



**CODE ENFORCEMENT BOARD MEETING
MONDAY, MARCH 18, 2024
CITY HALL at 685 WEST MONTROSE STREET
At 6:00 PM**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ELECTIONS OF CHAIR AND VICE-CHAIR

MINUTES

Approval of the September 18, 2023 Minutes

OPENING STATEMENT

SWEARING IN WITNESSES

AGENDA

OTHER BUSINESS

**Item 1 - C2021-000029 & C2021-000031
Wallace**

Richard Klass
588 & 590 W. Juniata St.

REQUEST:

Motion to Foreclose

**Item 2 - C2302-0075 & C2302-0077
Wallace**

584 West Juniata Street, LLC
584 & 586 West Juniata Street

REQUEST:

Motion to Foreclose

**Item 3 - C2106-000046
Wallace**

Neville Desilva
2047 Knollcrest Drive

REQUEST:

Reduction of Fine

**Item 4 - C2307-0052
Rebando**

Matthew Shakaria
5th Street - Vacant Lot

REQUEST:

Motion to Lien

**Item 5 - C2203-000066
Snodgrass**

Richard Posada
2714 Eagle Lake Drive

REQUEST:

Reduction of Fine

**Item 6 - C2301-0004
Snodgrass**

ANNBI LLC
811 West Highway 50 (El Cerro)

**CODE ENFORCEMENT BOARD MEETING
MONDAY, MARCH 18, 2024
CITY HALL at 685 WEST MONTROSE STREET
At 6:00 PM**

REQUEST: Reduction of Fine

Item 7 - C2305-0061 JO-EL LLC
Cortez West Minneola Avenue (Vacant Lot)

REQUEST: Reduction of Fine

Item 8 - C2403-00003 Jose Gonzalez
Rebando 1250 Shorecrest Circle

REQUEST: Repeat with Fine
Section 18-92 Prohibition of Storage of
Certain Items
Section 302.8 IPMC Motor Vehicles

Item 9 - C2312-0002 Willie Chandler
Rebando 532 E. Broome Street

REQUEST: Repeat with Fine
Section 30-25 Precollection Practices
Section 30-5 Garbage Containers
Section 304.3 IPMC Premises
Identification
Section 308.1 IPMC Rubbish and
Garbage

NEW BUSINESS

Item 10 - C2312-0017 Glori-1295 LLC (Nolands Roofing)
Snodgrass Emerald Lakes Street / AK 2670061

VIOLATION: Section 101-178 Development Order and
Development Permit Required

Item 11 - C2312-0019 Alvarez Anthony & Sheila De Pa
Rebando 740 Prince Edward Avenue

VIOLATION: Section 18-92 Prohibition of Storage of
Certain Items
Section 30-2 Garbage Containers
Section 125-522 (a) Building Permit
Required
Section 304.3 IPMC Premises
Identification

**CODE ENFORCEMENT BOARD MEETING
MONDAY, MARCH 18, 2024
CITY HALL at 685 WEST MONTROSE STREET
At 6:00 PM**

Section 302.3 IPMC Sidewalks and
Driveways

Item 12 - C2310-0039
Rebando

Judy & Roy Barton
301 Chestnut Street

VIOLATION:

Section 125-522 (a) Building Permit
Required

Item 13 - C2309-0054
Rebando

John Miles, Jr., Estate
1000 Lakeshore Drive

VIOLATION:

Section 18-92 Prohibition of Certain
Items
Section 302.4 IPMC Weeds

Item 14 - C2312-0028
Cortez

FCH Properties LLC (Travel Camp)
2480 South US Highway 27

VIOLATION:

Section 302.2 Grading & Drainage
Section 125-522 (i) Property
Maintenance
Section 105-120 Maintenance of
Installed Systems
Section 117-8 Prohibited Signs

Item 15 - C2310-0028
Cortez

John Biggs
443 West Juniata Street

VIOLATION:

Section 125-522 (a) Building Permit
Required

Item 16 - C2310-0030
Cortez

Jormar Investment LLC
1445 Bowman Street

VIOLATION:

Section 125-522(a) Building Permit
Required
Section 125-587 Vacation Rental Permit
Requirements

Item 17 - C2310-0021
Cortez

Kevin Henshaw
1620 5th Street

**CODE ENFORCEMENT BOARD MEETING
MONDAY, MARCH 18, 2024
CITY HALL at 685 WEST MONTROSE STREET
At 6:00 PM**

VIOLATION:

Section 125-522(a) Building Permit
Required

**Item 18 - C2307-0013
Cortez**

Permacation LLC (Artificial Grass Co.)
516 West Highway 50

VIOLATION:

Section 605.1 IPMC Electrical
Equipment
Section 304.1 IPMC Exterior Structure
Section 125-522(a) Building Permit
Required
Section 304.1.1 IPMC Unsafe
Conditions
Section 305.1 IPMC General
Section 302.3 IPMC Sidewalks &
Driveways

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
SEPTEMBER 18, 2023**

CALL TO ORDER

Vice-Chair Justin Allender called the regular meeting of the Code Enforcement Board to order on Monday, September 18, 2023, at 6:00 p.m.

MEMBERS PRESENT: Vice-Chair Justin Allender, Members Bryan Bain, Paul Duhon, Sonny Fornoles, Jack Martin, and Chandra Myers.

MEMBER ABSENT: Chairman James Johnson

ALSO PRESENT: Code Enforcement Officers Joshua Cortez, Andrew Snodgrass, and Jordan Rebando, Code Enforcement Manager Evie Wallace, Code Enforcement Attorney Patrick Brackins, City Attorney Patrick Brandt, Development Services Director Curt Henschel, and Code Enforcement Clerk Kathy Heard.

PLEDGE OF ALLEGIANCE

MINUTES

Motion to approve the Minutes for the July 17, 2023 Code Enforcement Board Meeting; Moved by Member Bain; Seconded by Member Martin. Motion passed 6-0 with Chairman Johnson absent.

Vice-Chair Allender made Opening Remarks.

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

ITEM 1 - CASE NO. C2209-0054 & C2305-0065

Jeremy Chamberlin
381 E. Minnehaha Avenue
Clermont, FL 34711

LOCATION OF VIOLATION: 381 E. Minnehaha Ave.

REQUEST: Motion to Lien

City Attorney Brandt announced the Respondent Jeremy Chamberlin is present and introduced the case.

Jeremy Chamberlin, 381 E. Minnehaha Avenue, stated he is way out of his league and did not expect this, and he did not realize this got this far. He further stated he wanted to resolve this matter, but \$56,000 seems a bit extreme for a lawn. Member Myers inquired if he received any notice of the violations. Mr. Chamberlin explained he has not been opening his mail, because he is going through some hard times, and did not expect it would come to this.

City Attorney Brandt explained there are two cases open at this time. Case No. C2209-0054 is for an amount certain at \$7,000. Case No. C2305-0065 remains in violation with an outstanding

accruing fine amount of \$56,000. He instructed the Board that they have the power to set the fine and reduce the fine as they see fit. However, the Board has already imposed the fine, and now that the fine has accrued, the City is requesting a motion to lien, which would take it to City Council for approval and gives the respondent time to pay or petition the Board for a reduction.

Board Attorney Brackins clarified if the respondent brings Case No. C2305-0065 into compliance, he would have an opportunity to seek a reduction of the fines at that point; however, the City Council would have to approve the reduction.

Member Bain made a motion to lien the property in Case No. C2209-0054; seconded by Member Duhon. Motion passed 6-0 with Chairman Johnson absent.

Vice-Chair Allender explained to Mr. Chamberlain that based on the testimony and evidence presented in Case No. C2209-0054, he has been found in violation, and a lien will be recommended to City Council.

Member Duhon made a motion to lien the property in Case No. C2305-0065; seconded by Member Myers. Motion passed 6-0 with Chairman Johnson absent.

Vice-Chair Allender further explained to Mr. Chamberlain that both *Case Nos. C2209-0054 & C2305-006* have been found in violation and urged him to speak with City staff and the Board attorney to see when this will be heard by City Council in order to ask Council to reduce the fines.

ITEM 2 - CASE NO. C2302-0047

708 Mace Avenue Owners Corp.

The Rusty Truck

1800 S. US Highway 27

Clermont, FL 34711

LOCATION OF VIOLATION: 1800 S. US Highway 27

REQUEST: Motion to Lien

City Attorney Brandt introduced the case, and stated Respondent Elizabeth Figueroa is present to address the Board.

Elizabeth Figueroa, 507 Forestgreen Court, Orlando, explained she purchased this property approximately one year ago, which entailed taking over the current restaurant lease. She stated she has not received any notices of violations until two weeks ago when the restaurant owner gave her a violation letter. She visited City Hall and was told all violations were resolved except for the landscaping. She further explained why hedges will not work where she was told they need to be planted.

Code Enforcement Officer Cortez explained where the hedges should be planted. He clarified that this Board has already made a determination that this property is in violation; and further, this hearing is a request to lien the property.

Discussion ensued regarding Ms. Figueroa's mailing address. Ms. Figueroa informed the Board that she recently changed her address with the County.

Board Attorney Brackins asked Ms. Figueroa whether or not this hearing notice was hand delivered to her. Ms. Figueroa answered in the affirmative.

Member Bain made a motion to lien the property in Case No. C2302-0047; seconded by Member Fornoles. Motion passed 5-1 with Member Myers opposing and Chairman Johnson absent.

Vice-Chair Allender explained to Ms. Figueroa that the Board has moved to place a lien on her property; and further, if she does bring the property into compliance, she can come before this Board again or City Council for a reduction or removal of the lien.

ITEM 3 - CASE NO. C2301-0017

Barbara Driver

14212 Sunridge Blvd.

Winter Garden, FL 34787

LOCATION OF VIOLATION: 1982 Brantley Circle

REPEAT VIOLATION: Reduction of Fines

City Attorney Brandt introduced the case, and asked the respondent to make their appeal to the Board.

Respondent Joseph Driver, 14212 Sunridge Blvd., Winter Garden, explained to the Board the violations and what they did to resolve them. He informed them that they are currently in compliance; and further, asked for the fines to be waived.

Vice-Chair Allender asked if the property is in compliance with no further violations. Code Enforcement Officer Cortez answered in the affirmative.

Member Myers inquired what the reduced fine is. Code Enforcement Officer Cortez answered the fine is \$1,950; however, staff recommends lowering it to \$400. He further explained the timeline.

Discussions ensued regarding the property coming into compliance, the timeline, and reducing the fine.

Member Bain made a motion to reduce the fine in Case No. C2301-0017 from \$400 to \$195 to be paid within 30 days; and further, failure to pay will result in reverting the fine to its original amount of \$1,950; seconded by Member Myers. Motion passed 6-0 with Chairman Johnson absent.

Vice-Chair Allender explained to Mr. Driver that the fine has been reduced and must be paid within 30 days.

City Attorney Brandt announced the following agenda items will not be presented, because they have come into compliance (Items 4, 5, 7, 8 & 12):

ITEM 4 - CASE NO. C2307-0028

Coastal Investment Land Trust

1635 E. Highway 50 #300

Clermont, FL 34711

ITEM 5 - CASE NO. C2303-0014

Southern Villas Lot Owners Association
Alice Mahnke
620 N. Wymore Rd., Suite 270
Maitland, FL 32751

ITEM 7 - CASE NO. C2303-0054

Gwen Battle
4013 Greystone Drive
Clermont, FL 34711

ITEM 8 - CASE NO. C2305-0029

The View Clermont LLC
4233 Mistwod St.
Winter Garden, FL 34787

ITEM 12 - CASE NO. C2305-0015

Lunsford Family Properties LLC
12230 Cumming Highway
Canton, GA 30115

(The following agenda items were heard out of agenda order.)

ITEM 10 - CASE NO. C2301-0041

Angela Mojica Special Needs Trust
1610 E. Bowman St.
Clermont, FL 34711

LOCATION OF VIOLATION: 1610 E. Bowman Street

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

Code Enforcement Officer Cortez introduced the case explaining Section 122-344. He stated this is a self-initiated case that is currently not in compliance. He further presented the case summary and gave its history, exhibited pictures that are a true and accurate depiction of the property on the date taken, and read the violation, dates, and staff recommendation for the record.

Board Attorney Brackins stated the structure looks larger than a shed and asked if it has electricity or water. Code Enforcement Officer Cortez answered he believes it may have electricity, but that is not verified.

Christian Arroyo, 1610 E. Bowman Street, stated he is Angela Mojica's father. He purchased this home a year ago, and purchased the shed to house his daughter's medical supplies. He explained his fence contractor told him he would take care of everything including the permitting for the fence and shed; however, his contractor failed to do so. He further stated he has contacted his contractor who will be submitting everything for permitting by end of week.

Discussion ensued on how long the permitting process would take.

Member Myers made a motion that the Respondent correct the violation in Case No. C2301-0041 on or before November 18, 2023, with a fine of \$150 per day for every day in violation after November 18, 2023; and further, the Respondent is ordered to contact the Code Enforcement Inspector to arrange an inspection of the property to verify compliance; seconded by Member Duhon. Motion passed 6-0 with Chairman Johnson absent.

Vice-Chair Allender explained to Mr. Arroyo that he has been given 60 days in order to get a permit for the fence and shed.

ITEM 13 - CASE NO. C2304-0050

Brian & Sherrie Smith
1220 W. Lakeshore Drive
Clermont, FL 34711

LOCATION OF VIOLATION: 1220 W. Lakeshore Drive

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

City Attorney Brandt introduced the case.

The Respondent was present.

Code Enforcement Officer Cortez stated this case was initiated by Code Enforcement Officer Rebando, and it is currently in compliance. He further presented the case summary and gave its history, exhibited pictures that are a true and accurate depiction of the property on the date taken, and read the violation, dates, and staff recommendation for the record.

Brian Smith, 1220 W. Lakeshore Drive, explained he sells cars from his home, and the cars are not junk cars. He has to use the dealer tag on other vehicles, which is why some cars do not have tags on them.

Member Bain made a motion to find the Respondent was in violation in Case No. C2304-0050; however, the Respondent did correct the violation. The Respondent is ordered to refrain from repeating this violation. If the Respondent does not comply with this order, a fine of \$150 per day for every day in violation after September 18, 2023, will accrue until corrected as observed and documented by the Code Enforcement Inspector; seconded by Member Martin. Motion passed 6-0 with Chairman Johnson absent.

Vice-Chair Allender explained to Mr. and Mrs. Smith that the Board did find them to be in violation; however, they are now in compliance, and to refrain from violating again.

City Attorney Brandt indicated a repeat violation warrants a \$500 fine.

Member Bain amended the motion to find the Respondent was in violation in Case No. C2304-0050; however, the Respondent did correct the violation. The Respondent is ordered to refrain from repeating this violation. If the Respondent does not comply with this order, a fine of \$500 per day for every day in violation after September 18, 2023, will accrue until corrected as observed and documented by the Code Enforcement Inspector; seconded by Member Martin. Motion passed 6-0 with Chairman Johnson absent.

Vice-Chair Allender stated to Mr. and Mrs. Smith to definitely refrain as it will be a \$500 fine per day if cited again.

ITEM 6 - CASE NO. C2207-0008

Turk Andrea M Trustee
1326 East Avenue
Clermont, FL 34711

LOCATION OF VIOLATION: West Avenue (Vacant Lot) Alternate Key 2668148

VIOLATION: Section 38-5 Lakefront Properties Parking and Storage for Boats

City Attorney Brandt introduced the case.

The Respondent was not present.

Code Enforcement Officer Cortez introduced the case explaining Section 38-5. He presented the case summary and gave its history, exhibited pictures that are a true and accurate depiction of the property on the date taken, and read the violation, and dates for the record. This case was originally filed on July 6, 2022. However, it was put on hold from October 2022 to April 2023, after Ordinance No. 2023-006 was adopted. He further explained this case was self-initiated, is currently not in compliance, and staff recommendation.

Member Duhon made a motion to find the Respondent is in violation in Case No. C2207-0008. If the Respondent does not comply with this order, a fine of \$150 per day for every day in violation after October 18, 2023, will accrue until corrected. And further, the Respondent is ordered to contact the Code Enforcement Inspector to arrange an inspection of the property to verify compliance; seconded by Member Fornoles. Motion passed 6-0 with Chairman Johnson absent.

