



**CODE ENFORCEMENT BOARD MEETING
MONDAY, APRIL 15, 2024
CITY HALL at 685 WEST MONTROSE STREET
At 6:00 PM**

SPECIAL MEETING

CALL TO ORDER

PLEDGE OF ALLEGIANCE

MINUTES

Approval of the March 18, 2024 Workshop Minutes

Approval of the March 18, 2024 Minutes

OPENING STATEMENT

SWEARING IN WITNESSES

AGENDA

OTHER BUSINESS

Item 1 - C2302-0075 & C2302-0077 584 West Juniata Street, LLC
Wallace 584 & 586 West Juniata Street

REQUEST: Motion to Foreclose

Item 2 - C2021-000029 & C2021-000031 Richard Klass
Wallace 588 & 590 W. Juniata St.

REQUEST: Motion to Foreclose

Item 3 - C2307-0052 Matthew Shakaria
Rebando 5th Street - Vacant Lot

REQUEST: Motion to Lien

Item 4 - C2303-0045 Stanley Hayes
Rebando 505 East Montrose Street

REQUEST: Motion to Lien

Item 5 - C2106-000046 Neville Desilva
Wallace 2047 Knollcrest Drive

REQUEST: Reduction of Fine

**CODE ENFORCEMENT BOARD MEETING
MONDAY, APRIL 15, 2024
CITY HALL at 685 WEST MONTROSE STREET
At 6:00 PM**

**Item 6 - C2203-000066
Snodgrass**

Richard Posada
2714 Eagle Lake Drive

REQUEST:

Reduction of Fine

**Item 7 - C2301-0004
Snodgrass**

ANNBI LLC
811 West Highway 50 (El Cerro)

REQUEST:

Reduction of Fine

**Item 8 - C2403-00003
Rebando**

Jose Gonzalez
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
Rebando**

Willie Chandler
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

**Item 10 - C2306-0066
Snodgrass**

Woodwinds Clermont LLC
151 South Grand Highway

REQUEST:

Reduction of Fine

NEW BUSINESS

**Item 11 - C2312-0017
Snodgrass**

Glori-1295 LLC (Nolands Roofing)
Emerald Lakes Street / AK 2670061

VIOLATION:

Section 101-178 Development Order and
Development Permit Required

**Item 12 - C2309-0054
Rebando**

John Miles, Jr., Estate
1000 Lakeshore Drive

VIOLATION:

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

**CODE ENFORCEMENT BOARD MEETING
MONDAY, APRIL 15, 2024
CITY HALL at 685 WEST MONTROSE STREET
At 6:00 PM
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
CODE ENFORCEMENT BOARD
WORKSHOP MINUTES
MARCH 18, 2024**

The workshop of the Code Enforcement Board was called to order on Monday, March 18, 2024, at 5:30pm.

MEMBERS PRESENT: Jenny May, Fran Falcone, Linda Camps, Cuqui Whitehead, Chuck Forth, Jr., and Bill Kilburn

ALSO PRESENT: Code Board Attorney Brackins, City Attorney Mantzaris, City Manager Bulhuis, Development Services Director Henschel, and Development Services Coordinator Heard

City Manager Bulhuis welcomed the Board members. He asked each member to give a small introduction. He further stated that the City's goal is to reach compliance, not make money.

City Attorney Mantzaris introduced himself and stated he represents the City.

Code Board Attorney Brackins introduced himself and his role. He handed out a packet to each board member which contained information on the Florida Sunshine Law, Public Records Law, and Code of Ethics along with sample motions. He explained the Florida Sunshine Law, quasi-judicial proceedings, meeting a quorum and making motions.

Code Enforcement Manager Wallace introduced Code Enforcement Officers Rebando, Cortez, and Snodgrass.

Dev. Services Coordinator Heard swore in the Code Enforcement Board members.

There being no further business, the meeting was adjourned at 6:00 p.m.

Jenny May, Chair

ATTEST:

Kathy Heard, Dev. Svcs. Coord.

City of Clermont
CODE ENFORCEMENT BOARD
MINUTES
MARCH 18, 2024

CALL TO ORDER

Development Services Coordinator Heard called the regular meeting of the Code Enforcement Board to order on Monday, March 18, 2024, at 6:00pm.

