for a verified new business as established through a new business tax receipt, change of business, or change in ownership as established through the state department of state, division of corporations.
11. Grand opening proposal must be reviewed, approved and permitted by the planning & zoning department under a promotional activity permit prior to any sign or banner being installed.
- (12) Banners or signs placed across any street or other public way or premises without first having obtained written approval of the administrative official.

Type of Violation: SEC. 118-35. MAINTENANCE AND PRUNING.

(a) Maintenance. The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping, which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All required landscaping shall be maintained in perpetuity.

(b) Replacement. All unhealthy and dead plant material shall be replaced within 30 days in conformance with the approved site/landscaping plan for the property or in conformance with the provisions of this article if an approved plan is not on file with the city. The size of replacement trees shall be as specified in section 118-113(d)(2).

(c) Pruning. Vegetation and trees required by this Code shall only be pruned to maintain health and vigor. Pruning shall be in accordance with "Standard Practice for Trees, Shrubs and Other Woody Plant Maintenance ANSI 300" of the National Arborist Association. Trees shall not be severely pruned in order to permanently maintain growth at a reduced height or spread. A tree's natural growth habit shall be considered in advance of conflicts which might arise (i.e. view, signage, lighting and similar conflicts). Excessive pruning, hatracking, topping, etc., shall be considered tree abuse and a violation of this Code.

(d) Violations. A person who violates any provision of this article, and fails to correct the violation as provided herein, may be subject to penalties pursuant to the city Code of Ordinances. Tree abuse offenses shall be considered a separate offense for each tree damaged or destroyed contrary to the provisions of this article.

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 4/10/2023 . 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
P.O. BOX 120219, CLERMONT, FLORIDA 34712-0219
AFFIDAVIT OF COMPLIANCE

In the matter of:

Case # C2301-0017

DRIVER BARBARA A

14212 SUNRIDGE BLVD

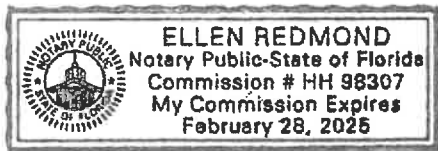
WINTER GARDEN, FL 34787

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



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**.

Failure to comply with this request will result in this case being scheduled before the Code Enforcement Board hearing on a later date, in which the City will request a lien be recorded against the property.

Thank you for your attention in this matter.

Sincerely,

Evie Wallace, **Code Enforcement Manager**

685. W. Montrose St.

Clermont, Fl. 34711

ewallace@clermontfl.org

352-241-7304

**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. -

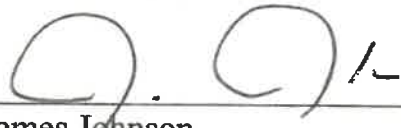
Required soil conservation measures, Sec. 50-36(D) - Special refuse problem, STOP WORK ORDER SECTION 112-IPMC

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

9171 9690 0935 0307 8727 72

Code Enforcement Board

City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2301-0017

vs.

DRIVER BARBARA A

Respondent

Pursuant to Section 1-75 of the Code of the City of Clermont, Florida, you are hereby notified that a Public Hearing will be conducted in the above-styled cause, pending and undetermined by the Code Enforcement Board on:

SEPTEMBER 18 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 15th day of August, 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

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2307-0028

vs.

COASTAL INVESTMENT LAND TRUST

Respondent

Pursuant to Section 1-75 of the Code of the City of Clermont, Florida, you are hereby notified that a Public Hearing will be conducted in the above-styled cause, pending and undetermined by the Code Enforcement Board on:

SEPTEMBER 18TH, 2023 @ 6:00 P.M.

at

685 West Montrose Street, Clermont, Florida.

Council Chambers of City Hall

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

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

I hereby certify that a true and correct copy of the above and foregoing Notice of Hearing has been furnished by Certified Mail/Personal Service to Respondent, COASTAL INVESTMENT LAND TRUST- 1635 EAST HIGHWAY 50 #300 CLERMONT, FL. 34711

Certified Mail/Return Receipt Requested #

BY: 

Evie Wallace, Code Enforcement Officer
this 6th day of September, 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

July 12, 2023

Violation # C2307-0028

To: COASTAL INVESTMENT LAND TRUST
1635 E HIGHWAY 50 # 300
CLERMONT, FL 34711

Violation/Property address: 821 West Minneola Ave, Clermont, Fl. 34711 (West End Plaza)

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 821 West Minneola Ave. in reference to: **PLAZA'S PARKING LOT AREA INCLUDING THE STRIPED PARKING SPACES ARE NOT BEING USED AS REQUIRED BY CODE.**

Compliance with the Violation(s) listed will be when the following condition(s) are met: (1) THE BUILDING'S PARKING LOT AND STRIPED PARKING SPACES ARE REQUIRED TO BE IN ITS PREVIOUS STATE AND CONDITION. THIS IS REQUIRED NO LATER THAN BY BELOW COMPLIANCE DATE. (2) CONTACT THE PLANNING AND DEVELOPMENT DEPARTMENT AT 352-241-7308 TO SUBMIT A SITE PLAN FOR REVIEW.