ITEM 9 - CASE NO. C2304-0040

Pamela Guerrero
873 Skyridge Road
Clermont, FL 34711

LOCATION OF VIOLATION: 873 Skyridge Road

REPEAT VIOLATION: Section 123-74 Minimum Tree Requirement; Section 123-100 Tree Removal Permit

The Respondent was not present.

Code Enforcement Officer Cortez introduced the case explaining Sections 123-74 & 123-100. He presented the case summary, gave its history, and 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. The Respondent did apply for a Tree Removal Permit on July 3, 2023, after the Notice of Violation compliance date, with an expiration date of December 30, 2023.

Member Bain made a motion that the Respondent correct the violation in Case No. C2304-0040 on or before November 18, 2023, with a fine of \$150 per day for every day in violation after November 18, 2023; and further, the Respondent is ordered to contact the Code Enforcement Inspector to arrange an inspection of the property to verify compliance; seconded by Member Duhon. Motion passed 6-0 with Chairman Johnson absent.

ITEM 11 - CASE NO. C2303-0012

EMF of Winter Park, Inc.
2964 Lake Jean Dr.
Clermont, FL 34711

LOCATION OF VIOLATION: 185 US HWY 27/ Alternate Key 3911288

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

The Respondent was not present.

Code Enforcement Officer Cortez introduced the case explaining Sections 122-344 & 112 IPMC. He presented the case summary, gave its history, and 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.

Member Fornoles made a motion to find the Respondent is in violation in Case No. C2303-0012. If the Respondent does not comply with this order, a fine of \$150 per day for every day in violation after October 18, 2023, will accrue until corrected; and further, the Respondent is ordered to contact the Code Enforcement Inspector to arrange an inspection of the property to verify compliance; seconded by Member Duhon. Motion passed 6-0 with Chairman Johnson absent.

ITEM 14 - CASE NO. C2307-0052

Matthew Shakaria
3539 Rolling Hills Lane
Apopka, FL 32712

LOCATION OF VIOLATION: 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

The Respondent was not present.

Code Enforcement Officer Snodgrass introduced the case explaining Sections 125-522, 18-53, 18-54, and IPMC Section 302.4. He presented the case summary, 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.

Member Fornoles made a motion to find the Respondent is in violation in Case No. C2307-0052. If the Respondent does not comply with this order, a fine of \$150 per day for every day in violation after October 18, 2023, will accrue until corrected; and further, the Respondent is ordered to contact the Code Enforcement Inspector to arrange an inspection of the property to verify compliance; seconded by Member Duhon. Motion passed 6-0 with Chairman Johnson absent.

Board Attorney Brackins announced there is a member of the public who would like to speak and advised the board accordingly.

Jose Gonzalez spoke with regards to the violations regarding the Rusty Truck Diner.

Board Attorney Brackins explained the attendance requirements. He announced Chairman Johnson and Vice-Chair Allender may be leaving the board soon. Elections for a new chair and vice-chair may be needed at the next November meeting.

There being no further business, the meeting was adjourned at 8:00 p.m.

Chairman

Attest:

Kathy Heard, Code Enforcement Clerk

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

CITY OF CLERMONT,
Petitioner,
-vs

RICHARD KLASS,
Respondent.

Case No: C2021-31
and C2021-29
588 and 590 W Juniata St.
Clermont, Florida 34711

**NOTICE OF HEARING AND MOTION FOR
AUTHORIZATION TO FORECLOSE ON CODE ENFORCEMENT LIEN**

YOU ARE HEREBY ADVISED
that at

6:00 p.m.
JANUARY 18, 2024
Council Chambers
Clermont City Hall
685 West Montrose Street,
Clermont, Florida 34711

The Code Enforcement Board of the City of Clermont shall conduct a hearing to consider the City of Clermont's request for authorization to

FORECLOSE and EXECUTE

upon the code enforcement lien as set forth below on:
588 and 590 W. Juniata St.
Clermont Florida

This Motion is made pursuant to Chapter 162, Florida Statutes, and the order of the Code Enforcement Board Imposing Administrative Fine and Creating Lien. In support thereof the Petitioner states:

1. By Findings of Fact and Conclusions of Law, after due notice to the Respondent, the Clermont Code Enforcement Board found that the Respondent was in violation of specified City Codes. On AUGUST 10, 2022, The Board ordered that the violations be corrected by OCTOBER 18, 2022, or a fine would accrue in the amount of TWO HUNDRED FIFTY DOLLARS (\$250) per day.

2. The Respondent failed to timely correct the violations and as of the date of this Motion the violations still exist on the property.

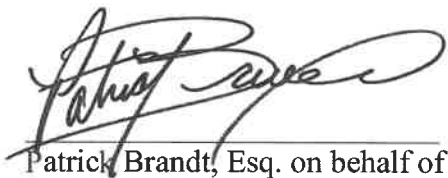
3. The Clermont Code Enforcement Board issued its Order Imposing Fine and Creating Lien on APRIL 10, 2023. The lien and notice were duly recorded with the Clerk of the Lake County Court on MAY 19, 2023; a copy of that order is attached and incorporated herein.

4. As of the date of this Motion the property remains in non-compliance with City Codes and as of NOVEMBER 15, 2023, the lien has accrued to ONE HUNDRED FIFTEEN THOUSAND FIVE HUNDRED DOLLARS (\$115,500.00) for 462 days and continues to accrue at the rate of TWO HUNDRED FIFTY DOLLARS (\$250) per day.

5. The above-referenced lien remains unpaid for in excess of three months from the date it was created.

WHEREFORE, the City of Clermont requests the Code Enforcement Board authorize foreclosure and execution on the subject lien as provided in Chapter 162, Florida Statutes.

I HEREBY CERTIFY that a true and correct copy of this Order has been furnished by certified and regular first-class mail to the Respondent, Richard Klass 505 7th Str. Clermont, FL 34711 on NOVEMBER 30, 2023.

A handwritten signature in black ink, appearing to read "Patrick Brandt", written over a horizontal line.

Patrick Brandt, Esq. on behalf of
Dan Mantzaris
Clermont City Attorney
deBeaubien, Knight, Simmons,
Mantzaris & Neal, LLP
P.O. Box 87
Orlando, FL 32802
(407) 422-2454
(407) 992-3541 (Fax)
FBN: 562327

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

CITY OF CLERMONT
Petitioner,

Case No: C2021-000031 & C2021-000029
588 & 590 W. Juniata St.
Clermont, Florida 34711

-vs-

RICHARD KLASS,
Respondent.

INSTRUMENT #2023059536
OR BK 6145 PG 754 - 756 (3 PGS)
DATE: 5/19/2023 12:07:28 PM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT
AND COMPTROLLER, LAKE COUNTY, FLORIDA
RECORDING FEES \$27.00

ORDER IMPOSING ADMINISTRATIVE FINE AND CREATING LIEN

THIS CAUSE came on for public hearing before the Code Enforcement Board on March 20, 2023, after due notice to Respondent upon Petitioner's Motion for Order Imposing Fine and Creating Lien, at which time the Board noted that the Respondent, Richard Klass was present and was advised that the Respondent did not timely comply with the Board's Order of October 18th, 2022, and that the subject property remains in non-compliance.

It is hereby ORDERED THAT:

1. A fine is imposed in the amount of THIRTY EIGHT THOUSAND TWO HUNDRED FIFTY USD and shall continue to accrue thereafter at the rate of TWO HUNDRED AND FIFTY DOLLARS (\$250.00) per day until the date that compliance has been documented by the Code Enforcement Officer.
2. This Order shall be recorded in the Public Records of Lake County and thereafter shall constitute a lien against the following described land on which the violations exist and upon any other real or personal property owned by Respondent.

Parcel ID: 24-22-25-0100-058-00403

Alt Key: 1789338

Legal Description: CLERMONT, PART OF LOT 4, 5, 6 BLK 58 DESCRIBED AS FOLLOWS: BEG AT SW COR OF BLK 58, N ALONG W LINE OF BLK 58 A DIST OF 150 FT TO NW COR OF LOT 4, BLK 58, E ALONG N LINE OF LOT

4 A DIST OF 52 FT, S TO PT ON S LINE OF LOT 6, BLK 58 THAT IS 51.10 FT E OF POB, W 51.10 FT TO POB PB 8 PG 17 ORB 3999 PG 510

and

Parcel ID: 24-22-25-0100-058-00402

Alt Key: 1789320

Legal Description: CLERMONT, PART OF LOTS 4, 5, 6 BLK 58 DESCRIBED AS FOLLOWS, FROM SW COR OF BLK 58, RUN E 51.10 FT TO POB, CONT E 27 FT, N 150 FT TO N LINE OF LOT 4, SAID POINT BEING 78.66 FT E ON NW COR OF SAID LOT, W 26.66 FT, S 150 FT TO POB PB 8 PG 17 ORB 4019 PG 1518

3. This Order shall be in addition to any other Order Imposing a Fine and Creating a Lien in this matter.

DONE and ORDERED this 10th day of April, 2023.

[Signature]
James Johnson, Chairman

STATE OF FLORIDA _____
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10 day of April 2023 as Chairman of the Clermont Code Enforcement Board. He is personally known to me or has produced _____ as identification.

[Signature]



Notary Public
Ellen Redmond

My Commission Expires: 02/28/25 Name typed, printed or stamped

4 A DIST OF 52 FT, S TO PT ON S LINE OF LOT 6, BLK 58 THAT IS 51.10 FT E OF POB, W 51.10 FT TO POB PB 8 PG 17 ORB 3999 PG 510

and

Parcel ID: 24-22-25-0100-058-00402

Alt Key: 1789320

Legal Description: CLERMONT, PART OF LOTS 4, 5, 6 BLK 58 DESCRIBED AS FOLLOWS, FROM SW COR OF BLK 58, RUN E 51.10 FT TO POB, CONT E 27 FT, N 150 FT TO N LINE OF LOT 4, SAID POINT BEING 78.66 FT E ON NW COR OF SAID LOT, W 26.66 FT, S 150 FT TO POB PB 8 PG 17 ORB 4019 PG 1518

3. This Order shall be in addition to any other Order Imposing a Fine and Creating a Lien in this matter.

DONE and ORDERED this 10th day of April, 2023.

James Johnson, Chairman

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10 day of April 2023 as Chairman of the Clermont Code Enforcement Board. He is personally known to me or has produced _____ as identification.



Ellen Redmond

Notary Public

Ellen Redmond

Name typed, printed or stamped

My Commission Expires: 02/28/25

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 first-class mail to the Respondent, Richard Klass 505 7th Street, Clermont, FL 34711,

G Wallace
Code Enforcement Officer

City of Clermont

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

VIOLATION NOTICE

February 03, 2021

Violation # C2021-000029

To: KLASS RICHARD J
505 7TH ST
CLERMONT, FL 34711

Violation/Property address: 590 WEST JUNIATA ST CLERMONT, FL. 34711 (ALT KEY # 1789338)

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 590 WEST JUNIATA ST. IN REFERENCE TO: **PROPERTY HAS UNSAFE CONDITIONS AND WAS DEEMED TO BE UNSAFE BY CLERMONT FD AND THE CITY'S BUILDING OFFICIAL. STURCTURE IS UNINHABITABLE FOR HUMAN OCCUPANCY AND ACQUIRES MEASURES TO BE PUT IN PLACE TO ADDRESS SAFETY CONCERNS.**

Compliance with the Violation(s) listed will be when the following condition(s) are met: SUBMIT PLANS TO THE BUILDING DEPARTMENT AT CITY HALL 1ST FLOOR FOR RESTORATION OR APPLY FOR A DEMOLITION PERMIT. EITHER NEED TO BE DONE BEFORE COMPLIANCE DATE BELOW.

Type of Violation: EMERGENCY MEASURES SECTION 109

Section 109.1 Imminent Danger

Emergency Measures

where a building or structure is unsafe

Section 109.2 Temporary Safeguards

where structure requires boarding up due to unsafe conditions.

Type of Violation: PROHIBITED OCCUPANCY SECTION 108.5

108.5 Prohibited Occupancy.

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

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

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

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

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: STRUCTURE UNFIT FOR OCCUPANCY SECTION 108.1.3-IPMC

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

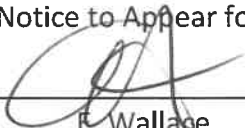
Type of Violation: UNSAFE STRUCTURE SECTION 108.1.1 -IPMC

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

Please contact me at 352-241-7304 or ewallace@clermontfl.org when you comply, so an inspection to determine compliance can be scheduled.

You are directed to take action by **MARCH 17TH, 2021**. Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Special Magistrate.

By:



E. Wallace

Code Enforcement Officer

City of Clermont

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

VIOLATION NOTICE

February 04, 2021

Violation # C2021-000031

To: KLAAS RICHARD J
505 7TH ST
CLERMONT, FL 34711

Violation/Property address: 588 WEST JUNIATA ST CLERMONT, FL. 34711 (ALT KEY# 1789320)

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 588 WEST JUNIATA ST. IN REFERENCE TO: **PROPERTY HAS UNSAFE CONDITIONS AND WAS DEEMED TO BE UNSAFE BY CLERMONT FD AND THE CITY'S BUILDING OFFICIAL. STRUCTURE IS UNINHABITABLE FOR HUMAN OCCUPANCY AND ACQUIRES MEASURES TO BE PUT IN PLACE TO ADDRESS SAFETY CONCERNS.**

Compliance with the Violation(s) listed will be when the following condition(s) are met: SUBMIT PLANS TO THE BUILDING DEPARTMENT AT CITY HALL 1ST FLOOR PERMIT/ZONING DPT (352-394-4083) FOR RESTORATION OR APPLY FOR A DEMOLITION PERMIT. EITHER NEED TO BE DONE/APPLIED BEFORE COMPLIANCE DATE BELOW.

Type of Violation: Building Permit Required Section 122-344 (FOR DEMOLITION PERMIT IF APPLICABLE)

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: EMERGENCY MEASURES SECTION 109

Emergency Measures Section 109

Section 109.1 Imminent Danger, Emergency Measures where a building or structure is unsafe

Section 109.2 Temporary Safeguards

where structure requires boarding up due to unsafe conditions

Type of Violation: PROHIBITED OCCUPANCY

108.5 Prohibited Occupancy

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

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

(4)

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

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

Type of Violation: SEC. 34-64. FAILURE OF OWNER TO COMPLY; LIEN.

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: STRUCTURE UNFIT FOR OCCUPANCY SECTION 108.1.3-IPMC

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

Type of Violation: UNSAFE STRUCTURE SECTION 108.1.1 -IPMC

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

Please contact me at 352-241-7304 or ewallace@clermontfl.org when you comply, so an inspection to determine compliance can be scheduled.

You are directed to take action by **MARCH 17TH, 2021**. Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Special Magistrate.

By:

E. Wallace
Code Enforcement Officer

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

CITY OF CLERMONT

**Case No: C2021-000031, 000029
588 & 590 W. Juniata St.
Clermont, Florida**

Petitioner,

vs.

RICHARD KLASS,

Respondent.

CITY OF CLERMONT,

**Case No.: C2021-000032
586 W. Juniata St.**

Petitioner,

vs.

CAMBA PROPERTIES, INC.,

Respondent,

CITY OF CLERMONT,

**Case No.: C2021-000033
584 W. Juniata St.**

Petitioner

BARBARA GIACOBE,

Respondent.

**ORDER SETTING COMPLIANCE DATE AND IMPOSING FINE
FOR NON-COMPLIANCE**

THIS MATTER came before the Code Enforcement Board of the City of Clermont for hearing on **JULY 18, 2022** and the Board having heard sworn testimony and received evidence from **Evie Wallace, Code Enforcement Officer** for the City, Respondent **Richard Klass,** _____ on behalf of Respondent **Camba Properties, Inc.,** having noted that Respondent **Barbara Giacobe** was not present or represented. The Board having been advised that the Respondents have not complied with the Code Enforcement Special Magistrate's Findings of Fact, Conclusion of Law and Order dated December 3, 2022, does hereby issue the following Order:

Case No: C2021-000031 & C2021-000029

Case No. C2021-000032

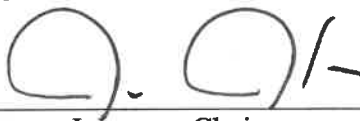
Case No. C2021-000033

1. Any and all permits required by the City or any other applicable agency or authority to correct the violations set forth in the December 3, 2021 Special Magistrate Orders for each case shall be obtained and issued on or before **October 18, 2022**.