MEMBERS PRESENT: Chair May, Vice-Chair Camps, Member Falcone, Member Forth, Member Kilburn

MEMBERS ABSENT: Member Fornoles, Member Duhon

ALSO PRESENT: Code Enforcement Officers Cortez, Snodgrass, and Rebando; Code Enforcement Manager Wallace, Code Board Attorney Brackins, City Attorney Mantzaris, Development Services Director Henschel, and Development Services Coordinator Heard

PLEDGE OF ALLEGIANCE

ELECTION OF CHAIR AND VICE-CHAIR

Board Attorney Brackins instructed the board on this item.

Member Camps, seconded by Member Falcone, nominated Member May for Chair for a term ending April 2026. Motion passed 5-0 with Members Duhon & Fornoles absent.

Member Kilburn, seconded by Member Falcone, nominated Member Camps for Vice-Chair for a term ending April 2026. Motion passed 5-0 with Members Duhon & Fornoles absent.

MINUTES

Motion to approve the Minutes for the September 18, 2023 Code Enforcement Board Meeting; Moved by Vice-Chair Camps; Seconded by Member Forth. Motion passed 4-1 with Member Falcone abstaining and Members Duhon & Fornoles absent.

OPENING STATEMENT

Chair May made the opening remarks.

SWEARING IN WITNESSES

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

OTHER BUSINESS

City Attorney Mantzaris introduced himself and announced staff would like to hold a special meeting on Monday, April 15, 2024, at 6pm.

City Attorney Mantzaris announced the following agenda items are not being presented, because they came into compliance or are being moved to the April 15, 2024 meeting (Items 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 13, 14, 15 & 16):

ITEM 1 - CASE NO. C2021-000029 & C2021-000031

Richard Klass

505 7th Street

Clermont, FL 34711

LOCATION OF VIOLATION: 588 & 590 West Juniata Street

REQUEST: Motion to Foreclose

ITEM 2 - CASE NO. C2302-0075 & C2302-0077

584 West Juniata Street, LLC

210 River Street

Hackensack, NJ 06701

LOCATION OF VIOLATION: 584 & 586 West Juniata Street

REQUEST: Motion to Foreclose

ITEM 3 - CASE NO. C2106-000046

Neville Desilva

2047 Knollcrest Drive

Clermont, FL 34711

LOCATION OF VIOLATION: 2047 Knollcrest Drive

REPEAT VIOLATION: Reduction of Fines

ITEM 4 - CASE NO. C2307-0052

Matthew Shakaria

3539 Rolling Hills Lane

Apopka, FL 32712

LOCATION OF VIOLATION: 5th Street (Vacant Lot), Alternate Key 3621433

REPEAT VIOLATION: Motion to Lien

ITEM 5 - CASE NO. C2203-000066

Richard Posada

2714 Eagle Lake Drive

Clermont, FL 34711

LOCATION OF VIOLATION: 2714 Eagle Lake Drive

REPEAT VIOLATION: Reduction of Fine

ITEM 6 - CASE NO. C2301-0004

ANNBI LLC

10845 Log House Road

Clermont, FL 34711

LOCATION OF VIOLATION: 811 West Highway 50

REPEAT VIOLATION: Reduction of Fine

ITEM 8 - CASE NO. C2403-00003

Jose Gonzalez

1250 Shorecrest Circle

Clermont, FL 34711

LOCATION OF VIOLATION: 1250 Shorecrest Circle

REPEAT VIOLATION: Repeat with Fine

ITEM 9 - CASE NO. C2312-0002

Willie Chandler

536 E. Broome Street

Clermont, FL 34711

LOCATION OF VIOLATION: 532 Broome Street

REPEAT VIOLATION: Repeat with Fine

ITEM 10 - CASE NO. C2312-0017

Flori-1295 LLC (Nolands Roofing)

1295 West Highway 50

Clermont, FL 34711

LOCATION OF VIOLATION: Emerald Lakes Street

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

ITEM 11 - CASE NO. C2312-0019

Anthony Alvarez & Sheila De Pa

740 Prince Edward Avenue

Clermont, FL 34711

LOCATION OF VIOLATION: 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, Section 302.3 IPMC Sidewalks and Driveways, City Attorney Brandt introduced the case.