Type of Violation:

Chapter 115 - PARKING AND VEHICULAR USE AREAS

Sec. 115-17. - Parking in the Central Business District (CBD) Zoning District.

(b)Location of required parking spaces.(1)Parking spaces required by this section in the Central Business District zoning district shall be located on the same building site as the use they serve, or on a properly zoned lot within a specified distance of the building site (remote parking). The acceptable distance for remote parking varies by user as follows:

Off-Site (Remote) Parking

Customer Employee

1,320 ft. 2,640 ft.

(5)Parking spaces and/or parking space credits shall remain the sole possession of the property for which they were initially provided. Parking space credits shall not be transferable from one business location to another business location.

Type of Violation:

Sec. 115-2. - Off-street parking facilities.

(a)Required. Off-street parking areas, including required parking spaces, accessways, buffers and related off-street parking appurtenances, shall be provided for all buildings and uses on the premises. The requirements of this chapter shall apply to all development, whether new structures or alterations to existing

structures.(b)Compliance with regulations. The requirements for off-street parking applicable to any use shall be a continuing obligation of the owner and occupant of the property on which any such use is located, so long as the use is in existence. It shall be unlawful for an owner or occupant of any use affected by this section to discontinue, change, dispense with, or in any way cause a change in the size, design or number of parking spaces required by this section, apart from the discontinuance of such use, without establishing alternative parking spaces which meet the requirements of this section, or for any person to use such building without acquiring such land for parking which meets the requirements of this section. In addition, parking spaces required by this section shall not be made unusable or inaccessible in any way during the life of the

use served by such parking spaces, except as required for maintenance and repair. This section shall not prohibit the replacement or reconfiguration of parking spaces at grade, below grade or above grade to comply with the requirements of this section.

Sec. 115-3. - Parking spaces.

(a)Size.(1)Standard parking spaces. Standard parking spaces shall consist of a minimum net area of 200 square feet, with a minimum width of ten feet and a minimum length of 20 feet. All standard spaces shall be striped. Parking space depth may be reduced to 18 feet when spaces are perpendicular to perimeter landscaped buffers, do not include wheel stops, and the required minimum perimeter buffer width is expanded by a minimum of two feet.(2)Compact parking spaces. Compact parking spaces shall be nine feet wide and 17 feet long. All compact spaces shall be double striped.(3)Oversized spaces. Oversized spaces shall be ten feet wide and 35 feet long. All oversized spaces shall be striped.(b)Number of spaces. The minimum off-street space requirements for all uses shall be in accordance with the table of minimum off-street parking space requirements in section 115-14.(c)Mixed-use development. Where a mixed-use development is proposed, the parking standards for each individual proposed use shall be required. A parking study may be submitted to the administrative official to justify modifications to this requirement, such that shared parking can be justified based on the complimentary nature of the proposed uses and offsetting peak parking demands. The administrative official shall ensure that the minimum number of spaces necessary to accommodate the mix of uses is provided on site to accommodate peak parking demand while reducing the overall amount of land devoted to parking to the greatest extent possible.

Sec. 115-14. - Table of minimum parking space requirements.

(a)Determination for unlisted uses or alternative parking. If the proposed use is not listed or compatible with a use listed in the table of minimum parking space requirements, the administrative official shall make a determination of the appropriate parking for the proposed use based on the standards and guidelines of the Institute of Transportation Engineers (ITE) or the latest Smart Code published by the Form Based Codes Institute. In reaching the determination, the director may consider and be guided by the requirements for similar uses, the number and kind of vehicles likely to be attracted to the proposed use, parking requirements of such uses in other jurisdictions, special conditions or situations of the proposed use, or a combination of sources. (b) There is a Minimum off-street parking space requirements.

Type of Violation:

Zoned-CBD District- M-U

Sec. 125-373. - Off-street parking.

(A)Principal use location; number of parking spaces. Except as otherwise provided in this section, each principal use located within the designated central business district shall provide or be provided with the indicated number of off-street parking spaces according to the following schedule. Those uses which base required parking allocation on seating capacity, numbers of beds, numbers of employees and numbers of staff members shall submit specific data and calculations at the time of application for conditional use permit approval.