2. If the corrective action as set forth above and the permits are not obtained by **October 18, 2022**, a fine of **TWO HUNDRED AND FIFTY DOLLARS (\$250.00)** will accrue for each day the violations continue past **October 18, 2022** for each of the above-styled cases.

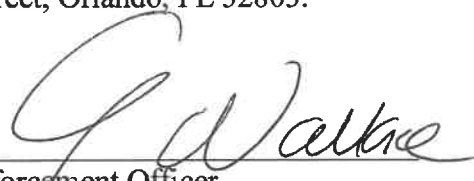
3. Respondents bear the burden of and shall contact the City of Clermont Code Enforcement Department to arrange for a re-inspection of the Property and to verify that the violation has been brought into compliance with the City Code Sections as cited above. Respondents shall call (352) 241-7303 to request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

Done and Ordered this 10th day of August 2022.


James Johnson, Chairman

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

I HEREBY CERTIFY that on this 12th day of August 2022, a true and correct copy of this Order has been furnished by certified and regular mail to Respondents, Richard Klass, 505 7th Street, Clermont, FL 34711, Camba Properties, Inc., 7600 Postal Colony Road, Clermont, FL 34711 and Barbara Giacobe, 503.5 East Amelia Street, Orlando, FL 32803.


Code Enforcement Officer
Evie Wallace/ City of Clermont
352-241-7304 ewallace@clermontfl.org

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

**CITY OF CLERMONT,
Petitioner,**

-vs

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

**Case No: C2302-0075
and C2302-0077
584 and 586 W Juniata St.
Clermont, Florida 34711**

**NOTICE OF HEARING AND MOTION FOR
AUTHORIZATION TO FORECLOSE ON CODE ENFORCEMENT LIEN**

**YOU ARE HEREBY ADVISED
that at**

**6:00 p.m.
JANUARY 18, 2024
Council Chambers
Clermont City Hall
685 West Montrose Street,
Clermont, Florida 34711**

The Code Enforcement Board of the City of Clermont shall conduct a hearing to consider the
City of Clermont's request for authorization to

FORECLOSE and EXECUTE

upon the code enforcement lien as set forth below on:
**584 and 586 W. Juniata St.
Clermont Florida**

This Motion is made pursuant to Chapter 162, Florida Statutes, and the order of the Code Enforcement Board Imposing Administrative Fine and Creating Lien. In support thereof the Petitioner states:

1. By Findings of Fact and Conclusions of Law, after due notice to the Respondent, the Clermont Code Enforcement Board found that the Respondent was in violation of specified City Codes. On APRIL 10, 2023, The Board ordered that the violations be corrected by APRIL 19, 2023, or a fine would accrue in the amount of TWO HUNDRED FIFTY DOLLARS (\$250) per day.

2. The Respondent failed to timely correct the violations and as of the date of this Motion the violations still exist on the property.

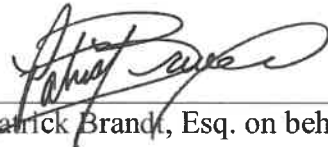
3. The Clermont Code Enforcement Board issued its Order Imposing Fine and Creating Lien on JULY 28, 2023. The lien and notice were duly recorded with the Clerk of the Lake County Court on SEPTEMBER 14, 2023; a copy of that order is attached and incorporated herein.

4. As of the date of this Motion the property remains in non-compliance with City Codes and as of NOVEMBER 15, 2023, the lien has accrued to FIFTY-TWO THOUSAND TWO HUNDRED FIFTY DOLLARS (\$52,250.00) for 209 days and continues to accrue at the rate of TWO HUNDRED FIFTY DOLLARS (\$250) per day.

5. The above-referenced lien remains unpaid for in excess of three months from the date it was created.

WHEREFORE, the City of Clermont requests the Code Enforcement Board authorize foreclosure and execution on the subject lien as provided in Chapter 162, Florida Statutes.

I HEREBY CERTIFY that a true and correct copy of this Order has been furnished by certified and regular first-class mail to the Respondent, 584 W. Juniata St. LLC, 210 River St, Hackensack, NJ 06701 on NOVEMBER 30, 2023.



Patrick Brandt, Esq. on behalf of
Clermont City Attorney
deBeaubien, Knight, Simmons,
Mantzaris & Neal, LLP
P.O. Box 87
Orlando, FL 32802
(407) 422-2454
(407) 992-3541 (Fax)
FBN: 562327

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

**CITY OF CLERMONT,
Petitioner,**

-vs

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

**Case No: C2302-0075
and C2302-0077
584 and 586 W Juniata St.
Clermont, Florida 34711**

**NOTICE OF HEARING AND MOTION FOR
AUTHORIZATION TO FORECLOSE ON CODE ENFORCEMENT LIEN**

**YOU ARE HEREBY ADVISED
that at**

**6:00 p.m.
JANUARY 18, 2024
Council Chambers
Clermont City Hall
685 West Montrose Street,
Clermont, Florida 34711**

The Code Enforcement Board of the City of Clermont shall conduct a hearing to consider the
City of Clermont's request for authorization to

FORECLOSE and EXECUTE

upon the code enforcement lien as set forth below on:
**584 and 586 W. Juniata St.
Clermont Florida**

This Motion is made pursuant to Chapter 162, Florida Statutes, and the order of the Code Enforcement Board Imposing Administrative Fine and Creating Lien. In support thereof the Petitioner states:

1. By Findings of Fact and Conclusions of Law, after due notice to the Respondent, the Clermont Code Enforcement Board found that the Respondent was in violation of specified City Codes. On APRIL 10, 2023, The Board ordered that the violations be corrected by APRIL 19, 2023, or a fine would accrue in the amount of TWO HUNDRED FIFTY DOLLARS (\$250) per day.

2. The Respondent failed to timely correct the violations and as of the date of this Motion the violations still exist on the property.

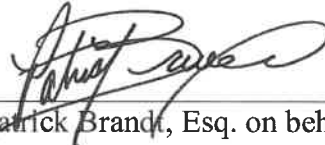
3. The Clermont Code Enforcement Board issued its Order Imposing Fine and Creating Lien on JULY 28, 2023. The lien and notice were duly recorded with the Clerk of the Lake County Court on SEPTEMBER 14, 2023; a copy of that order is attached and incorporated herein.

4. As of the date of this Motion the property remains in non-compliance with City Codes and as of NOVEMBER 15, 2023, the lien has accrued to FIFTY-TWO THOUSAND TWO HUNDRED FIFTY DOLLARS (\$52,250.00) for 209 days and continues to accrue at the rate of TWO HUNDRED FIFTY DOLLARS (\$250) per day.

5. The above-referenced lien remains unpaid for in excess of three months from the date it was created.

WHEREFORE, the City of Clermont requests the Code Enforcement Board authorize foreclosure and execution on the subject lien as provided in Chapter 162, Florida Statutes.

I HEREBY CERTIFY that a true and correct copy of this Order has been furnished by certified and regular first-class mail to the Respondent, 584 W. Juniata St. LLC, 210 River St, Hackensack, NJ 06701 on NOVEMBER 30, 2023.



Patrick Brandt, Esq. on behalf of
Clermont City Attorney
deBeaubien, Knight, Simmons,
Mantzaris & Neal, LLP
P.O. Box 87
Orlando, FL 32802
(407) 422-2454
(407) 992-3541 (Fax)
FBN: 562327

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

CITY OF CLERMONT

Case No: C2302-0077

Petitioner,

**586 W. Juniata St
Clermont, Florida 34711**

vs.

**INSTRUMENT #2023097979
OR BK 6193 PG 561 - 562 (2 PGS)
DATE: 8/11/2023 2:42:52 PM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT
AND COMPTROLLER, LAKE COUNTY, FLORIDA
RECORDING FEES \$18.50**

584 W. JUNIATA ST., LLC

Respondent.

ORDER IMPOSING ADMINISTRATIVE FINE AND CREATING LIEN

THIS CAUSE came on for public hearing before the Code Enforcement Board on July 17, 2023, after due notice to Respondent upon Petitioner's Motion for Order Imposing Fine and Creating Lien. The Board noted that the respondent was not present nor represented. The Board was advised that the Respondent did not timely comply with the Board's Order of April 10, 2023, and that the subject property remains in non-compliance.

It is hereby ORDERED THAT:

1. A fine is imposed in the amount of TWELVE THOUSAND USD (\$12,000) as of July 17, 2023 and shall continue to accrue thereafter at the rate of TWO HUNDRED AND FIFTY DOLLARS (\$250.00) per day until the date that compliance has been documented by the Code Enforcement Officer.
2. This Order shall be recorded in the Public Records of Lake County and thereafter shall constitute a lien against the following described land on which the violations exist and upon any other real or personal property owned by Respondent.

Parcel Id: 24-22-25-0100-058-00401

Alt Key: 1789311

Legal Description: CLERMONT, PART OF LOTS 4, 5, 6, BLK 58 DESCRIBED AS FOLLOWS, FROM SW COR OF LOT 6, RUN E 78.10 FT TO POB, N 150 FT TO A POINT ON N'LY LINE OF LOT 4, 78.66 FT FROM NW COR OF SAID LOT, E 26.66 FT, S 150 FT TO A POINT ON S'LY LINE OF LOT 6, 45.24 FT FROM SE COR OF SAID LOT, W 26.66 FT TO POB PB 8 PG 17 ORB 6091 PG 2157

3. This Order shall be in addition to any other Order Imposing a Fine and Creating a Lien in this matter.

DONE and ORDERED this 28th day of July, 2023.

Justin D. Allender
Justin Allender, Vice-Chairman

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 28 day of July, 2023 as Vice-Chairman of the Clermont Code Enforcement Board. He is personally known to me or has produced _____ as identification.

[Notary Seal]



RAE MARIE CHIDLOW
Commission # HH 186405
Expires November 11, 2025
Bonded Thru Budget Notary Services

Rae Marie Chidlow
Notary Public

Name typed, printed or stamped

My Commission Expires: _____

I HEREBY CERTIFY that on this 28th day of July 2023 a true and correct copy of this Order has been furnished by certified and regular first-class mail to the Respondent, 584 W. Juniata St. LLC, 210 RIVER ST, HACKENSACK, NJ 06701

[Signature]
Code Enforcement Officer

City of Clermont

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

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

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

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

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

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

Type of Violation: 111.1.3 STRUCTURE UNFIT FOR OCCUPANCY

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

Type of Violation: BUILDING PERMIT REQUIRED SECTION 122-344

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

Type of Violation: NUISANCES SECTION 34-61

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

Type of Violation: SECTION 34-63 NOTICE TO ABATE

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

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

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

SECTION 34-64 FAILURE OF OWNER TO COMPLY; LIEN

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

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

Type of Violation: SECTION 111.8 PROHIBITED OCCUPANCY

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

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

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

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

Type of Violation: UNSAFE STRUCTURE 111.1.1

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

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

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

By: 

Evie Wallace
Code Enforcement Manager

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

CITY OF CLERMONT

Case No: C2302-0075

Petitioner,

**584 W. Juniata St
Clermont, Florida 34711**

vs.

584 W. JUNIATA ST., LLC

Respondent.

**INSTRUMENT #2023097980
OR BK 6193 PG 563 - 564 (2 PGS)
DATE: 8/11/2023 2:42:52 PM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT
AND COMPTROLLER, LAKE COUNTY, FLORIDA
RECORDING FEES \$18.50**

ORDER IMPOSING ADMINISTRATIVE FINE AND CREATING LIEN

THIS CAUSE came on for public hearing before the Code Enforcement Board on July 17, 2023, after due notice to Respondent upon Petitioner's Motion for Order Imposing Fine and Creating Lien. The Board noted that the respondent was not present nor represented. The Board was advised that the Respondent did not timely comply with the Board's Order of April 10, 2023, and that the subject property remains in non-compliance.

It is hereby ORDERED THAT:

1. A fine is imposed in the amount of TWELVE THOUSAND USD (\$12,000) as of July 17, 2023 and shall continue to accrue thereafter at the rate of TWO HUNDRED AND FIFTY DOLLARS (\$250.00) per day until the date that compliance has been documented by the Code Enforcement Officer.
2. This Order shall be recorded in the Public Records of Lake County and thereafter shall constitute a lien against the following described land on which the violations exist and upon any other real or personal property owned by Respondent.

Parcel Id: 24-22-25-0100-058-00400

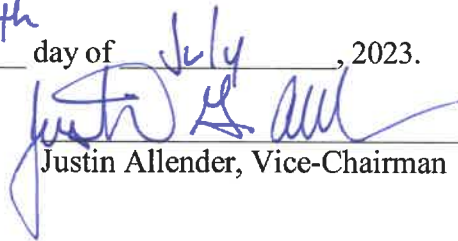
Alt Key: 1789303

Legal Description: CLERMONT, PART OF LOTS 4, 5, 6, BLK 58 DESCRIBED AS FOLLOWS: COMMENCE AT SW COR OF BLK 58, RUN E ALONG S LINE OF BLK 58 A DIST OF 104.76 FT TO POB, CONT E 45.24 FT TO SE COR OF LOT 6 BLK 58, N ALONG E LINE OF LOT 6 BLK 58 A DIST OF 150 FT TO NE COR OF LOT 4, W ALONG N LINE OF

LOT 4, BLK 58 TO A PT 105.32 FT E OF NW COR OF LOT 4, BLK 58, S 150 FT TO POB PB 8 PG 17 ORB 6025 PG 91

3. This Order shall be in addition to any other Order Imposing a Fine and Creating a Lien in this matter.

DONE and ORDERED this 28th day of July, 2023.


Justin Allender, Vice-Chairman

STATE OF FLORIDA _____
COUNTY OF LAKE _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 28th day of July, 2023 as Vice-Chairman of the Clermont Code Enforcement Board. He is personally known to me or has produced _____ as identification.

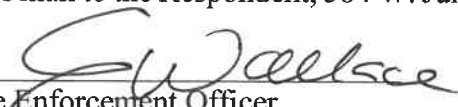
[Notary Seal]  **RAE MARIE CHIDLOW**
Commission # HH 186405
Expires November 11, 2025
Bonded Thru Budget Notary Services


Notary Public

My Commission Expires: _____

Name typed, printed or stamped

I HEREBY CERTIFY that on this 28th day of July 2023 a true and correct copy of this Order has been furnished by certified and regular first-class mail to the Respondent, 584 W. Juniata St. LLC, 210 RIVER ST, HACKENSACK, NJ 06701


Code Enforcement Officer

City of Clermont

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

VIOLATION NOTICE

February 23, 2023

Violation # C2302-0075

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

Violation/Property address: 584 W Juniata St Clermont, Fl. 34711 (ALT KEY# ¹⁷⁸⁹³⁰³~~1789311~~)

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

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

Type of Violation: 111.1.3 STRUCTURE UNFIT FOR OCCUPANCY

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

Type of Violation: BUILDING PERMIT REQUIRED SECTION 122-344

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

Type of Violation: NUISANCES SECTION 34-61

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

Type of Violation: SECTION 34-63 NOTICE TO ABATE

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

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

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

SECTION 34-64 FAILURE OF OWNER TO COMPLY; LIEN

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

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

Type of Violation: SECTION 111.8 PROHIBITED OCCUPANCY

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

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

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

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

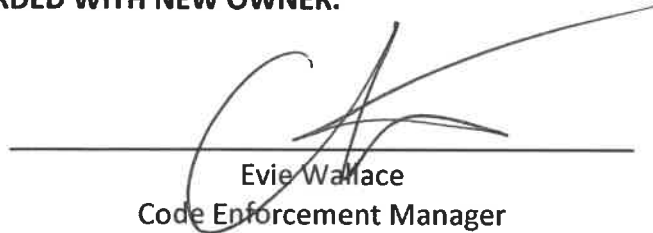
Type of Violation: UNSAFE STRUCTURE 111.1.1

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

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

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

By:



Evie Wallace
Code Enforcement Manager

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

CITY OF CLERMONT,

Petitioner,

-vs

584 W. JUNIATA ST. LLC,

Respondent.