ITEM 13 - CASE NO. C2309-0054

John Miles, Jr., Estate

1000 Lakeshore Drive

Clermont, FL 34711

LOCATION OF VIOLATION: 1000 Lakeshore Drive

REPEAT VIOLATION: Section 18-92 Prohibition of Certain Items, Section 302.4 IPMC Weeds

ITEM 14 - CASE NO. C2312-0028

FCH Properties LLC (Travel Camp)

2480 S. US Highway 27

Clermont, FL 34711

LOCATION OF VIOLATION: 2480 S. 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 - CASE NO. C2310-0028

John Biggs

443 W. Juniata Street

Clermont, FL 34711

LOCATION OF VIOLATION: 443 W. Juniata Street

VIOLATION: Section 125-522 (a) Building Permit Required

ITEM 16 - CASE NO. C2310-0030

Jomar Investment LLC
1445 Bowman Street
Clermont, FL 34711

LOCATION OF VIOLATION: 1445 Bowman Street

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

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

ITEM 7 - CASE NO. C2305-0061

JO-EL LLC
340 Bunker Place
Orlando, FL 32804

LOCATION OF VIOLATION: W. Minneola Road – Vacant Lot

REPEAT VIOLATION: Reduction of Fine

City Attorney Mantzaris introduced the case, and explained two orders were entered in this case with the first one in February of 2023 and the second in July of 2023. He stated the property is currently in compliance with an outstanding fine of \$2,000 from the July of 2023 order, and the representative is present to ask the Board for a reduction of fine. He stated staff's recommendation is reducing the fine to \$200. He further asked the respondent to make their appeal to the Board.

Chair May asked when the last violation was. Code Enforcement Officer Cortez answered the property came into compliance on 7/11/23 and no further violations have occurred.

Member Falcone said this is a repeat violation and asked when the very first violation occurred. Code Enforcement Manager Wallace answered the first case was in 2013 for the same violation. Since that time there have been a total of 13 cases.

Respondent Ellis Abide, Manager of JO-EL LLC, 340 Bunker Place, Orlando, shared text communications and a timeline between him and the lawn company that mows the vacant lot. In conclusion, due to unforeseen circumstances, the vacant lot did not get mowed and on Saturday, May 27, 2023, he received a violation. He was able to find a new landscaper where it was mowed on Sunday, May 28, 2023. He explained he lives in Orlando, 35 minutes away, and he currently has a new landscaping company.

Member Forth made a motion to reduce the fine in Case No. C2305-0061 from \$2,000 to \$250 to be paid within 30 days; and further, failure to pay will result in reverting the fine to its original amount of \$2,000. Motion failed for lack of second.

Chair May opened up the floor for discussion. Discussion ensued regarding staff's recommendation.

Vice-Chair Camps made a motion to reduce the fine in Case No. C2305-0061 from \$2,000 to \$200 to be paid within 30 days; and further, failure to pay will result in reverting the fine to its original amount of \$2,000; seconded by Member Kilburn. Motion passed 5-0 with Members Duhon and Fornoles absent.

NEW BUSINESS

ITEM 12 - CASE NO. C2310-0039

Judy & Roy Barton
301 Chestnut Street
Clermont, FL 34711

LOCATION OF VIOLATION: 301 Chestnut Street

VIOLATION: Section 125-522(a) Building Permit Required

City Attorney Mantzaris introduced Code Enforcement Officer Rebando who presented the evidence for this case.

Code Enforcement Officer Rebando introduced the case explaining Section 125-522(a). 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. He further explained this case was self-initiated, is currently not in compliance, no permit is in the system, and stated staff's recommendation.

City Attorney Mantzaris further explained this case went before the City Council on March 12, 2024 for a variance request which was denied. He stated because of the variance denial the respondent would have to move the shed in order to obtain a permit.

Respondent Roy Barton, 301 Chestnut Street, said he will be more than happy to apply for a permit, but he does not have 25 feet to the property line. He is currently working with staff to find a resolution and asked for more time.

City Attorney Mantzaris indicated he still needs a variance in order to obtain a permit; however, his variance was denied, and City Code states applying for another variance is not allowed for up to a year.

Discussion ensued regarding the denied variance and extending the time from 60 to 90 days.

Member Kilburn made a motion to find the Respondent is in violation in Case No. C2310-0039. If the Respondent does not comply with this order to correct the violation on or before June 17, 2024, a fine of \$150 per day for every day in violation after June 17, 2024, will accrue until corrected. And further, the Respondent is ordered to contact the Code Enforcement Officer to arrange an inspection of the property to verify compliance; seconded by Member Falcone. Motion passed 5-0 with Members Duhon and Fornoles absent.