(B)Parking space credits. In an effort to foster revitalization and enhancement of the central business district, parking space credits shall be granted to existing structures and vacant land in the following manner:(1)Existing structures located in the central business district shall be given a parking space credit equal to the parking space requirements for

the current use of the structure. For structures with more than one use, calculation of the credit is based on the amount of square footage devoted to each particular use.

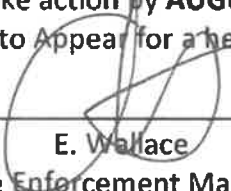
(5) Parking spaces and/or parking space credits shall remain the sole possession of the property for which they were initially provided. Parking space credits shall not be transferable from one business location to another business location.

(C) (1) Parking spaces developed for residential and nonresidential uses. Vacant property being developed for new residential or nonresidential uses shall be required to provide off-street parking spaces located on the same parcel as the use they are intended to serve. A parking plan shall be provided with all applications for individual development approval which shall clearly and accurately designate the required parking spaces, required landscaped areas and planter islands, access aisles and driveways and the relationship of the parking to the uses and structures the spaces are intended to serve. All off-street parking facilities shall be designed and constructed in accordance with the city's adopted engineering standards. Required parking spaces are as follows: (1) Retail business, personal service and office establishments. One parking space for each 400 square feet of floor space.

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 AUGUST 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

Prepared by and return to:

Anita Geraci-Carver
Attorney at Law
Law Office of Anita Geraci-Carver, P.A.
1560 Bloxam Avenue
Clermont, FL 34711
352-243-2801
File Number: 00050-101

[Space Above This Line For Recording Data]

Affidavit

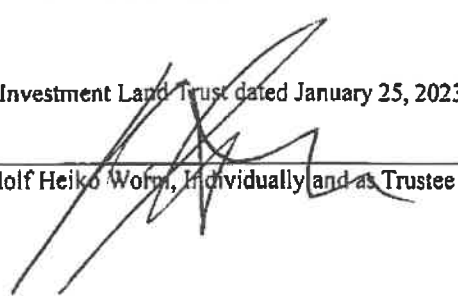
(Trust - Unrecorded Trust - Excerpts)

BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared Rudolf Heiko Worm, Individually and as Trustee of the **Coastal Investment Land Trust** dated **January 25, 2023** ("Affiant"), who deposes and says under penalties of perjury that:

1. This affidavit is made with regard to the following described property:

East 200 feet of the North 138.36 feet of Block 92, The City of Clermont, according to the map or plat thereof as recorded in Plat Book 8, Page 17, Public Records of Lake County, Florida.
2. By deed recorded March 2, 2023 in O.R. 6100, Page 876, and/or Instrument No. 2023023276, Public Records of Lake County, Florida, ("Deed") title to the real property described in item 1 above ("Property") was taken in the name of **Kenneth Wade Boyette, Jr.**, as Trustee of the Coastal Investment Land Trust.
3. Trustee Resignation was executed by **Kenneth Wade Boyette, Jr.**, dated July 17, 2023, resigning as Trustee of the Coastal Investment Land Trust dated January 25, 2023. See attached Exhibit A.
4. **Rudolph Heiko Worm** was appointed as Trustee of the Coastal Investment Land Trust dated January 25, 2023, on August 1, 2023 pursuant to the provisions of the Trust Agreement. See attached Exhibit B.
5. Affiant has full power and authority to mortgage the Property. See excerpt of Trust Agreement as Exhibit C describing such authority. See written direction attached as Exhibit D.
6. Nothing in the Trust prohibits or restricts the Affiant from mortgaging the Property.
7. The Trust has been in full force and effect during the period of ownership of the Property.
8. This affidavit is made to induce **Old Republic National Title Insurance Company** ("Title Insurer") to insure title to the real property described in item 1 above. Affiant agrees to indemnify Title Insurer and hold it harmless from any loss or damage resulting from its reliance on the matters set forth in this affidavit.

Coastal Investment Land Trust dated January 25, 2023

By: 
Rudolf Heiko Worm, Individually and as Trustee

State of Georgia
County of Fannin

The foregoing instrument was sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 1st day of August, 2023 by Rudolf Heiko Worm, Individually and as Trustee of Coastal Investment Land Trust dated January 25, 2023, who ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



Paula A. Borchert
Notary Public

Printed Name: Paula A. Borchert

My Commission Expires: 3/8/26

9171 9690 0935 0294 5267 26

9171 9690 0935 0294 5267 33

City of Clermont

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

VIOLATION NOTICE

May 30, 2023

Violation # C2303-0014

To: SOUTHERN VILLAS LOT OWNERS ASS
1001 N LAKE DESTINY RD STE 125
MAITLAND, FL 32751

Violation/Property address: VILLA CT CLERMONT FL, 34711(ALT KEY:3776058)

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 VILLA CT CLERMONT FL, 34711(ALT KEY:3776058).