Case No: C2302-0075

and C2302-0077

584 and 586 W Juniata St.

Clermont, Florida 34711

**NOTICE OF HEARING AND MOTION FOR
AUTHORIZATION TO FORECLOSE ON CODE ENFORCEMENT LIEN**

YOU ARE HEREBY ADVISED

that at

6:00 p.m.

JANUARY 18, 2024

Council Chambers

Clermont City Hall

685 West Montrose Street,

Clermont, Florida 34711

The Code Enforcement Board of the City of Clermont shall conduct a hearing to consider the
City of Clermont's request for authorization to

FORECLOSE and EXECUTE

upon the code enforcement lien as set forth below on:

584 and 586 W. Juniata St.

Clermont Florida

This Motion is made pursuant to Chapter 162, Florida Statutes, and the order of the Code Enforcement Board Imposing Administrative Fine and Creating Lien. In support thereof the Petitioner states:

1. By Findings of Fact and Conclusions of Law, after due notice to the Respondent, the Clermont Code Enforcement Board found that the Respondent was in violation of specified City Codes. On APRIL 10, 2023, The Board ordered that the violations be corrected by APRIL 19, 2023, or a fine would accrue in the amount of TWO HUNDRED FIFTY DOLLARS (\$250) per day.

2. The Respondent failed to timely correct the violations and as of the date of this Motion the violations still exist on the property.

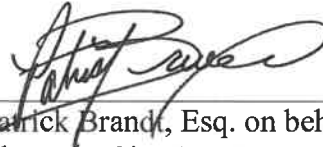
3. The Clermont Code Enforcement Board issued its Order Imposing Fine and Creating Lien on JULY 28, 2023. The lien and notice were duly recorded with the Clerk of the Lake County Court on SEPTEMBER 14, 2023; a copy of that order is attached and incorporated herein.

4. As of the date of this Motion the property remains in non-compliance with City Codes and as of NOVEMBER 15, 2023, the lien has accrued to FIFTY-TWO THOUSAND TWO HUNDRED FIFTY DOLLARS (\$52,250.00) for 209 days and continues to accrue at the rate of TWO HUNDRED FIFTY DOLLARS (\$250) per day.

5. The above-referenced lien remains unpaid for in excess of three months from the date it was created.

WHEREFORE, the City of Clermont requests the Code Enforcement Board authorize foreclosure and execution on the subject lien as provided in Chapter 162, Florida Statutes.

I HEREBY CERTIFY that a true and correct copy of this Order has been furnished by certified and regular first-class mail to the Respondent, 584 W. Juniata St. LLC, 210 River St, Hackensack, NJ 06701 on NOVEMBER 30, 2023.



Patrick Brandt, Esq. on behalf of
Clermont City Attorney
deBeaubien, Knight, Simmons,
Mantzaris & Neal, LLP
P.O. Box 87
Orlando, FL 32802
(407) 422-2454
(407) 992-3541 (Fax)
FBN: 562327

9171 9690 0935 0307 8728 88

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

CITY OF CLERMONT

Case No: C2302-0077

Petitioner,

**586 W. Juniata St
Clermont, Florida 34711**

vs.

584 W. JUNIATA ST., LLC

Respondent.

ORDER IMPOSING ADMINISTRATIVE FINE AND CREATING LIEN

THIS CAUSE came on for public hearing before the Code Enforcement Board on July 17, 2023, after due notice to Respondent upon Petitioner's Motion for Order Imposing Fine and Creating Lien. The Board noted that the respondent was not present nor represented. The Board was advised that the Respondent did not timely comply with the Board's Order of April 10, 2023, and that the subject property remains in non-compliance.

It is hereby ORDERED THAT:

1. A fine is imposed in the amount of TWELVE THOUSAND USD (\$12,000) as of July 17, 2023 and shall continue to accrue thereafter at the rate of TWO HUNDRED AND FIFTY DOLLARS (\$250.00) per day until the date that compliance has been documented by the Code Enforcement Officer.
2. This Order shall be recorded in the Public Records of Lake County and thereafter shall constitute a lien against the following described land on which the violations exist and upon any other real or personal property owned by Respondent.

Parcel Id: 24-22-25-0100-058-00401

Alt Key: 1789311

Legal Description: CLERMONT, PART OF LOTS 4, 5, 6, BLK 58 DESCRIBED AS FOLLOWS, FROM SW COR OF LOT 6, RUN E 78.10 FT TO POB, N 150 FT TO A POINT ON N'LY LINE OF LOT 4, 78.66 FT FROM NW COR OF SAID LOT, E 26.66 FT, S 150 FT TO A POINT ON S'LY LINE OF LOT 6, 45.24 FT FROM SE COR OF SAID LOT, W 26.66 FT TO POB PB 8 PG 17 ORB 6091 PG 2157

Case No: C2302-0077

3. This Order shall be in addition to any other Order Imposing a Fine and Creating a Lien in this matter.

DONE and ORDERED this 28th day of July, 2023.

Justin A. Allender
Justin Allender, Vice-Chairman

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 28 day of July, 2023 as Vice-Chairman of the Clermont Code Enforcement Board. He is personally known to me or has produced _____ as identification.

[Notary Seal]



RAE MARIE CHIDLOW
Commission # HH 188406
Expires November 11, 2025
Bonded Three Budget Notary Services

Rae Marie Chidlow
Notary Public

Name typed, printed or stamped

My Commission Expires: _____

I HEREBY CERTIFY that on this 28th day of July 2023 a true and correct copy of this Order has been furnished by certified and regular first-class mail to the Respondent, 584 W. Juniata St. LLC, 210 RIVER ST, HACKENSACK, NJ 06701

[Signature]
Code Enforcement Officer



I certify that the foregoing is a true and accurate copy of the document as reflected in the Official Records. Portions may be redacted as required by law.
GARY J. COONEY, Clerk of the Circuit Court and Comptroller, Lake County, Florida

By [Signature], Deputy Clerk 8/11/2023 2:42:58 PM

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

**CITY OF CLERMONT
Petitioner**

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

-vs-

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

FINDINGS OF FACT, CONCLUSION OF LAW and ORDER

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

I. FINDINGS OF FACT

- 1) Notice as required by Section 162.12, F.S. was provided to Respondent.
- 2) The Respondent is the owner of and in custody and control of the property located in Clermont, Florida described in the Statement of Violation and Hearing Notice dated February 23rd, 2023.
- 3) There existed on the property violations of Clermont City Code Sections:
122-344 Building Permit Required,
34-61 to 34-64 Nuisance and Notice to Abate(IPMC)
111.1.1 Unsafe Structure,
111.8 Prohibited Occupancy,
111.1.3 Structure Unfit for Human Occupancy
- 4) The Respondent had not corrected the violation as of March 20, 2023.

II. CONCLUSION OF LAW

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

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



Code Enforcement Officer



CITY OF CLERMONT

Choice of Champions

Applicant's Name: NEVILLE DESILVA	Applicant's Phone Number: 321-240-5429
Applicant's Mailing Address: 2047 KNOLLCREST DRIVE CLERMONT, FL 34711	
Authorized Representative's Name (who will be present at the Hearing): NEVILLE DESILVA	
Current Property Owner's Name:	NEVILLE DESILVA
Current Property Owner's Mailing Address:	2047 KNOLLCREST DRIVE CLERMONT, FL 34711
Current Property Owner's Phone Number:	321-240-5429
Name of Property Owner when fine was assessed:	NEVILLE DESILVA
Name of Person who lived at the property when the fine was placed:	CAMILLE DESILVA
Reason(s) violation(s) were not corrected before fine(s) were placed: I did not have access to this property when my ex-wife lived there.	
Is money held in escrow pending the fine reduction/release Hearing: ☐ Yes ☒ No	
Proposed Reduced Fine Amount Proposed to be Paid: \$500	
Does this fine reduction relate to the sale of the property? (If yes, a Closing Disclosure Statement or HUD Settlement Statement must be attached) ☐ Yes ☒ No	

Please ensure this form and any attachments completely set forth your position stating why you contend the fine should be reduced, to what amount and when payment is proposed to be made. **You must be present to answer any questions the Code Enforcement Board may have.**

I, NEVILLE DESILVA, do hereby submit this request for Reduction/Elimination of the fines and/or liens, and in support offer the following statement:



CITY OF CLERMONT

Choice of Champions

I now have access to this property as my ex-wife moved out. I have taken immediate action, working diligently in clearing these violations and bringing my property up to date to this day. At the time of these violations and accumulation of violations was undergoing bankruptcy. The payment in bankruptcy made a drastic increase that I was unable to pay which caused it to lapse. Due to this I am respectfully requesting a reduction/elimination of these violation fees.

Signature: _____

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

Date: 12/11/2023

Printed Name: _____

NEVILLE DESILVA

City of Clermont

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

VIOLATION NOTICE

August 26, 2021

Violation # C2106-000046

To: DE SILVA NEVILLE & CAMILLE
2047 KNOLLCREST DR
CLERMONT, FL 34711

Violation/Property address: 2047 KNOLLCREST DR CLERMONT, FL. 34711

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at 2047 KNOLLCREST DR. IN REFERENCE TO: **VEHICLES PARKED ON/OVER SIDEWALK AND A BLACK DISABLED VEHICLE (NO TAG) AT THIS PROPERTY**

Compliance with the Violation(s) listed will be when the following condition(s) are met: VEHICLES CAN NOT BLOCK OR BE PARKED ON OR OVER SIDEWALK RESTRICTING PEDESTRIAN ACCESS ON SIDEWALK AND INOPERABLE VEHICLES NEED TO BE RELOCATED TO AN ENCLOSED AREA OR INSIDE A GARAGE.

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.

black disabled PC WITH NO TAG on property

Type of Violation: ROW OBSTRUCTIONS (Section 34-1)

No person shall cause to be places, or place or allow to remain in front of his or their premises any merchandise, goods, or showcases, barrels, wagons, carts signs, on any sidewalk or street within the limit the city.

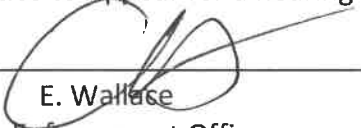
Type of Violation: SIDEWALKS AND DRIVEWAYS SECTION 302.3

302.3 Sidewalks and driveways: All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

Please contact me at 352-241-7304 or ewallace@clermontfl.org when you comply, so an inspection to determine compliance can be scheduled.

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

By:


E. Wallace
Code Enforcement Officer



City of Clermont

To: Neville and Camille De Silva
2047 Knollcrest Drive
Clermont, FL. 34711
Case # C2106-000046

4-21-21

Dear The De Silva's,

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 remains on the property.

In order to close this case you are requested to:

1. Submit full payment by mail for fine amount of **(\$13,500.00)** to the City of Clermont for the Planning & Development Department/ Code Enforcement Division at 685 West Montrose Street, Clermont, Fl. 34711 before **May 21st, 2022**.

OR

2. Appear before the Code Enforcement Board Hearing on **July 18th, 2022** at 6:00pm to request adjustment of fines. You are required to submit a letter requesting to appear before the hearing no later than **May 13th, 2022**. Please include the case information above and reason of reduction when submitting your letter. Please send the fine reduction request to said code enforcement manager below via email or by mail by May 13th, 2022.

Failure to comply with this request will result in this case being scheduled before the Code Enforcement Board hearing on September 19th, 2022, 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 SPECIAL MAGISTRATE
CITY OF CLERMONT, FLORIDA**

CITY OF CLERMONT

**Case No: C2106-000046
2047 Knollcrest Drive
Clermont, Florida**

Petitioner,

vs.

NEVILLE and CAMILLE DE SILVA,

Respondent.

FINDINGS OF FACT, CONCLUSION OF LAW and ORDER

THIS MATTER came before the Code Enforcement Special Magistrate of the City of Clermont for hearing on **November 16, 2021** and the Special Magistrate having heard sworn testimony and received evidence from **Evie Wallace, Code Enforcement Officers** 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 described in the Notice of Violation dated August 6, 2021.
- 3) There currently exists on the property a non-operative vehicle and vehicle blocking the sidewalk or street.

II. CONCLUSION OF LAW

The Code Enforcement Special Magistrate finds the Respondent, **NEVILLE and CAMILLE DE SILVA**, is in violation of Clermont City Code Sections 34-95, "Prohibited storage of certain items" and 54-1, "ROW Obstruction" and International Property Maintenance Code Section 302.3 "Sidewalks and Driveways". Section 302.3 "Sidewalks and Driveways" and ROW Obstructions.

III. ORDER

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

- 1) Respondent shall correct the above-stated violation on or before **December 16, 2021**, by taking the remedial action as set forth in the Violation Notice dated August 6, 2021. If Respondent fails to timely correct the violation, a fine of **ONE HUNDRED AND FIFTY DOLLARS (\$150.00)** will accrue for each day the violation continues past **December 16, 2021**.

Case No: C2106-000046

- 2) Respondent bears the burden of and shall contact the City of Clermont Code Enforcement Department to arrange for a re-inspection of the Property and to verify that the violation has been brought into compliance with the City Code Sections as cited above. Respondents shall call (352) 241-7304 to request an inspection.
- 3) Any fine imposed shall accrue from the date it is imposed until the date that the violation is corrected as verified by the City of Clermont Code Enforcement Department.

Done and Ordered this 3rd day of December 2021.



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

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

I HEREBY CERTIFY that on this 3rd day of December 2021, a true and correct copy of this Order has been furnished by certified and regular mail to Respondent, Neville and Camille De Silva, 2047 Knollcrest Drive, Clermont, FL 34711.



Code Enforcement Officer

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

**CITY OF CLERMONT,
Petitioner,**

Case No: C2307-0052

vs-

**MATTHEW SHAKARIA.
Respondent.**

**5th ST (vacant lot)
Clermont, FL 34711
Alt Key: 3621433**

FINDINGS OF FACT, CONCLUSION OF LAW and ORDER

THIS MATTER came before the Code Enforcement Board of the City of Clermont for hearing on **SEPTEMBER 18, 2023**, and the Board having heard sworn testimony and received evidence from ANDREW SNODGRASS, Code Enforcement Officer for the City the 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 VIOLATION NOTICE dated JULY 21, 2023.
- 3) There exist on the property multiple violations of the Clermont City Code.

II. CONCLUSION OF LAW

The Code Enforcement Board finds that Respondent, MATTHEW SHAKARIA is in violation of Clermont City Code Sections 18-53 Prohibited Items, conditions or actions constituting nuisances; 18-54 Creation or maintenance of nuisance by property owner declared unlawful; 125-522 General Development conditions; IPCM 302.4 Weeds.

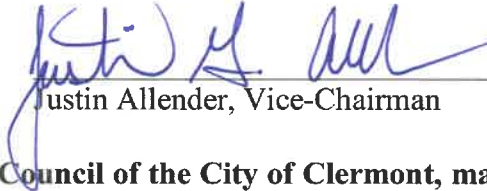
III. ORDER

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 **OCTOBER 18, 2023**, by taking the remedial action as set forth in the VIOLATION NOTICE dated JULY 21, 2023. If the Respondent fails to timely correct the violations a fine of **ONE HUNDRED FIFTY DOLLARS (\$150.00)** will accrue for EACH DAY the violation continues past **OCTOBER 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 26th day of September 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 26th day of September, 2023, a true and correct copy of this Order has been furnished by certified and regular mail to Respondent, Matthew Shakaria at 3539 Rolling Hills Ln. Apopka, FL. 32712.


Code Enforcement Officer

Eve Wallace - Manager
on behalf of Andrew Snodgrass

City of Clermont

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

VIOLATION NOTICE

April 12, 2022

Violation # C2203-000066

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

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

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at 2714 EAGLE LAKE DR. Clermont, Fl. 34711

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

Type of Violation: BUILDING PERMIT REQUIRED SECTION 122-344

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

Please contact me at 352-241-7316 or asnodgrass@clermontfl.org when you comply, so an inspection to determine compliance can be scheduled.