ITEM 17 - CASE NO. C2310-0021

Kevin Henshaw
1620 5th Street
Clermont, FL 34711

LOCATION OF VIOLATION: 1620 5th Street

VIOLATION: Section 125-522(a) Building Permit Required

City Attorney Mantzaris introduced Code Enforcement Officer Cortez who presented the evidence for this case.

Code Enforcement Officer Cortez introduced the case explaining Section 125-522(a). 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. He further explained this case was self-initiated, is currently not in compliance, the respondent has not contacted code enforcement about the case, and stated staff's recommendation.

Respondent Kevin Henshaw, owner of 1620 5th Street, explained he did not receive the notice because he has tenants in the home. He further stated he is currently attempting a lot split on this property, and he cannot get the survey until the lot split is approved. He is requesting more time in order to obtain the survey to apply for the permit.

Chair May recommended the date stand at 30 days, because surveys can be done fairly quickly. Respondent Henshaw stated most surveys are taking 60 to 90 days right now.

Vice-Chair Camps made a motion to find the Respondent is in violation in Case No. C2310-0021. If the Respondent does not comply with this order, a fine of \$150 per day for every day in violation after May 17, 2024, will accrue until corrected; and further, the Respondent is ordered to contact the Code Enforcement Officer to arrange an inspection of the property to verify compliance; seconded by Member Forth. Motion passed 5-0 with Members Duhon and Fornoles absent.

ITEM 18 - CASE NO. C2307-0013

Permacation LLC (Artificial Grass Co.)
516 West Highway 50
Clermont, FL 34711

LOCATION OF VIOLATION: 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

City Attorney Mantzaris introduced Code Enforcement Officer Cortez who presented the evidence for this case.

Code Enforcement Officer Cortez introduced the case explaining Section 125-522(a) Building Permit Required, Section 302.3 IPMC Sidewalks & Driveways, Section 304.1 IPMC Exterior Structure, Section 304.1.1 IPMC Unsafe Conditions, Section 305.1 IPMC General, Section 605.1 IPMC Electrical Equipment. 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 violations. He stated a demolition permit was applied for, but was denied. In conclusion, he stated staff's recommendation is to find the respondent is in violation; and further, assess a fine of \$250 per day for every day the property remains in violation after April 17, 2024.

Respondent Kevin Henshaw, outdoor manager of Permacation LLC, stated he has taken over the building approximately five months ago and has been working with Mr. Powell on getting the drawing plans for building and parking lot renovations.

City Attorney Mantzaris explained the permitting process.

Member Forth made a motion to find the Respondent is in violation in Case No. C2307-0013. If the Respondent does not comply with this order, a fine of \$250 per day for every day in violation after April 17, 2024, will accrue until corrected; and further, the Respondent is ordered to contact the Code Enforcement Officer to arrange an inspection of the property to verify compliance; seconded by Member Falcone. Motion passed 5-0 with Members Duhon and Fornoles absent.

Board Attorney Brackins announced April 15th will be a special meeting and asked for a motion to schedule the meeting.

Vice-Chair Camps made a motion to schedule a special meeting on Monday, April 15, 2024 for the agenda items that were moved; Seconded by Member Kilburn. Motion passed 5-0 with Members Duhon & Fornoles absent.

AJDOURN

There being no further business, the meeting was adjourned at 7:19pm.

Jenny May, Chair

Attest:

Kathy Heard, Dev. Svcs. Coord.

**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.
APRIL 15th, 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.

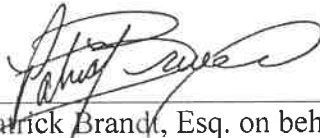
3. The Clermont Code Enforcement Board issued its Order Imposing Fine and Creating Lien on JULY 28, 2023. The lien and notice were duly recorded with the Clerk of the Lake County Court on SEPTEMBER 14, 2023; a copy of that order is attached and incorporated herein.

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 APRIL 9th, 2024.



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

Patrick Brandt - 012471
DSK Law
P.O. Box 87
Orlando, FL 32802



9314 8699 0430 0119 5997 41

RETURN RECEIPT (ELECTRONIC)



Total Postage: \$7.60

584 W. Juniata St. LLC
210 River St,
Hackensack, NJ 06701

Reference Number:

**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
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

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

SWallace
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.