Compliance with the Violation(s) listed will be when the following condition(s) are met: TRIM/PRUNE THE BUSHES OF THE VACANT PARCEL THAT RUN ALONG SIDE 611 S GRAND HWY AND 500 E GRAND HWY SO THAT IT HAS A NEAT AND ORDERLY APPEARANCE. MOW ALL GRASS AND WEEDS AND MAINTAIN BELOW 18 INCHES.

Type of Violation: Sec. 123-41. MAINTENANCE AND PRUNING.

(a)Maintenance. The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping, which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All required landscaping shall be maintained in perpetuity.

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 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

9171 9690 0935 0307 8726 28
Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

vs.

SOUTHERN VILLAS LOT OWNERS ASS

Respondent

Case No. C2303-0014

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

SEPTEMBER 18 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 SOUTHERN VILLAS LOT OWNERS ASS Registered Agent, MAHNKE, ALICE F 620 N WYMORE RD SUITE 270 MAITLAND, FL 32751
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.

**CITY OF CLERMONT
CODE ENFORCEMENT DEPARTMENT**

AFFIDAVIT OF POSTING

CITY OF CLERMONT
Petitioner

CASE# C2207-0008

VS.

TURK ANDREA M TRUSTEE
1326 EAST AVE
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 W AVE CLERMONT FL, 34711 (ALT KEY: 2668148), on the 14TH day of July 2023

Sworn to and subscribed before me this 14TH 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 14TH 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: _____

Jennifer Urtes

9171 9690 0935 0307 8725 12

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

vs.

TURK ANDREA M TRUSTEE

Respondent

Case No. C2207-0008

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

SEPTEMBER 18 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, TURK ANDREA M TRUSTEE. 1326 EAST AVE CLERMONT, FL 34711

Certified Mail/Return Receipt Requested #

BY: _____



JOSHUA CORTEZ, Code Enforcement Officer
this 14th day of July, 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 14

City of Clermont

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

VIOLATION NOTICE

June 13, 2023

Violation # C2207-0008

To: TURK ANDREA M TRUSTEE
1326 EAST AVE
CLERMONT, FL 34711

Violation/Property address: W AVE CLERMONT FL, 34711(ALT KEY:2668148)

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 AVE CLERMONT FL, 34711(ALT KEY:2668148).

Compliance with the Violation(s) listed will be when the following condition(s) are met: BOAT MUST HAVE VALID AND CURRENT VESSEL REGISTRATION AND PROPERTY MUST HAVE A PERMIT ISSUED FOR DRIVEWAY CONNECTION OR REMOVE BOAT FROM PROPERTY. PERMIT DEPT CAN BE CONTACTED AT 352-241-7315 OR VISIT IN PERSON AT CLERMONT CITY HALL LOCATED AT 685 W MONTROSE ST.

Type of Violation: ORDINANCE NO.2023-006

Sec. 38-5. Lakefront Properties parking and storage for boats.

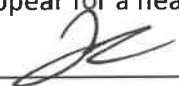
(a). The lake front property is separate from the plot that contains the primary living structure (i.e. frontage is separated by a roadway from the plot containing the primary living structure.) and is accessed by a permitted driveway connection from the adjoining right-of-way or street.

(c). All boats and trailers must have valid registrations and licenses plates and be registered to the property owner or immediate family members. All watercraft vessels must appear operable by visual inspection.

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 7/13/2023 . 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

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

VIOLATION NOTICE

March 15, 2023

Violation # C2303-0054

To: BATTLE GWEN
4013 GREYSTONE DR
CLERMONT, FL 34711

Violation/Property address: 4013 GREYSTONE DR CLERMONT, FL 34711(ALT KEY:3799717)

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 4013 GREYSTONE DR CLERMONT, FL 34711(ALT KEY:3799717).

Compliance with the Violation(s) listed will be when the following condition(s) are met: STOP WORK IMMEDIATELY PER THE STOP WORK ORDER. OBTAIN AN ISSUED PERMIT FOR THE SCREEN ENCLOSURE BEING CONSTRUCTED IN THE BACKYARD. 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.

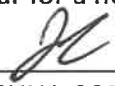
Type of Violation: STOP WORK ORDER SECTION 112-IPMC

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

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

You are directed to take action by 4/16/2023 . 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 Building Services Division
685 W. Montrose St.
Clermont, FL 34711

NOTICE

**ADDITIONS or CORRECTIONS
DO NOT REMOVE**

PERMIT NO.