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

By: 
Andrew Snodgrass
Code Enforcement Officer

9171 9690 0935 0199 5834 73

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

CITY OF CLERMONT

Petitioner,

vs.

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

Respondents.

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

FINDINGS OF FACT, CONCLUSION OF LAW and ORDER

THIS MATTER came before the Code Enforcement Board of the City of Clermont for hearing on **JULY 18, 2022** and the Board having heard sworn testimony and received evidence from **Andrew Snodgrass, Code Enforcement Officer** for the City, Respondent **Richard Posada** and **Barbara Posada**, thereupon issues the following Findings of Fact, Conclusion of Law, and Order:

I. FINDINGS OF FACT

- 1) Notice as required by Section 162.12, F.S. was provided to Respondent.
- 2) The Respondents are the owners of and in custody and control of the property described in the Notice of Violation dated April 12, 2022.
- 3) There exists on the property a shed/accessory structure that has been construed without a permit.

II. CONCLUSION OF LAW

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

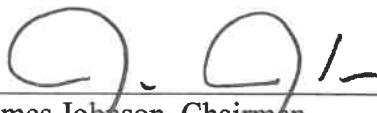
III. ORDER

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

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

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

Done and Ordered this 10th day of August 2022.


James Johnson, Chairman

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

I HEREBY CERTIFY that on this 11th day of AUGUST 2022, a true and correct copy of this Order has been furnished by certified and regular mail to Respondents, Richard A. and Andrew J. Posada, 2714 Eagle Lake Drive, Clermont, FL34711.

9171 9690 0935 0199 6422 24


Code Enforcement Officer
Andrew Sandz

City of Clermont

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

Case Closed

1-8-2024

Violation # C2203-000066

**To: Posada, Richard
2714 Eagle Lake Dr.
Clermont, Fl. 34711**

Violation/Property Address: 2714 Eagle Lake Dr. Clermont, Fl. 34711

You are hereby notified that as of 12-21-2023 the property listed above is in full compliance and there is a fine amount due. The case is closed, although fines have accrued and if not paid, could be subject to a lien.

This case has fines accrued in the amount of \$73,350. Fines accrued for a total of 489 days at a rate of \$150.00/day per the Code enforcement board's orders.

Attached is a fine reduction packet that can be submitted to code enforcement to request a fine reduction hearing in front of the code enforcement board. Please be advised that if the board agrees to a fine reduction, the amount must be paid within thirty days or the fine will revert to the original amount.

Thank you for your cooperation.

By:



Andrew Snodgrass
Lead Code Enforcement Officer
352-241-7316
asnodgrass@clermontfl.org



City of Clermont Fine Reduction Request

By completing this form you are making statements under oath. Failure to be truthful is a violation of Florida Statutes pertaining to perjury.

1. Be advised that this form will become a public record.
2. Property must be in full compliance with city ordinances.
3. Property owner must not owe any other fees to the city (to include property taxes).
4. Must be filled out by the property owner, or a designated agent with proper credential to act on the owners behalf.
5. All other properties inside the city limits of Clermont that are owned by the applicant must be in good standing and have no balances due or current code violations. This is to include violations found upon inspection by a code officer while preparing the case for the board to hear.
6. Application fee must be paid at time of submittal.
7. Have this paperwork notarized after filling it out in its entirety. Can be notarized at city hall upon submittal and payment of the application fee.

Case #:	<i>C2203-000066</i>	Property Address: 2714 Eagle Lake Dr, Clermont, FL 34711
Applicants Name: Barbara Posada		Phone: 917-578-6240
Mailing Address: 2714 Eagle Lake Dr, Clermont, FL 34711		
Email (optional): bposada@sisny.com		

What were the violations on the property?

For a shed that was preconstructed without a permit. However, the issue is that we had done extensive cement work in our back yard which included a platform for the shed to be built on top of as well as the plan for the shed. We had been told by the original engineer who provided the plans that the entire project (inclusive of the shed) was all part of the plans. It was not until we started building the shed that we were alerted by the HOA, and city, notifying us that the shed plans were NOT included, and we had to stop immediately. When we asked the HOA for their approval to complete the shed, they refused to give us an answer and said that we would have to obtain the permit first. While we understood that this was the normal process, under these circumstances, we had been misled, and a half built shed already existed. This should have given the HOA enough information to provide us with a "Yes or No" as to whether we can proceed prior to spending thousands of dollars on engineering plans, which honestly, we didn't have.

Did you reside at the property at the time of the violation? Yes
Is this property a homestead? Yes
Is this a rental property? No
Was there a cost associated with coming into compliance? If so, what was the reason for and amount of the cost? (example...city permit - \$45, Engineered plans - \$300, Materials - \$100) Permits were over \$200; engineering plans were \$2,000 and the materials (which all now need to be replaced since we had to stop working and everything has been destroyed over time) were over \$5,000. Our goal was to do the work ourselves to cut costs on labor because we don't have the money.
Reasons for the property not being in compliance by the time frame provided by the board?
Quite frankly, we didn't have the money. I am not working my W2 right now and my son was just laid off as well. My husband's business is suffering, and things are very challenging, financially. I had been in communication with Andrew Snodgrass through this entire thing and initially we could not find ANYONE willing to provide plans for under \$10,000. The lowest estimate we received was \$8,750; and this was just for the plans. No materials, permits or anything. I called so many companies and could not get anyone else to help us for months and months on end. The only reason we connected with the people who provided the plans that we did was thanks to Andrew.
Were there any extenuating circumstances. (medical or financial hardship must have supporting documents)
Yes, we experienced multiple hardships beginning with the sudden loss my brother-in-law, just a few years after my mother-in-law's passing. All the financial burden of taking care of their home landed in our lap. HOA fees which were sent to lawyers which resulted in payments of over \$4,000, plus the taxes so we don't lose the home, maintaining the home and then we took my FIL in to live with us. We then had to pay for caregivers to help as he needed 24-hour care and with us working full-time jobs at the time, we took care of him in the evening, but we needed help during the day. Then, in 2020, our home was hit by a surge of lightning and the ENTIRE bottom floor had to be completely gutted due to it destroying our sump pump causing major flooding. Our children who lived in the apartment had to be moved to temporary housing with our 3-week-old grandbaby, my son was furloughed from his job, during COVID, which was all horrible. My father-in-law was in and out of the hospital until 2021 until we lost him on the same day I had major surgery, in our home, and my father has twice now been saved by the grace of God as we almost lost him as well after months of sickness and suffering. Personally, I had 2 major surgeries, my daughter has been suffering with mental health problems which had her institutionalized and there seems to be no end to the financial burdens we have suffered since 2020. All we asked was for leniency and some support from an HOA that is supposed to be there to help us, as we pay our dues every month just like everyone else, and

they would not even respond. We were getting estimates of almost \$10,000.00 for the engineering plans and. The only ones offering any assistance was here, in this office with the zoning clearance, which was also presented to the HOA and even with that, they weren't willing to say whether or not the shed would be approved until we got the engineering plans. That said, they couldn't care less what we were going through, or whether we had the money or not, they would NOT help us.

Any other information for the board to consider in this reduction request?

The HOA has made this entire process extremely challenging for us from the very beginning. I have tried to remain in contact with Andrew from the start to ensure that someone was aware of all these challenges mentioned so that no one thought that any of the delays were intentional. The struggles we have endured have been one thing after another. At this time, we have concerns of losing our home, health concerns for family members and we desperately need to put this behind us. If there is any way you can help us by waiving this lien, we would be ever so grateful. Thank you in advance.

Your completed application will be reviewed by city staff and submitted to the code enforcement board. Any supporting documentation provided will be included.

A code enforcement officer will send you the scheduled time for the hearing via Certified and regular mail. You may receive the scheduled time for the hearing upon submitting this paperwork in person at city hall.

You will have the opportunity to speak and present any other documents at the time of the hearing.

If you have legal representation or others who wish to speak on your behalf, please ensure that they are available when the hearing begins so that they may be sworn in. At any time, please ask any questions or concerns regarding the hearing or application process.

Applicant's Signature: _____

Date: 3/11/24

The foregoing was sworn and subscribed to me this _____ day of _____ 20____. He or she is personally known to me or provided _____ as identification at the time of notarization.

Stamp:

Notary Public: _____

My Commission Expires: _____

City of Clermont

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

VIOLATION NOTICE

April 12, 2022

Violation # C2203-000066

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

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

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at 2714 EAGLE LAKE DR. Clermont, Fl. 34711

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

Type of Violation: BUILDING PERMIT REQUIRED SECTION 122-344

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

Please contact me at 352-241-7316 or asnodgrass@clermontfl.org when you comply, so an inspection to determine compliance can be scheduled.

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

By: 
Andrew Snodgrass
Code Enforcement Officer

9171 9690 0935 0199 5834 73

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

CITY OF CLERMONT

Petitioner,

vs.

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

Respondents.

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

FINDINGS OF FACT, CONCLUSION OF LAW and ORDER

THIS MATTER came before the Code Enforcement Board of the City of Clermont for hearing on **JULY 18, 2022** and the Board having heard sworn testimony and received evidence from **Andrew Snodgrass, Code Enforcement Officer** for the City, Respondent **Richard Posada** and **Barbara Posada**, thereupon issues the following Findings of Fact, Conclusion of Law, and Order:

I. FINDINGS OF FACT

- 1) Notice as required by Section 162.12, F.S. was provided to Respondent.
- 2) The Respondents are the owners of and in custody and control of the property described in the Notice of Violation dated April 12, 2022.
- 3) There exists on the property a shed/accessory structure that has been construed without a permit.

II. CONCLUSION OF LAW

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

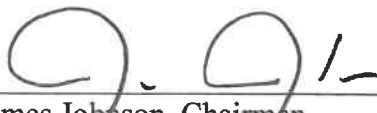
III. ORDER

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

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

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

Done and Ordered this 10th day of August 2022.


James Johnson, Chairman

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

I HEREBY CERTIFY that on this 11th day of AUGUST 2022, a true and correct copy of this Order has been furnished by certified and regular mail to Respondents, Richard A. and Andrew J. Posada, 2714 Eagle Lake Drive, Clermont, FL34711.

9171 9690 0935 0199 6422 24


Code Enforcement Officer
Andrew Sandz

City of Clermont

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

Case Closed

1-8-2024

Violation # C2203-000066

**To: Posada, Richard
2714 Eagle Lake Dr.
Clermont, Fl. 34711**

Violation/Property Address: 2714 Eagle Lake Dr. Clermont, Fl. 34711

You are hereby notified that as of 12-21-2023 the property listed above is in full compliance and there is a fine amount due. The case is closed, although fines have accrued and if not paid, could be subject to a lien.

This case has fines accrued in the amount of \$73,350. Fines accrued for a total of 489 days at a rate of \$150.00/day per the Code enforcement board's orders.

Attached is a fine reduction packet that can be submitted to code enforcement to request a fine reduction hearing in front of the code enforcement board. Please be advised that if the board agrees to a fine reduction, the amount must be paid within thirty days or the fine will revert to the original amount.

Thank you for your cooperation.

By:



Andrew Snodgrass
Lead Code Enforcement Officer
352-241-7316
asnodgrass@clermontfl.org



City of Clermont Fine Reduction Request

By completing this form you are making statements under oath. Failure to be truthful is a violation of Florida Statutes pertaining to perjury.

1. Be advised that this form will become a public record.
2. Property must be in full compliance with city ordinances.
3. Property owner must not owe any other fees to the city (to include property taxes).
4. Must be filled out by the property owner, or a designated agent with proper credential to act on the owners behalf.
5. All other properties inside the city limits of Clermont that are owned by the applicant must be in good standing and have no balances due or current code violations. This is to include violations found upon inspection by a code officer while preparing the case for the board to hear.
6. Application fee must be paid at time of submittal.
7. Have this paperwork notarized after filling it out in its entirety. Can be notarized at city hall upon submittal and payment of the application fee.

Case #:	<i>C2203-000066</i>	Property Address: 2714 Eagle Lake Dr, Clermont, FL 34711
Applicants Name: Barbara Posada		Phone: 917-578-6240
Mailing Address: 2714 Eagle Lake Dr, Clermont, FL 34711		
Email (optional): bposada@sisny.com		

What were the violations on the property?

For a shed that was preconstructed without a permit. However, the issue is that we had done extensive cement work in our back yard which included a platform for the shed to be built on top of as well as the plan for the shed. We had been told by the original engineer who provided the plans that the entire project (inclusive of the shed) was all part of the plans. It was not until we started building the shed that we were alerted by the HOA, and city, notifying us that the shed plans were NOT included, and we had to stop immediately. When we asked the HOA for their approval to complete the shed, they refused to give us an answer and said that we would have to obtain the permit first. While we understood that this was the normal process, under these circumstances, we had been misled, and a half built shed already existed. This should have given the HOA enough information to provide us with a "Yes or No" as to whether we can proceed prior to spending thousands of dollars on engineering plans, which honestly, we didn't have.

Did you reside at the property at the time of the violation? Yes
Is this property a homestead? Yes
Is this a rental property? No
Was there a cost associated with coming into compliance? If so, what was the reason for and amount of the cost? (example...city permit - \$45, Engineered plans - \$300, Materials - \$100) Permits were over \$200; engineering plans were \$2,000 and the materials (which all now need to be replaced since we had to stop working and everything has been destroyed over time) were over \$5,000. Our goal was to do the work ourselves to cut costs on labor because we don't have the money.
Reasons for the property not being in compliance by the time frame provided by the board?
Quite frankly, we didn't have the money. I am not working my W2 right now and my son was just laid off as well. My husband's business is suffering, and things are very challenging, financially. I had been in communication with Andrew Snodgrass through this entire thing and initially we could not find ANYONE willing to provide plans for under \$10,000. The lowest estimate we received was \$8,750; and this was just for the plans. No materials, permits or anything. I called so many companies and could not get anyone else to help us for months and months on end. The only reason we connected with the people who provided the plans that we did was thanks to Andrew.
Were there any extenuating circumstances. (medical or financial hardship must have supporting documents)
Yes, we experienced multiple hardships beginning with the sudden loss my brother-in-law, just a few years after my mother-in-law's passing. All the financial burden of taking care of their home landed in our lap. HOA fees which were sent to lawyers which resulted in payments of over \$4,000, plus the taxes so we don't lose the home, maintaining the home and then we took my FIL in to live with us. We then had to pay for caregivers to help as he needed 24-hour care and with us working full-time jobs at the time, we took care of him in the evening, but we needed help during the day. Then, in 2020, our home was hit by a surge of lightning and the ENTIRE bottom floor had to be completely gutted due to it destroying our sump pump causing major flooding. Our children who lived in the apartment had to be moved to temporary housing with our 3-week-old grandbaby, my son was furloughed from his job, during COVID, which was all horrible. My father-in-law was in and out of the hospital until 2021 until we lost him on the same day I had major surgery, in our home, and my father has twice now been saved by the grace of God as we almost lost him as well after months of sickness and suffering. Personally, I had 2 major surgeries, my daughter has been suffering with mental health problems which had her institutionalized and there seems to be no end to the financial burdens we have suffered since 2020. All we asked was for leniency and some support from an HOA that is supposed to be there to help us, as we pay our dues every month just like everyone else, and

they would not even respond. We were getting estimates of almost \$10,000.00 for the engineering plans and. The only ones offering any assistance was here, in this office with the zoning clearance, which was also presented to the HOA and even with that, they weren't willing to say whether or not the shed would be approved until we got the engineering plans. That said, they couldn't care less what we were going through, or whether we had the money or not, they would NOT help us.

Any other information for the board to consider in this reduction request?

The HOA has made this entire process extremely challenging for us from the very beginning. I have tried to remain in contact with Andrew from the start to ensure that someone was aware of all these challenges mentioned so that no one thought that any of the delays were intentional. The struggles we have endured have been one thing after another. At this time, we have concerns of losing our home, health concerns for family members and we desperately need to put this behind us. If there is any way you can help us by waiving this lien, we would be ever so grateful. Thank you in advance.

Your completed application will be reviewed by city staff and submitted to the code enforcement board. Any supporting documentation provided will be included.

A code enforcement officer will send you the scheduled time for the hearing via Certified and regular mail. You may receive the scheduled time for the hearing upon submitting this paperwork in person at city hall.