C2303-0054

DATE

3/15/2023

ADDRESS 4013 GREYSTONE DR

STOP WORK

NOTES

STOP WORK
YOU MUST OBTAIN PERMIT

FOR CORRECTIONS CALL 352-241-7310
Monday through Friday

Building Inspector

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

vs.

BATTLE GWEN

Respondent

Case No. C2303-0054

Pursuant to Section 1-75 of the Code of the City of Clermont, Florida, you are hereby notified that a Public Hearing will be conducted in the above-styled cause, pending and undetermined by the Code Enforcement Board on:

SEPTEMBER 18 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, BATTLE GWEN. 4013 GREYSTONE DR CLERMONT, FL 34711
Certified Mail/Return Receipt Requested #

BY:



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

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

**CITY OF CLERMONT
CODE ENFORCEMENT DEPARTMENT**

AFFIDAVIT OF POSTING

CITY OF CLERMONT
Petitioner

CASE# C2303-0054

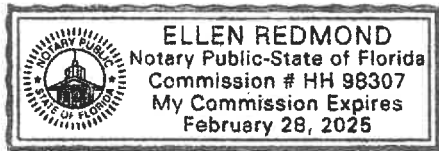
VS.

BATTLE GWEN
4013 GREYSTONE 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 4013 GREYSTONE DR CLERMONT, FL 34711(ALT KEY:3799717) on the 28th day of August 2023

Sworn to and subscribed before me this 28th day of August 2023.





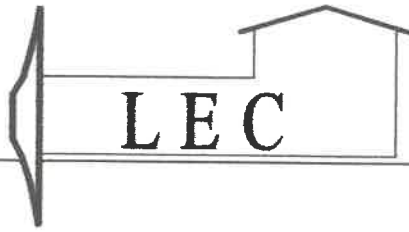
Joshua Cortez
Code Enforcement Officer
City of Clermont, 685 W. Montrose Street
Clermont, FL

The forgoing instrument was acknowledged before me this 28th day of August 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

Wayne A. Block, PhD., PE. #52583



Lildon Engineering Company, Inc.
548 S Hwy 27 Suite B
Minneola, Florida 34715
(352) 394-2590 Ph.
Cert. Auth. # 2898

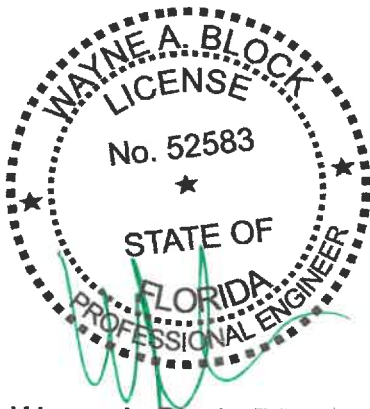
City of Clermont Building Dept.

Owner: Gwen Battle
4013 Greystone Dr.
Clermont, FL 34711

Building Official:

Information for the as-built sunroom located at the address above were submitted to us March 20. Engineering plans will be developed and completed by approximately June 20, 2023.

Respectfully submitted,



Wayne A. Block, PE #52583
05/16/2023

**CITY OF CLERMONT
CODE ENFORCEMENT DEPARTMENT**

AFFIDAVIT OF POSTING

CITY OF CLERMONT
Petitioner

CASE# C2305-0029

VS.

THE VIEW CLERMONT LLC
4233 MISTWOD ST
WINTER GARDEN, FL 34787

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 2601 DIAMOND CLUB DR CLERMONT, FL 34711(ALT KEY: 3811382) on the 28th day of August 2023

Sworn to and subscribed before me this 28th day of August 2023.





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

The forgoing instrument was acknowledged before me this 28th day of August 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. C2305-0029

vs.
THE VIEW CLERMONT LLC
Respondent

Pursuant to Section 1-75 of the Code of the City of Clermont, Florida, you are hereby notified that a Public Hearing will be conducted in the above-styled cause, pending and undetermined by the Code Enforcement Board on:

SEPTEMBER 18 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, THE VIEW CLERMONT LLC. 4233 MISTWOD ST WINTER GARDEN, FL 34787

Certified Mail/Return Receipt Requested #

BY: _____



JOSHUA CORTEZ, Code Enforcement Officer
this 24th day of July, 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 8725 05

City of Clermont

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

VIOLATION NOTICE

July 12, 2023

Violation # C2305-0029

To: THE VIEW CLERMONT LLC
4233 MISTWOD ST
WINTER GARDEN, FL 34787

Violation/Property address: 2601 DIAMOND CLUB DR CLERMONT, FL 34711(ALT KEY: 3811382)

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 2601 DIAMOND CLUB DR CLERMONT, FL 34711(ALT KEY: 3811382).

Compliance with the Violation(s) listed will be when the following condition(s) are met: REMOVE THE UNPERMITTED SIGNAGE LABELED "CN CLERMONT NATIONAL" NEAR ENTRANCE OF FACILITY OFF OF N HANCOCK RD AND ANOTHER SIMILAR SIGN NEAR PARKING AREA OFF OF DIAMOND CLUB DR

Type of Violation: Sec. 117-8. - Prohibited signs; exceptions.

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

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

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 7/23/2023 . 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:



JOSHUA CORTEZ
Code Enforcement Officer

City of Clermont

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

VIOLATION NOTICE

May 30, 2023

Violation # C2304-0040

To: GUERRERA PAMELA
873 SKYRIDGE RD
CLERMONT, FL 34711

Violation/Property address: 873 SKYRIDGE RD CLERMONT, FL 34711(ALLT KEY:3790076)

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 873 SKYRIDGE RD CLERMONT, FL 34711(ALLT KEY:3790076).

Compliance with the Violation(s) listed will be when the following condition(s) are met: OBTAIN A TREE REMOVAL PERMIT AND COMPLY WITH THE REPLACEMENT INSTRUCTIONS/STANDARD GIVEN IN THE TREE REMOVAL PERMIT. CONTACT PERMIT DEPT AT 352-241-7315 OR VISIT IN PERSON AT CLERMONT CITY HALL LOCATED AT 685 W MONTROSE ST CLERMONT FL 34711.

Type of Violation: MINIMUM TREE REQUIREMENT

Sec. 123-74. - Minimum tree requirements.

General requirements for the number of trees on residential and non residential development properties

Type of Violation: Sec. 123-100. - REQUIRED. TREE REMOVAL PERMIT

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

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

9171 9690 0935 0307 8726 11
Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,
Petitioner

Case No. C2304-0040

VS.
GUERRERA PAMELA
Respondent

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

SEPTEMBER 18 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, GUERRERA PAMELA. 873 SKYRIDGE RD 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 52

Code Enforcement Board

City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

vs.

ANGELA MOJICA SPECIAL NEEDS TR

Respondent

Case No. C2301-0041

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

SEPTEMBER 18 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, ANGELA MOJICA SPECIAL NEEDS TR. 1610 E BOWMAN ST CLERMONT, FL 34711

Certified Mail/Return Receipt Requested #

BY:



JOSHUA CORTEZ, Code Enforcement Officer
this 26th 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
CODE ENFORCEMENT DEPARTMENT**

AFFIDAVIT OF POSTING

CITY OF CLERMONT
Petitioner

CASE# C2301-0041

VS.

ANGELA MOJICA SPECIAL NEEDS TRUST
1610 E BOWMAN ST
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 1610 E BOWMAN ST CLERMONT, FL 34711(ALT KEY:3837214), on the 28th day of August 2023

Sworn to and subscribed before me this 28th day of August 2023.





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

The forgoing instrument was acknowledged before me this 28th day of August 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

City of Clermont

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

VIOLATION NOTICE

March 06, 2023

Violation # C2301-0041

To: ANGELA MOJICA SPECIAL NEEDS TR
1610 E BOWMAN ST
CLERMONT, FL 34711

Violation/Property address: 1610 E BOWMAN ST CLERMONT, FL 34711(ALT KEY:3837214)

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 1610 E BOWMAN ST CLERMONT, FL 34711(ALT KEY:3837214).

Compliance with the Violation(s) listed will be when the following condition(s) are met: OBTAIN AN ISSUED PERMIT FOR THE FENCE AND SHED. NO PERMIT HAS BEEN APPLIED FOR APPROVED OR ISSUED FOR A SHED. A PERMIT FOR THE FENCE HAS ONLY BEEN APPLIED FOR BUT NOT APPROVED OR ISSUED. THE FENCE PERMIT WAS REJECTED FOR NOT HAVING ALL THE OF THE INFORMATION/DOCUMENTATION REQUIRED. CONTACT PERMIT DEPT AT 352-241-7315 OR VISIT CITY HALL LOCATED AT 685 W MONTROSE ST CLERMONT FL 34711.

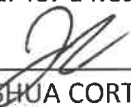
Type of Violation: BUILDING PERMIT REQUIRED SECTION 122-344

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

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 4/6/2023 . 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

9171 9690 0935 0294 5010 51

9171 9690 0935 0294 5010 68

City of Clermont

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

VIOLATION NOTICE

March 07, 2023

Violation # C2303-0012

To: EMF OF WINTER PARK INC
2964 LAKE JEAN DR
ORLANDO, FL 32817

Violation/Property address: 185 US HWY 27 CLERMONT FL, 34711(ALT KEY:3911288)

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 185 US HWY 27 CLERMONT FL, 34711(ALT KEY:3911288).