You will have the opportunity to speak and present any other documents at the time of the hearing.

If you have legal representation or others who wish to speak on your behalf, please ensure that they are available when the hearing begins so that they may be sworn in. At any time, please ask any questions or concerns regarding the hearing or application process.

Applicant's Signature: _____

Date: 3/11/24

The foregoing was sworn and subscribed to me this _____ day of _____ 20____. He or she is personally known to me or provided _____ as identification at the time of notarization.

Stamp:

Notary Public: _____

My Commission Expires: _____

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

CITY OF CLERMONT
Petitioner,

Case No: C2301-0004

**811 W. Highway 50
Clermont, FL 34711**

-vs-

ANNBI, LLC—El Cerro

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 Andrew Snodgrass** for the City, and **Bienvenido Collado** with **Guy Grayford** for the Respondent; 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 violation of the Clermont City Code.
- 4) The violation has not been corrected

II. CONCLUSION OF LAW

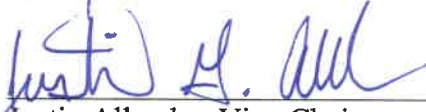
The Code Enforcement Board finds that Respondent, ANNBI, LLC is in violation of Section 125-522 Building Permit Required

III. ORDER

Respondent shall correct the above-stated violation on or before **OCTOBER 15, 2023**, by taking the remedial action as set forth in the Violation Notice. If the Respondent fails to timely correct the violations a fine of **TWO HUNDRED FIFTY DOLLARS (\$250.00)** will accrue for each day the violation continues past **OCTOBER 15, 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 28th day of July, 2023, a true and correct copy of this Order has been furnished by certified and regular mail to Respondent, ANNBI, LLC—El Cerro 10845 Log House Rd, Clermont, FL 34711.


Code Enforcement Officer

City of Clermont

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

VIOLATION NOTICE

March 07, 2023

Violation # C2301-0004

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

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

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at 811 West Hwy 50 Clermont, Fl. 34711 El Cerro Restaurant.

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

Type of Violation: BUILDING PERMIT REQUIRED SECTION 122-344

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

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

You are directed to take action by 4-4-2023. Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

By:



Andrew Snodgrass
Code Enforcement Officer

9171 9690 0935 0294 5011 05

City of Clermont

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

AFFIDAVIT OF COMPLIANCE

In the matter of:

Case # C2301-0004

ANNBI LLC

10845 LOG HOUSE RD

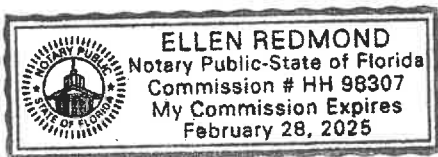
CLERMONT, FL 34711

Violation Address:

Personally appeared before me, Andrew Snodgrass Code Enforcement Officer of the City of Clermont:

1. That on July 17, 2023, the Code Enforcement Special Magistrate 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 October 16, 2023 for this violation or a \$250.00 per day fine was to be imposed.
3. That, an inspection was performed on January 23, 2024 and found that the corrective action ordered by the Special Magistrate was completed.
4. In accordance with the Special Magistrate's order, a fine of \$250.00 per day accrued from October 16, 2023 to January 23, 2024 per calendar day with a grand total of 99 days fines were accrued.
5. Per the agreement, the time that the city was on hold for reviews or time that was a result of city delay will be deducted. Overall, that time is determined to be 14 days, resulting in a total of 85 days of fines accruing. This is 85 days at a rate of \$250.00 per day totaling \$21,250.00.

Sworn to and subscribed before me this 2nd day of February, 2024.





Andrew Snodgrass
Code Enforcement Officer
City of Clermont, 685 W. Montrose Street
Clermont, FL 34711

The forgoing instrument was acknowledged before me this 2nd day of February, 2024, by Andrew Snodgrass as the Code Enforcement Officer for the City of Clermont, who is personally known to me and who did take an oath.

Signature:



Printed Name:

Ellen Redmond

I am requesting a reduction or elimination of the fine based on the information I am providing:
At the City meeting on July 17 in regards to the code violation: two storage trailers I put on the property without knowing I needed to have a permit. We needed the trailers to hold food and other items, due to Covid 19 and the inability to have access to products to keep our restaurant going.

After the meeting, I got with the contractor, Guy Grayford, to help me in locating a site engineer first, and then apply for the building permit. We met with the Planning Department before October, with our engineer, to make sure we understood everything we needed to do, correctly. On October 16 we presented our site plan to the Planning and Zoning department. There were comments received from the city which were all addressed. We had the building plans, ready and waiting for permitting, once we were approved from Planning and Zoning. When we received the approval, we applied for the building permit on December 3, 2023. There were also comments received from them which we addressed right away. We then received the permit on January 23, 2024. So from the October 16 date, we have proceeded, we believe, exactly with what we were instructed to do. To impose these fines would put a hardship on our small business.

A handwritten signature in blue ink, followed by the date "02/21/24" also in blue ink.

Bienvenido Collado, mgr
Annbi LLC



CITY OF CLERMONT

Choice of Champions

Applicant's Name: <u>Guy Grayford</u>	Applicant's Phone Number: <u>352-267-4512</u>
Applicant's Mailing Address: <u>P.O. Box 1709 Minneola FL 34755</u>	
Authorized Representative's Name (who will be present at the Hearing): <u>Guy Grayford</u>	
Current Property Owner's Name: <u>AnnBI, LLC</u>	
Current Property Owner's Mailing Address: <u>10845 Log House rd Clermont FL 34711</u>	
Current Property Owner's Phone Number: <u>631 974 6976</u>	
Name of Property Owner when fine was assessed: <u>Bienvenido Collado</u>	
Name of Person who lived at the property when the fine was placed: <u>N/A</u>	
Reason(s) violation(s) were not corrected before fine(s) were placed: <u>Violation corrected.</u>	
Is money held in escrow pending the fine reduction/release Hearing: ☐ Yes ☒ No	
Proposed Reduced Fine Amount Proposed to be Paid:	
Does this fine reduction relate to the sale of the property? (If yes, a Closing Disclosure Statement or HUD Settlement Statement must be attached) ☐ Yes ☒ No	

Please ensure this form and any attachments completely set forth your position stating why you contend the fine should be reduced, to what amount and when payment is proposed to be made. **You must be present to answer any questions the Code Enforcement Board may have.**

X I, BIENVENIDO COLLADO, do hereby submit this request for Reduction/Elimination of the fines and/or liens, and in support offer the following statement:

(SECOND PAGE ATTACHED)

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

CITY OF CLERMONT
Petitioner,

Case No: 2305-0061

**Vacant parcel on
W. Minneola Ave
Clermont, FL 34711**

-vs-

JO-EL, LLC

Respondent.

FINDINGS OF FACT, CONCLUSION OF LAW and ORDER

THIS MATTER came before the Code Enforcement Board of the City of Clermont for hearing on **JULY 17, 2023**, and the Board having heard sworn testimony and received evidence from **Code Enforcement Officer Joshua Cortez** for the City and **ELLIS ABIDE** as representative of Defendant; 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 had been corrected

II. CONCLUSION OF LAW

The Code Enforcement Board finds that Respondent, **Jo El LLC**, was in repeat violation of **Sec. 125-522 General Development Conditions, (i) property maintenance.**

III. ORDER

Based on the above-stated findings and conclusion of law, it is hereby Ordered that Respondent is hereby fined in the amount of **FIVE HUNDRED DOLLARS (\$500)** per day for each of the four (4) days the property was in repeat violation for a total of **TWO THOUSAND DOLLARS (\$2,000.00).**

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}~~May~~ 2023, a true and correct copy of this Order has been furnished by certified and regular mail to Respondent, Ellis Abide, 340 Bunker Pl, Orlando, FL 32804



Code Enforcement Officer

City of Clermont

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

AFFIDAVIT OF COMPLIANCE

In the matter of:

Case # C2305-0061

JO-EL LLC

340 BUNKER PL

ORLANDO, FL 32804

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

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

1. That on July 17, 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 is ordered to pay \$500.00 dollars per day for each of the four (4) days the property was in repeat violation for a total of TWO THOUSAND DOLLARS (\$2000.00)

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



JOSHUA CORTEZ

Code Enforcement Officer

City of Clermont, 685 W. Montrose Street

Clermont, FL 34711

The forgoing instrument was acknowledged before me this 28th 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





City of Clermont

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

VIOLATION NOTICE

May 25, 2023

Violation # C2305-0061

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

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

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at W MINNEOLA RD CLERMONT FL, 34711(ALT KEY:1615747).

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

Type of Violation: Property Maintenance Section 125-522

Sec. 125-522. - General development conditions.

(i)Property maintenance. It is the duty and obligation of the owner and occupant of all real property in the city to help preserve and protect the public health and general welfare of all residents and their property by keeping their respective lots, parcels or tracts of land, adjacent sidewalks and parkways free from all filth, trash, weeds, dirt, leaves, grass and rubbish and to keep down by mowing, cutting or removal such vegetation and detrital materials.(1)Any contiguous unimproved parcel of land greater than one acre is exempt from mowing under the following conditions:a. A buffer of 30 feet shall be required to be maintained from any improved right-of-way. All grass or weeds within that buffer will be maintained below 18 inches.

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

You are directed to take action by IMMEDIATELY. THIS CASE WILL BE PRESENTED AT THE CODE ENFORCEMENT BOARD HEARING (AS STATED IN THE ENCLOSED NOTICE OF HEARING) AS A REPEAT VIOLATION EVEN IF THE VIOLATION HAS BEEN CORRECTED PRIOR TO THE HEARING DATE. ADDITIONALLY CODE ENFORCEMENT IS SEEKING A FINE AMOUNT OF \$500.00 TO ACCRUE DAILY EACH DAY THE PROPERTY REMAINS IN VIOLATION.

By:



JOSHUA CORTEZ
Code Enforcement Officer

City of Clermont

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

REPEAT VIOLATION NOTICE

March 02, 2024

Violation # C2403-0003

To: GONZALEZ JOSE A
1250 SHORECREST CIR
CLERMONT, FL 34711

Violation/Property address: 1250 SHORECREST CIR CLERMONT FL, 34711 (ALT KEY:3673255)

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 1250 SHORECREST CIR CLERMONT FL, 34711 (ALT KEY:3673255).

Compliance with the Violation(s) listed will be when the following condition(s) are met: ALL VEHICLES ON THE PROPERTY MUST HAVE A CURRENT AND VALID MOTOR VEHICLE LICENSE TAG. ALL INOPERATIVE/DISMANTLED VEHICLES ARE EITHER STORED WITHIN AN ENCLOSED STRUCTURE OR REMOVED FROM THE PROPERTY.

Type of Violation: 18-92 PROHIBITION OF STORAGE OF CERTAIN ITEMS

No person or business shall keep, store or allow to remain on any property within any section of the city any dismantled, partially dismantled, nonoperative, or discarded machinery, appliances, vehicles, boats, or parts thereof, 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: SECTION 302.8 IPMC MOTOR VEHICLES

Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

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 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:



JORDAN REBANDO
Code Enforcement Officer

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

AFFIDAVIT OF HAND DELIVERY

CITY OF CLERMONT

Petitioner

VS.

GONZALES JOSE A

Case No: C2403-0003

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

1. That he is a resident of Lake County, Florida, and that he is over fifteen years of age.
2. That he hand delivered FINDING OF FACTS, NOTICE OF VIOLATION AND HEARING NOTICE to Jose Gonzales at 685 W. Montrose Clermont, FL. 34711, on the 6th day of March 2024.
3. That a copy of the document served is attached to this Affidavit.

FURTHER AFFIANT SAYETH NOT.

Dated this 6th day of March 2024.



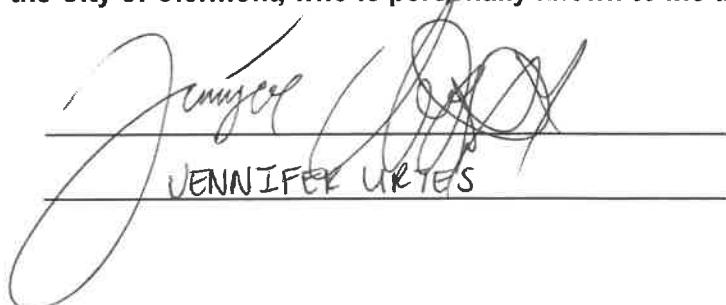
Jordan Rebando
Code Enforcement 352-241-7318
City of Clermont, 685 West Montrose Street
Clermont, FL 34711

The forgoing instrument was acknowledged before me dated this 6th day of March, 2024 by Jordan Rebando as a Code Enforcement Officer for the City of Clermont, who is personally known to me and who did take an oath.



Signature:

Printed Name:



JENNIFER URTES

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

CITY OF CLERMONT

**Case No: C2018-000569
1250 Shorecrest Circle
Clermont, Florida**

Petitioner,

vs.

GONZALEZ JOSE A.,

Respondent.

FINDINGS OF FACT, CONCLUSION OF LAW and ORDER

THIS MATTER came before the Code Enforcement Special Magistrate of the City of Clermont for hearing on **March 19, 2019** and the Special Magistrate having heard sworn testimony and received evidence from **Matthew Reusch, Code Enforcement Officer**, for the City and having noted that Respondent, Jose A. Gonzalez was not present or represented, thereupon issues the following Findings of Fact, Conclusion of Law, and Order:

I. FINDINGS OF FACT

- 1) Notice as required by Section 162.12, F.S. was provided to Respondent.
- 2) The Respondent is the owner of and in custody and control of the property described in the Violation Notice dated December 18, 2018.
- 3) As of January 8, 2019, there existed on the property inoperative, unlicensed or dismantled/partially dismantled motor vehicles.
- 4) On or about February 28, 2019, the Respondent corrected the above-stated conditions.

II. CONCLUSION OF LAW

The Code Enforcement Special Magistrate finds the Respondent, GONZALEZ JOSE A., was in violation of City of Clermont Code Section 34-95 "Vehicles and Chapter 14, Section 14-9 IMPC Section 302.8 "Motor Vehicles".

III. ORDER

Based on the above-stated findings and conclusion of law, it is hereby Ordered that Respondent shall refrain from repeating the above-stated violations. In the event that the violations are repeated the Petitioner may bring this matter back before the Special Magistrate as a repeat violation in accordance with applicable law. Any fine that may accrue due to a repeat violation shall accrue from the date that it is repeated until the date it is corrected as observed and documented by the Code Enforcement Officer.

CASE NO.: C2018-000569

Done and Ordered this 29th day of March 2019


Andrew Lanius, Esquire
Special Magistrate
Fla Bar No.: 93427

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

I HEREBY CERTIFY that on this 3rd day of March 2019, a true and correct copy of this Order has been furnished by certified and regular mail to Respondent, Jose A. Gonzalez, 1250 Shorecrest Circle, Clermont, FL 34711.


Code Enforcement Officer

City of Clermont

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

VIOLATION NOTICE

December 18, 2018

Violation # C2018-000569

To: GONZALEZ JOSE A
1250 SHORECREST CIR
CLERMONT, FL 34711

Violation/Property address: 1250 SHORECREST CIR, CLERMONT FL 34711

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at 1250 SHORECREST CIR. IN REFERENCE TO; CODE ENFORCEMENT INVESTIGATORS RECEIVED A COMPLAINT THAT THERE WERE MULTIPLE VEHICLES IN VARIOUS STAGES OF DISREPAIR LOCATED ON THE PROPERTY. INVESTIGATORS CONDUCTED AN INSPECTION OF THE PROPERTY AND FOUND IT TO BE IN VIOLATION.

Compliance with the Violation(s) listed will be when the following condition(s) are met: VEHICLES THAT ARE IN STATE OF DISREPAIR MUST BE REMOVED FROM THE DRIVEWAY AND STORED IN AN ENCLOSED STRUCTURE SUCH AS A GARAGE OR WAREHOUSE. ALL VEHICLES MUST HAVE VALID REGISTRATION AND LICENSE PLATES ATTACHED TO THEM.