Compliance with the Violation(s) listed will be when the following condition(s) are met: STOP ALL WORK IMMEDIATELY PER THE STOP WORK ORDER. INTERIOR RENOVATION TYPE WORK HAS BEEN STARTED WITHOUT ANY PERMITS. BASED ON THE OBSERVATIONS OF THE CHIEF BUILDING INSPECTOR OF THE CITY OF CLERMONT A BUILDING PERMIT IS REQUIRED. THE PERMIT SHOULD INCLUDE ELECTRICAL, MECHANICAL, POSSIBLY PLUMBING, AND SHOULD INCLUDE ANY ALTERATION TO THE PATH OF EGRESS, LOCATION OF EXIT, EMERGENCY LIGHTING AND MAINTAINING ACCESSIBILITY REQUIREMENTS, ETC. SUBMIT A COMPLETE SCOPE OF WORK DETAILING ALL THE WORK WHICH HAS BEEN DONE AND ANY PLANNED WORK TO THE CITY OF CLERMONT PERMIT DEPT. 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.

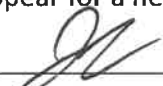
Type of Violation: STOP WORK ORDER SECTION 112-IPMC

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

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

You are directed to take action by 4/16/2023. 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 Building Services Division
685 W. Montrose St.
Clermont, FL 34711

NOTICE

ADDITIONS or CORRECTIONS
DO NOT REMOVE

PERMIT NO.

DATE

C 2308-0012

3/7/23

ADDRESS

1815 US HWY 27

STOP WORK

NOTES

No permit

STOP ALL WORK



Joshua Cortez
Code Enforcement Officer
Development Services
jcortez@clermtfl.org
Tel 352-241-7356
Fax 352-394-3542
685 W. Montrose St.
Clermont, FL 34711

www.ClermontFL.gov

03/07/2023 10:05

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2303-0012

vs.

EMF OF WINTER PARK INC

Respondent

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

SEPTEMBER 18 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, EMF OF WINTER PARK INC. 2964 LAKE JEAN DR ORLANDO, FL 32817

Certified Mail/Return Receipt Requested #

BY: _____



JOSHUA CORTEZ, Code Enforcement Officer
this 7th 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
CODE ENFORCEMENT DEPARTMENT**

AFFIDAVIT OF POSTING

CITY OF CLERMONT
Petitioner

CASE# C2303-0012

VS.

EMF OF WINTER PARK INC
2964 LAKE JEAN DR
ORLANDO, FL 32817

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 185 US HWY 27 CLERMONT FL, 34711(ALT KEY:3911288) on the 28th day of August 2023

Sworn to and subscribed before me this 28th day of August 2023.





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

The forgoing instrument was acknowledged before me this 28th day of August 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

9171 9690 0935 0294 5266 41

9171 9690 0935 0294 5266 58

City of Clermont

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

VIOLATION NOTICE

May 08, 2023

Violation # C2305-0015

To: LUNSFORD FAMILY PROPERTIES LLC
12230 CUMMING HIGHWAY
CANTON, GA 30115

Violation/Property address: 1133 LINTON CT CLERMONT FL, 34711(ALT KEY:1628407)

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 1133 LINTON CT CLERMONT FL, 34711(ALT KEY:1628407).

Compliance with the Violation(s) listed will be when the following condition(s) are met: STOP ALL UNPERMITTED WORK. OBTAIN AN ISSUED PERMIT FOR THE SLAB WORK, PLUMBING, MECHANICAL, FRAMING, HVAC, INSULATION, AND WINDOWS. CONTACT THE BUILDING OFFICIAL FOR THE CITY OF CLERMONT MARK GRENIER AT 352-241-7311 TO SCHEDULE A MEETING. ALL MODIFICATIONS/ ALTERATIONS MUST BE ACCOUNTED FOR, APPROVED, AND PERMITTED.

Type of Violation: BUILDING PERMIT REQUIRED SECTION 122-344

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

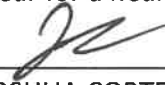
Type of Violation: STOP WORK ORDER SECTION 112-IPMC

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

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

You are directed to take action by 6/11/2023 . 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 Building Services Division
685 W. Montrose St.
Clermont, FL 34711

NOTICE

ADDITIONS or CORRECTIONS
DO NOT REMOVE

PERMIT NO.

C2305-0015

DATE

5/8/2023

ADDRESS

1133 LINTON CT

STOP WORK

NOTES

STOP ALL WORK

UNTIL PERMIT IS

ISSUED

FOR CORRECTIONS CALL 352-241-7310

Monday through Friday

J. CORTES

Building Inspector

9171 9690 0935 0307 8723 83

9171 9690 0935 0307 8723 76

Code Enforcement Board

City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2305-0015

vs.

LUNSFORD FAMILY PROPERTIES LLC

Respondent

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

SEPTEMBER 18 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, LUNSFORD FAMILY PROPERTIES LLC. 12230 CUMMING HIGHWAY CANTON, GA 30115

Certified Mail/Return Receipt Requested #

BY: _____



JOSHUA CORTEZ, Code Enforcement Officer

this 19th 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

May 22, 2023

Violation # C2304-0050

To: SMITH BRIAN K & SHERRIE P
1220 W LAKESHORE DR
CLERMONT, FL 34711

Violation/Property address: 1220 W LAKESHORE DR CLERMONT FL, 34711 (ALT KEY:1621224)

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 1220 W LAKESHORE DR CLERMONT FL, 34711 (ALT KEY:1621224).

Compliance with the Violation(s) listed will be when the following condition(s) are met: APPROVED ADDRESS NUMBERS ARE PLACED ON THE BUILDING THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE ROAD OR STREET FRONTING THE PROPERTY AND BE A MINIMUM OF 4 INCHES IN HEIGHT AND ALL VEHICLES ON THE PROPERTY NEED TO HAVE A CURRENT AND VALID MOTOR VEHICLE TAG ATTACHED TO THE VEHICLE OR STORE IT WITHIN AN ENCLOSED STRUCTURE OR REMOVED THE VEHICLES FROM THE PROPERTY.

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.

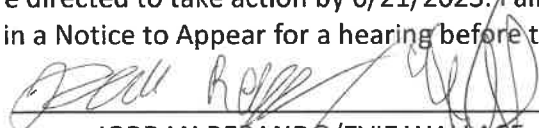
Type of Violation: PROHIBIT STORAGE OF CERTAIN ITEMS SECTION 18-92

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.

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 6/21/2023. 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/EVIE WALLACE

Code Enforcement Officer/Code Enforcement
Manager

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,
Petitioner

Case No. C2304-0050

vs.
SMITH BRIAN K & SHERRIE P
Respondent

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

SEPTEMBER 18, 2023 AT 6:00P.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, SMITH BRIAN K & SHERRIE P. 1220 W LAKESHORE DR CLERMONT FL, 34711. Certified Mail/Return Receipt Requested #

9171 9690 0935 0307 8721 61

BY:



JORDAN REBANDO/JOSHUA CORTEZ,
Code Enforcement Officers
this 6th day of July, 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

July 21, 2023

Violation # C2307-0052

To: MATTHEW SHAKARIA
3539 ROLLING HILLS LN
APOPKA, FL 32712

Violation/Property address: 5TH ST CLERMONT FL, 34711 (ALT KEY:3621433)

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 5TH ST CLERMONT FL, 34711 (ALT KEY:3621433).

Compliance with the Violation(s) listed will be when the following condition(s) are met: ALL GRASS/WEEDS IS MOWED AND MAINTAINED UNDER 18 INCHES.

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

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 the person's care, custody or control.

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: 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)-241-7318 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 **8/6/2023**. 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

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

vs.

MATTHEW SHAKARIA

Respondent

Case No. C2307-0052

Pursuant to Section 1-75 of the Code of the City of Clermont, Florida, you are hereby notified that a Public Hearing will be conducted in the above-styled cause, pending and undetermined by the Code Enforcement Board on:

SEPTEMBER 18, 2023 AT 6P.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, MATTHEW SHAKARIA. 3539 ROLLING HILLS LN APOPKA, FL 32712. Certified Mail/Return Receipt Requested # **9171 9690 0935 0308 0423 89**

BY:



JORDAN REBANDO/ANDREW SNODGRASS,

Code Enforcement Officers

this 7th day of August, 2023

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

**CITY OF CLERMONT
CODE ENFORCEMENT DEPARTMENT**

AFFIDAVIT OF POSTING

CITY OF CLERMONT
Petitioner

CASE# C2307-0052

VS.

MATTHEW SHAKARIA
3539 ROLLING HILLS LN
APOPKA, FL 32712

Personally appeared before me, Jordan Rebando, Code Enforcement Officer of the City of Clermont:

That a copy of the Violation Notice and the Hearing Notice was posted at the south public entrance of Clermont City Hall, 685 W. Montrose Street, Clermont, FL 34711, in addition to the real property known as vacant lot 5th St, Clermont, Florida, on the 7th day of August 2023.

Sworn to and subscribed before me this 7th day of August 2023.



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

The forgoing instrument was acknowledged before me this 7thth day of August, 2023, by Jordan Rebando as the Code Enforcement Officer for the City of Clermont, who is personally known to me and who did take an oath.



Signature: _____

Printed Name: Jennifer Urtes