Type of Violation: Section 302.8 IPMC Motor Vehicles

Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

Type of Violation: VEHICLES

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

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

Please contact me at (352)241-7304 or MREUSCH@CLERMONTFL.ORG when you comply, so an inspection to determine compliance can be scheduled.

You are directed to take action by JANUARY 8TH, 2019. Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Special Magistrate.

City of Clermont

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

VIOLATION NOTICE**October 10, 2019****Violation # C2019-000721**

To: CHANDLER WILLIE C & LOLA MAE
 536 E BROOME ST
 CLERMONT, FL 34711

Violation/Property address: 532 BROOME ST, CLERMONT, FL 34711

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at 532 BROOME ST, CLERMONT, FL 34711.

Compliance with the Violation(s) listed will be when the following condition(s) are met: Property must be cleared of all trash and debris and be maintained in a sanitary conditions. Garbage must be kept in an approved container and the container is not to be placed at the curb until 6:00 am on your scheduled collection day. For more information regards trash collection or to request an approved container please contact Environmental Services at 352-241-7320.

Type of Violation: • **SEC. 50-33. - PRECOLLECTION PRACTICES.**

- (a) Separation of garbage and trash. Garbage and trash shall be placed and maintained in separate containers.
- (b) Preparation of garbage and refuse. All garbage and refuse, before being placed in garbage cans for collection, shall have drained from it all free liquids and may be wrapped in paper. Tree trimmings, hedge clippings and similar material shall be cut to a length not to exceed four feet.
- (c) Storing of refuse. No person shall place any refuse in any street, alley or other public place, or upon any private property, whether owned by such person or not, within the city, unless it is in proper containers for collection or under express approval granted by the director. Nor shall any person throw or deposit any refuse in any stream or other body of water. Any unauthorized accumulation of refuse on any premises is herewith declared to be a nuisance and is prohibited. No person shall cast, place, sweep or deposit anywhere within the city any refuse or trash in such a manner that it may be carried or deposited by the elements upon any street, sidewalk, alley, sewer, parkway or other public place, or into any occupied premises within the city. The burning of refuse is prohibited within the city limits, except as approved by the fire chief in accordance with appropriate state and local laws.
- (d) Points of collection. Refuse containers shall be placed for collection on the property at the place designated by the director. At no time may they be placed within the curb boundaries or on the improved paved or hard-surfaced area of any street, public way, alley or thoroughfare in the city.

Type of Violation: **308.3.2 CONTAINERS**

The operator of every establishment producing garbage shall provide, and at all times cause to be utilized, approved leak-proof containers provided with close-fitting covers for the storage of such materials until removed from the premises for disposal.

Type of Violation: **GARBAGE CONTAINER PLACEMENT**

Section 50-2 (e) Garbage Containers placement and removal

Solid waste and recycling containers in residential areas shall be placed at curbside for collection no earlier than 6:00 a.m. prior to scheduled collection and no later than 6:00 a.m. the day after the actual collection.

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: ROW Obstructions

(a) No person shall cause to be placed, or place or allow to remain in front of his or their premises any merchandise, goods or showcases, barrels, wagons, carts, signs, advertisements, or articles of any description, on any sidewalk or street within the limits of the city, except as allowed under chapter 122, zoning.

(b) All streets, pavements and sidewalks shall be kept clean, free from rubbish and weeds, by the several landowners and the occupants of premises abutting thereon.

(c) If any such streets, pavements or sidewalks become, in any manner dangerous or detrimental to the health or reasonable convenience of citizens, or become obstructed by trash or weeds, it shall be the duty of the city to give notice to the owner or occupant, or the recognized agent of either, requiring such owner or occupant, as the case may be, to remove any and all obstructions thereon, within ten days of receipt of the notice; and should any such owner or occupant refuse to make such repairs, or remove such obstructions within such time, he shall, upon conviction, be punished as provided by section 1-15, and such repairs shall be made, or such obstructions removed, at the expense of the abutting owner.

Type of Violation: RUBBISH AND GARBAGE SECTION 308.1-IPMC

All exterior property and premises and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

Type of Violation: SANITATION SECTION 302-IPMC

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

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

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

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

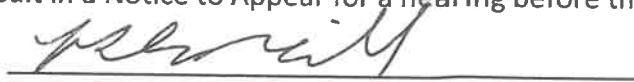
(3) Harborage for rats, snakes and other vermin. Any condition which provides harborage for rats, mice, snakes and other vermin.

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

Please contact me at 352-241-7343 or KNEILL@CLERMONTFL.ORG when you comply, so an inspection to determine compliance can be scheduled.

You are directed to take action by **October 31, 2019**. Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Special Magistrate.

By:



Katherine Neill
Code Enforcement Officer

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

CITY OF CLERMONT

Petitioner,

vs.

WILLIE C. and LOLA MAE CHANDLER,

Respondents.

_____ /

Case No: C2019-000721

532 E. Broome Street

Clermont, Florida

FINDINGS OF FACT, CONCLUSION OF LAW and ORDER

THIS MATTER came before the Code Enforcement Special Magistrate of the City of Clermont for hearing on **January 21, 2020** and the Special Magistrate having heard sworn testimony and received evidence from **Katherine Neill Code Enforcement Officer**, for the City and **Natalie Young and Willie Chandler** for the Respondents, thereupon issues the following Findings of Fact, Conclusion of Law, and Order:

I. FINDINGS OF FACT

- 1) Notice as required by Section 162.12, F.S. was provided to Respondent.
- 2) The Respondents are the owners of and in custody and control of the property described in the Violation Notice dated October 10, 2019.
- 3) There exists on the property trash and debris and garbage not place in approved containers and appropriately placed at the curb for collection.

II. CONCLUSION OF LAW

The Code Enforcement Special Magistrate finds the Respondents, **WILLIE C. and LOLA MAE CHANDLER**, are in violation of Section 50-33 "Pre-collection Practices"; Section 308.3.2 "Containers"; Section 50-2(e) "Garbage Container Placement"; Section 122-344 "Property Maintenance"; ROW Obstructions; Section 308.1-IPMC "Rubbish and Garbage"; Section 302-IPMC "Sanitation" and Section 34-61 "Enumeration of Prohibited Items, Conditions or Actions Constituting Nuisances.

III. ORDER

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

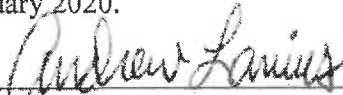
- 1) Respondent shall correct the above-stated violations on or before **February 4, 2020**, by taking the remedial action as set forth in the Violation Notice dated October 10, 2019. If the

Respondents fail to timely correct the violation a fine of **ONE HUNDRED AND FIFTY DOLLARS (\$150)** will accrue for each day the violation continues past the compliance date as stated above.

2) Respondents bear the burden of and shall contact the City of Clermont Code Enforcement Department to arrange for a re-inspection of the Property and to verify that the violations have been corrected, and the property has been brought into compliance with the City Code Sections as cited above. Respondent shall call (352) 241-7343 to request an inspection.

3) Any fine imposed shall accrue from the date it is imposed until the date that the violation is corrected as verified by the City of Clermont Code Enforcement Department.

Done and Ordered this 7th day of February 2020.

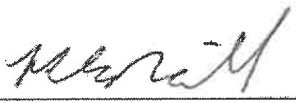


Andrew Lanius, Esquire
Special Magistrate
Fla Bar No.: 93427

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

I HEREBY CERTIFY that on this 12th day of February 2020, a true and correct copy of this Order has been furnished by certified and regular mail to Respondents, Willie C. and Lola Mae Chandler, 536 E. Broome Street, Clermont, FL 34711.

9171 9690 0935 0199 6532 51



Code Enforcement Officer

City of Clermont

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

REPEAT VIOLATION NOTICE

December 05, 2023

Violation # C2312-0002

To: CHANDLER WILLIE C & LOLA MAE
536 E BROOME ST
CLERMONT, FL 34711

Violation/Property address: 532 E BROOME ST CLERMONT FL, 34711 (ALT KEY:1629217)

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 532 E BROOME ST CLERMONT FL, 34711 (ALT KEY:1629217).

Compliance with the Violation(s) listed will be when the following condition(s) are met: ADDRESS NUMBERS ARE PLACED ON THE BUILDING AS STATED BELOW. RIGHT-OF-WAY IS CLEARED OF ALL TRASH AND MAINTAINED IN A SANITARY CONDITION. GARBAGE MUST BE KEPT IN AN APPROVED CONTAINER AND THE CONTAINER CAN NOT BE PLACED BY THE CURB EARLIER THEN 6:00A.M. THE DAY BEFORE YOUR SCHEDULED TRASH COLLECTION DAY WHICH IS FRIDAY AND SHALL BE REMOVED NO LATER THEN 6:00A.M. THE DAY AFTER THE ACTUAL COLLECTION.

Type of Violation: Sec. 30-25. - Precollection practices.

(c) Storing of refuse. No person shall place any refuse in any street, alley or other public place, or upon any private property, whether owned by such person or not, within the city, unless it is in proper containers for collection or under express approval granted by the director. Nor shall any person throw or deposit any refuse in any stream or other body of water. Any unauthorized accumulation of refuse on any premises is herewith declared to be a nuisance and is prohibited. No person shall cast, place, sweep or deposit anywhere within the city any refuse or trash in such a manner that it may be carried or deposited by the elements upon any street, sidewalk, alley, sewer, parkway or other public place, or into any occupied premises within the city. The burning of refuse is prohibited within the city limits, except as approved by the fire chief in accordance with appropriate state and local laws.

Type of Violation: Sec. 30-2. – Garbage containers.

(e) Placement and removal of residential solid waste containers and recycling containers. Solid waste and recycling containers in residential areas shall be placed at the curbside collection point no earlier than 6:00 a.m. of the day prior to scheduled collection and shall be removed no later than 6:00 a.m. of the day after the actual collection.

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: RUBBISH AND GARBAGE SECTION 308.1-IPMC

All exterior property and premises and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

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 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:

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

JORDAN REBANDO
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.

C2312-0017

DATE

12-20-2023

ADDRESS

Alternate Key # 2670061

STOP WORK

NOTES

Request for paving was denied. A
Site plan needs to be reviewed and a
development order is required before the
work shall continue.

FOR CORRECTIONS CALL 352-241-7310
Monday through Friday



Building Inspector/Code Enforcement

City of Clermont

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

VIOLATION NOTICE

December 19, 2023

Violation # C2312-0017

To: GLORI-1295 LLC
1295 W HIGHWAY 50
CLERMONT, FL 34711

Violation/Property address: EMERALD LAKES ST. Alternate Key# 2670061 (Nolands Roofing)

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 EMERALD LAKES ST.

Compliance with the Violation(s) listed will be when the following condition(s) are met: A site plan must be submitted, reviewed, and approved before a development order can be issued and the work can continue.

Type of Violation: Sec. 101-178. - Development order and development permit required; exceptions.

(a) No development activity shall be undertaken unless the activity is authorized by a development permit. A development permit shall not be issued unless authorized by a development order reflecting conformance with the requirements of this land development code or unless exemption from a development order is permissible in accordance with subsection (b) of this section.

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

You are directed to take action by 1-3-2024. Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

By:



Andrew Snodgrass
Code Enforcement Officer

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

AFFIDAVIT OF HAND DELIVERY

CITY OF CLERMONT

Petitioner

VS.

Glori – 1295 LLC

Case No: C2312-0017

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

1. That he is a resident of Lake County, Florida, and that he is over fifteen years of age.
2. That he hand delivered a courtesy notice to Greg Noland at 1295 West Highway 50 Clermont, FL. 34711, on the 20th day of December, 2023.
3. That a copy of the document served is attached to this Affidavit.

FURTHER AFFIANT SAYETH NOT.

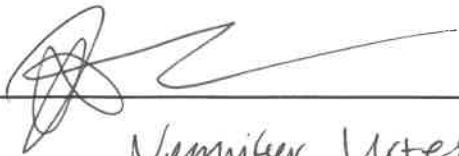
Dated this 20th day of December 2023.



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

The forgoing instrument was acknowledged before me dated this 20th day of December 2023 by Andrew Snodgrass as a Code Enforcement Officer for the City of Clermont, who is personally known to me and who did take an oath.

Signature:



Printed Name:

Jennifer Urtes



Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

vs.

GLORI-1295 LLC

Respondent

Case No. C2312-0017

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:

March 18, 2024 @ 6 p.m.

at

685 West Montrose Street, Clermont, Florida.

Council Chambers of City Hall

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

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

I hereby certify that a true and correct copy of the above and foregoing Notice of Hearing has been furnished by Certified Mail/Personal Service to Respondent, GLORI-1295 LLC.

Certified Mail/Return Receipt Requested #

9171 9690 0935 0308 0427 92

BY:



Andrew Snodgrass, Code Enforcement Officer
this 30th day of January, 2024

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

City of Clermont

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

VIOLATION NOTICE

December 20, 2023

Violation # C2312-0019

To: ALVAREZ ANTHONY & SHEILA DE PA
740 PRINCE EDWARD AVE
CLERMONT, FL 34711

Violation/Property address: 740 PRINCE EDWARD AVE CLERMONT FL, 34711 (ALT KEY: 1620546)

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 740 PRINCE EDWARD AVE CLERMONT FL, 34711 (ALT KEY: 1620546).

Compliance with the Violation(s) listed will be when the following condition(s) are met: CALL PERMIT DEPT. AT 352-241-7315 FOR A PERMIT FOR THE PAVERS OR REMOVE THEM. TRUCK WITH NO LICENSE PLATE EITHER OBTAINS A VALID LICENSE PLATE, PROPERLY STORED PER CODE OR REMOVED FROM THE PROPERTY. TRACH CANS ARE BY THE CURBSIDE ONLY BETWEEN THURSDAY 6AM-SATURDAY 6AM. PROPERTY IS CLEANED UP AND OUTDOOR STORAGE IS EITHER REMOVED OR PLACED BEHIND THE FENCE. ADDRESS NUMBERS ARE PLACED ON THE BUILDING. SIDEWALK AND CURB IS REPAIRED AND FIXED.

Type of Violation: 18-92 PROHIBITION OF STORAGE OF CERTAIN ITEMS

No person or business shall keep, store or allow to remain on any property within any section of the city any dismantled, partially dismantled, nonoperative, or discarded machinery, appliances, vehicles, boats, or parts thereof, 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: SEC. 30-2. - GARBAGE CONTAINERS.

(e)Placement and removal of residential solid waste containers and recycling containers. Solid waste and recycling containers in residential areas shall be placed at the curbside collection point no earlier than 6:00 a.m. of the day prior to scheduled collection and shall be removed no later than 6:00 a.m. of the day after the actual collection.

Type of Violation: SEC. 125-522. - GENERAL DEVELOPMENT CONDITIONS.

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

(h)Unightly occupancies. Unightly occupancies, such as, but not limited to, junkyards, repair yards and outdoor storage, shall be entirely surrounded by a substantial continuous masonry fence or similarly permanent construction approved by the planning and development services department. Such fence or wall shall be constructed and

maintained at a height of six feet to screen the unsightly occupancy. It shall be of similar composition, construction and color throughout and shall be constructed without openings except for entrances and exits, such entrances and exits to be equipped with unpierced gates, except that additional openings may be authorized to provide access for fire protection. Such gates shall be closed and securely locked at all times, except during business hours. Plans for such fence or wall shall be submitted to the planning and development services department, which shall determine whether the proposed fence will meet the requirements of this section. No building permit shall be issued for the construction of such fence or wall until the approval of the planning and development services department has been secured. Such fence or wall shall be maintained in good order and shall not be allowed to deteriorate.

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: SIDEWALKS AND DRIVEWAYS SECTION 302.3-IPMC

All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

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 **1/21/2024**. 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

Code Enforcement Officer

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2312-0019

vs.

ALVAREZ ANTHONY & SHEILA DE PA

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:

MARCH 18TH. 2024 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, ALVAREZ ANTHONY & SHEILA DE PA. 740 PRINCE EDWARD AVE. CLERMONT, FL 34711
Certified Mail/Return Receipt Requested #

BY:



JORDAN REBANDO, Code Enforcement Officer
this 29th day of January, 2024

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

City of Clermont

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

VIOLATION NOTICE

November 13, 2023

Violation # C2310-0039

To: BARTON JUDY E & ROY B
6240 LAKE ERIE RD
GROVELAND, FL 34736

Violation/Property address: 301 CHESTNUT ST CLERMONT FL, 34711 (ALT KEY:1627711)

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 301 CHESTNUT ST CLERMONT FL, 34711 (ALT KEY:1627711).

Compliance with the Violation(s) listed will be when the following condition(s) are met: CONTACT THE PERMIT DEPARTMENT AT 352-241-7315 AND OBTAIN A PERMIT FOR THE SHED OR REMOVE THE SHED FROM THE PROPERTY.

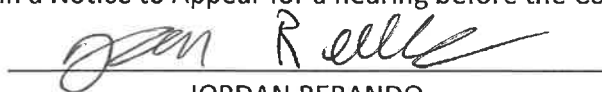
Type of Violation: Sec. 125-522. - General development conditions.

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

If you have any questions concerning this matter, please contact me at (352)-241-7318 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 **12/17/2023**. Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

By:



JORDAN REBANDO
Code Enforcement Officer

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2310-0039

vs.

BARTON JUDY E & ROY B

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:

JANUARY 18TH, 2024 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, BARTON JUDY E & ROY B. 6240 LAKE ERIE RD GROVELAND, FL 34736

Certified Mail/Return Receipt Requested #

9171 9690 0935 0307 8856 80

BY:



JORDAN REBANDO, Code Enforcement Officer
this 18th day of December, 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# C2310-0039

VS.

BARTON JUDY E & ROY B
6240 LAKE ERIE RD
GROVELAND, FL 34736

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 301 Chestnut St, Clermont, Florida, (Alt Key:1627711) on the 18th day of December 2023.

Sworn to and subscribed before me this 18th day of December 2023.



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

The forgoing instrument was acknowledged before me this 18th day of December, 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



Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

vs.

BARTON JUDY E & ROY B

Respondent

Case No. C2310-0039

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:

MARCH 18TH, 2024 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, BARTON JUDY E & ROY B. 6240 LAKE ERIE RD GROVELAND, FL 34736

Certified Mail/Return Receipt Requested #

BY:



JORDAN REBANDO, Code Enforcement Officer

this 28th day of February, 2024

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.

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

AFFIDAVIT OF HAND DELIVERY

CITY OF CLERMONT

Petitioner

VS.

BARTON JUDY E & ROY B

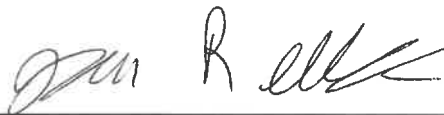
Case No: C2310-0039

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

1. That he is a resident of Lake County, Florida, and that he is over fifteen years of age.
2. That he hand delivered a Notice of Violation and Hearing Notice to Roy Barton at 301 Chestnut St. Clermont, FL. 34711, on the 28th day of February 2024.
3. That a copy of the document served is attached to this Affidavit.

FURTHER AFFIANT SAYETH NOT.

Dated this 28th day of February 2024.



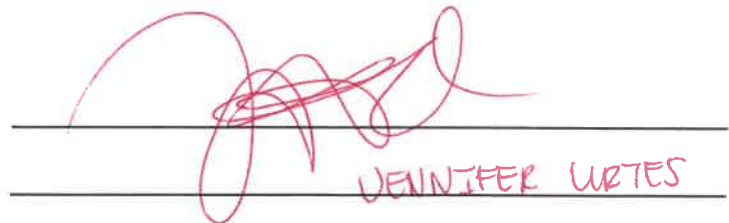
Jordan Rebando
Code Enforcement 352-241-7318
City of Clermont, 685 West Montrose Street
Clermont, FL 34711

The forgoing instrument was acknowledged before me dated this 28th day of February, 2024 by Jordan Rebando as a Code Enforcement Officer for the City of Clermont, who is personally known to me and who did take an oath.



Signature: _____

Printed Name: _____



JENNIFER URTES

City of Clermont

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

VIOLATION NOTICE

October 20, 2023

Violation # C2309-0054

To: MILES JOHN B JR ESTATE
1000 W LAKESHORE DR
CLERMONT, FL 34711

Violation/Property address: 1000 LAKESHORE DR CLERMONT FL, 34711 (ALT KEY:1587328)

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 1000 LAKESHORE DR CLERMONT FL, 34711 (ALT KEY:1587328).

Compliance with the Violation(s) listed will be when the following condition(s) are met: ALL GRASS/WEEDS MOWED AND MAINTAINED UNDER 18 INCHES. VEHICLES WITH EXPIRED TAGS ARE EITHER PROPERLY STORED PER CODE, HAS A VALID MOTOR VEHICLE LICENSE TAG ATTACHED TO THEM OR IS REMOVED FROM THE PROPERTY

Type of Violation: Sec. 18-92. - Prohibition of storage of certain items.

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

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 11/19/2023. 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
Code Enforcement Officer

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2309-0054

vs.

MILES JOHN B JR ESTATE

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:

MARCH 18TH, 2024 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, MILES JOHN B JR ESTATE. 1000 LAKESHORE DR.

CLERMONT FL, 34711

Certified Mail/Return Receipt Requested #

BY:



JORDAN REBANDO, Code Enforcement Officer
this 30th day of January, 2024

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# C2309-0054

VS.

MILES JOHN B JR ESTATE
1000 LAKESHORE DR
CLERMONT, FL 34711

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

That a copy of 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 1000 Lakeshore Dr., Clermont, Florida, (Alt Key:1587328) on the 19th day of February 2024.

Sworn to and subscribed before me this 19th day of February 2024.



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

The forgoing instrument was acknowledged before me this 19th day of February, 2024, by Jordan Rebando as the Code Enforcement Officer for the City of Clermont, who is personally known to me and who did take an oath.



Signature: _____



Printed Name: JENNIFER URTES

City of Clermont

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

VIOLATION NOTICE

December 29, 2023

Violation # C2312-0028

To: FCH PROPERTIES LLC
4168 SOUTHPOINT PKWY S STE 201
JACKSONVILLE, FL 32216

Violation/Property address: 2480 S US HIGHWAY 27 CLERMONT FL, 34714(ALT KEY:3828876)

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 2480 S US HIGHWAY 27 CLERMONT FL, 34714(ALT KEY:3828876).

Compliance with the Violation(s) listed will be when the following condition(s) are met: INADEQUATE GRADING AND DRAINAGE HAS RESULTED IN THE EROSION OF SOIL THAT IS AFFECTING BOTH THE TRAVEL CAMP PROPERTY AND THE NEIGHBORING PROPERTY. ALL OF THE TRAVEL CAMP PROPERTY MUST BE GRADED AND MAINTAINED AS TO PREVENT THE EROSION OF SOIL AND ACCUMULATION OF STAGNANT WATER. ALL OF THE SOIL WHICH HAS RUNOFF ONTO THE NEIGHBORING PROPERTY MUST BE CLEANED UP. ALL OF THE SOIL THAT HAS RUNOFF ONTO THE PARKING AREA OF TRAVEL CAMP MUST BE CLEANED UP. ALL OF THE SOIL THAT HAS FLOWED INTO THE STORM DRAINS OF TRAVEL CAMP MUST BE CLEANED UP. ALL OF THE BANNER SIGNS ON THE PROPERTY MUST BE REMOVED. ALL OF THE SANDWICH BOARDS ON THE PROPERTY MUST BE REMOVED. ANY UNPERMITTED SIGNAGE MUST BE REMOVED.

Type of Violation: 302.2 Grading and drainage.

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

Type of Violation: 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. 105-120. - Maintenance of installed systems.

The installed systems required by this division shall be maintained by the owner except where the city specifically accepts a certain system for maintenance. All areas and structures to be maintained by the city must be conveyed to the city by plat or separate instrument and accepted by the city council. The system to be maintained by the owner shall have adequate easements to permit the city to inspect and, if necessary, to take corrective action should the owner fail to maintain the system.

Type of Violation: Sec. 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:

(11)Banner signs

(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 1/28/2024. 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 8816 20

Code Enforcement Board

City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

vs.

FCH PROPERTIES LLC

Respondent

Case No. C2312-0028

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:

MARCH 18TH 2024 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 Violation and Notice of Hearing has been furnished by Certified Mail/Personal Service to Respondent, FCH PROPERTIES LLC. 4168 SOUTHPOINT PKWY S STE 201 JACKSONVILLE, FL 32216

Certified Mail/Return Receipt Requested #

BY: _____


JOSHUA CORTEZ, Code Enforcement Officer
this 14th day of February, 2024

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

City of Clermont

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

VIOLATION NOTICE

December 20, 2023

Violation # C2310-0028

To: BIGGS JOHN E IV
443 W JUNIATA ST
CLERMONT, FL 34711

Violation/Property address: 443 W JUNIATA ST CLERMONT, FL 34711(ALT KEY:1612624)

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 443 W JUNIATA ST CLERMONT, FL 34711(ALT KEY:1612624).

Compliance with the Violation(s) listed will be when the following condition(s) are met: OBTAIN AN ISSUED BUILDING PERMIT FOR THE ALTERATIONS MADE TO THE ROOF. CONTACT THE PERMIT DEPT AT 352-241-7315. CONTACT THE CODE ENFORCEMENT OFFICER IN CHARGE OF THIS CASE AT 352-241-7356.

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

(a)Building permit required. It shall be unlawful for any person to initiate new uses of any land within the corporate boundaries of the city or to erect or construct any new structures or to move, add to, repair or modify in any way any existing structures, except by authority of permit issued by the building inspector or planning and development services department of the city acting as administrative officer of the regulations contained in this land development code.

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 2/3/2024. Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

By:



JOSHUA CORTEZ
Code Enforcement Officer

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

vs.

BIGGS JOHN E IV

Respondent

Case No. C2310-0028

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:

MARCH 18 2024 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 Violation and Notice of Hearing has been furnished by Certified Mail/Personal Service to Respondent, BIGGS JOHN E IV. 443 W JUNIATA ST CLERMONT, FL 34711

Certified Mail/Return Receipt Requested #

BY: _____


JOSHUA CORTEZ, Code Enforcement Officer
this 5th day of February, 2024

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 8859 01

City of Clermont

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

VIOLATION NOTICE

December 12, 2023

Violation # C2310-0030

To: JORMAR INVESTMENT LLC
12605 PHILLIPS RD
GROVELAND, FL 34736-8945

Violation/Property address: 1445 BOWMAN ST CLERMONT FL, 34711(ALT KEY:1626838)

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 1445 BOWMAN ST CLERMONT FL, 34711(ALT KEY:1626838).

Compliance with the Violation(s) listed will be when the following condition(s) are met: OBTAIN AN ISSUED VACATION RENTAL PERMIT FOR THE AIRBNB LOCATED AT 1445 BOWMAN ST AND OBTAIN AN ISSUED BUILDING PERMIT FOR THE PERGOLAS CONSTRUCTED IN FRONT OF THE BUILDING.

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

(a)Building permit required. It shall be unlawful for any person to initiate new uses of any land within the corporate boundaries of the city or to erect or construct any new structures or to move, add to, repair or modify in any way any existing structures, except by authority of permit issued by the building inspector or planning and development services department of the city acting as administrative officer of the regulations contained in this land development code

Type of Violation: Sec. 125-587. - Vacation rental permit requirements.

(a)Permit required.(1)A property owner operating a vacation rental shall obtain a vacation rental permit prior to advertising a property available for short-term rental.(2)The advertising or advertisement for the rental of a dwelling unit for periods of less than 30 days or one calendar month and more than three times a year is direct evidence of operating a property for rent as a vacation rental in violation of subsection (a)(1) of this section.

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 1/2/2024. 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 8814 08

Code Enforcement Board

City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

vs.

JORMAR INVESTMENT LLC

Respondent

Case No. C2310-0030

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:

MARCH 18 2024 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, JORMAR INVESTMENT LLC. 12605 PHILLIPS RD

GROVELAND, FL 34736-8945

Certified Mail/Return Receipt Requested #

BY: _____


JOSHUA CORTEZ, Code Enforcement Officer
this 3rd day of January, 2024

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 8859 63

City of Clermont

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

VIOLATION NOTICE

November 20, 2023

Violation # C2310-0021

To: HENSHAW KEVIN A
1629 LAKE AVE
CLERMONT, FL 34711

Violation/Property address: 1620 5TH ST CLERMONT FL, 34711(ALT KEY:1626064)

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 1620 5TH ST CLERMONT FL, 34711(ALT KEY:1626064).

Compliance with the Violation(s) listed will be when the following condition(s) are met: ABOVE GROUND DECK HAS BEEN ALTERED AND STRUCTURAL COMPONENTS HAVE BEEN ALTERED WITHOUT PERMIT OBTAIN AN ISSUED PERMIT FOR THE ABOVE GROUND DECK FOR THE ALTERATIONS. CONTACT PERMIT DEPT AT 352-241-7315.

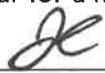
Type of Violation: Sec. 125-522. - General development conditions.

(a)Building permit required. It shall be unlawful for any person to initiate new uses of any land within the corporate boundaries of the city or to erect or construct any new structures or to move, add to, repair or modify in any way any existing structures, except by authority of permit issued by the building inspector or planning and development services department of the city acting as administrative officer of the regulations contained in this land development code.

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 1/4/2024 . 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 8857 96

Code Enforcement Board

City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

vs.

HENSHAW KEVIN A

Respondent

Case No. C2310-0021

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:

MARCH 18 2024 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 and Notice of Violation has been furnished by Certified Mail/Personal Service to Respondent, HENSHAW KEVIN A. 1629 LAKE AVE CLERMONT, FL 34711

Certified Mail/Return Receipt Requested #

BY:



JOSHUA CORTEZ, Code Enforcement Officer

this 5th day of January, 2024

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 8724 75

City of Clermont

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

VIOLATION NOTICE

July 10, 2023

Violation # C2307-0013

To: PERMACATION LLC
516 W HIGHWAY 50
CLERMONT, FL 34711

Violation/Property address: 516 W HIGHWAY 50 CLERMONT, FL 34711(ALT KEY:1613485)

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 516 W HIGHWAY 50 CLERMONT, FL 34711(ALT KEY:1613485).

Compliance with the Violation(s) listed will be when the following condition(s) are met: A PERMIT IS ISSUED FOR THE REPAIR OF THE EXTERIOR ROOF DAMAGE. ALL SIDEWALKS, DRIVEWAYS, PARKING SPACES AND SMILIAR AREAS ARE REPAIRED AND MAINTAINED. ALL INTERIOR WORK, CHANGES, ALTERATIONS ETC. ARE ACCOUNTED FOR EITHER BY ALLOWING CODE ENFORCEMENT TO CONDUCT AN INSPECTION OF THE INTERIOR CONDITIONS OR A FULL SCOPE OF WORK IS SUBMITTED BY A LICENSED CONTRACTOR AND THE APPROPRIATE PERMIT IS ISSUED. CONTACT THE CODE ENFORCEMENT OFFICER IN CHARGE OF THIS CASE AT 352-241-7356. CONTACT THE BUILDING OFFICIAL MARK GRENIER AT 352-241-7311.

Type of Violation: 605.1 Electrical Equipment

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

Type of Violation: EXTERIOR STRUCTURE SECTION 304.1-IPMC

The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

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

Sec. 125-522. - General development conditions.

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

Type of Violation: 304.1.1 Unsafe conditions

304.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings: 8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.11. Overhang extensions or projections

including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

Type of Violation: 305.1 General

305.1 General. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure that they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.

Type of Violation: SIDEWALKS AND DRIVEWAYS SECTION 302.3-IPMC

All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

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 8/24/2023 . Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

By:

JOSHUA CORTEZ
Code Enforcement Officer

9171 9690 0935 0307 8850 93

Code Enforcement Board

City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

vs.

PERMACATION LLC

Respondent

Case No. C2307-0013

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:

MARCH 18 2024 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 Violation and Notice of Hearing has been furnished by Certified Mail/Personal Service to Respondent, PERMACATION LLC. 516 W HIGHWAY 50 CLERMONT, FL 34711

Certified Mail/Return Receipt Requested #

BY:



JOSHUA CORTEZ, Code Enforcement Officer
this 1th day of March, 2024

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.