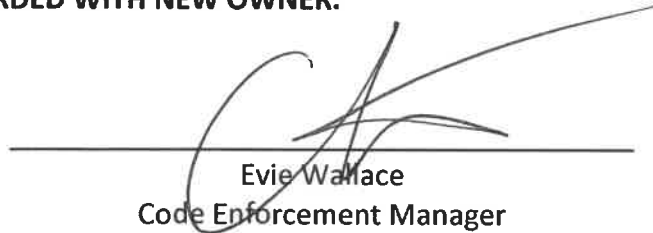
Type of Violation: UNSAFE STRUCTURE 111.1.1

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.

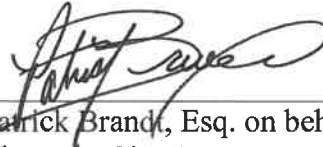
3. The Clermont Code Enforcement Board issued its Order Imposing Fine and Creating Lien on JULY 28, 2023. The lien and notice were duly recorded with the Clerk of the Lake County Court on SEPTEMBER 14, 2023; a copy of that order is attached and incorporated herein.

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

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:

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

Evie Wallace
Code Enforcement Manager

**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

E. Wallace
Code Enforcement Officer

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 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 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

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

CITY OF CLERMONT,
Petitioner,
-vs

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

RICHARD KLASS,
Respondent.

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

YOU ARE HEREBY ADVISED
that at

6:00 p.m.
APRIL 15th 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.

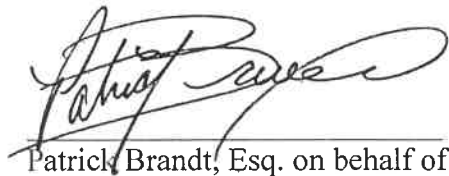
3. The Clermont Code Enforcement Board issued its Order Imposing Fine and Creating Lien on APRIL 10, 2023. The lien and notice were duly recorded with the Clerk of the Lake County Court on MAY 19, 2023; a copy of that order is attached and incorporated herein.

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 April 9th, 2024.

A handwritten signature in black ink, appearing to read "Patrick Brandt", is 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

Patrick Brandt - 012471
DSK Law
P.O. Box 87
Orlando, FL 32802



9314 8699 0430 0119 5990 93

RETURN RECEIPT (ELECTRONIC)



Total Postage: \$7.60

Richard Klass
505 7th St
Clermont, FL 34711

Reference Number:

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.

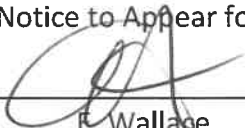
Type of Violation: UNSAFE STRUCTURE SECTION 108.1.1 -IPMC

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

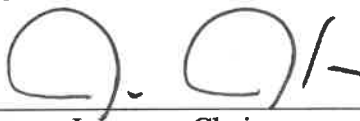
Case No. C2021-000033

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.

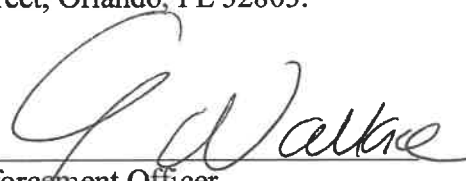
3. Respondents bear the burden of and shall contact the City of Clermont Code Enforcement Department to arrange for a re-inspection of the Property and to verify that the violation has been brought into compliance with the City Code Sections as cited above. Respondents shall call (352) 241-7303 to request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

CITY OF CLERMONT

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

Petitioner,

vs.

RICHARD J. KLASS,

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 Officer** for the City and having noted that Respondent, **Richard J. Klass**, was present and represented by **Andrew Buchman, Esquire**, thereupon issues the following Findings of Fact, Conclusion of Law, and Order:

I. FINDINGS OF FACT

- 1) Notice as required by Section 162.12, F.S. was provided to Respondent.
- 2) The Respondent is the owner of and in custody and control of the property described in the Notice of Violation dated February 4, 2021.
- 3) There currently exists on the property an unsafe structure that is unsafe for human habitation.

II. CONCLUSION OF LAW

The Code Enforcement Special Magistrate finds the Respondent, **RICHARD J. KLASS**, is in violation of Clermont City Code Sections 34.61 "Enumeration of Prohibited Items, Conditions or Actions Constituting Nuisances", "Dilapidated Buildings", 34-62 "Creation or Maintenance of Nuisance by Property Owner Declared Unlawful", 34-63 "Notice to Abate", 34-64 "Failure to Comply; Lien, and 122-344 "Building Permit Required" and International Property Maintenance Code Sections 108.1.1 "Unsafe Structure". 108.1.3 "Structure Unfit for Occupancy", 108.5 "Prohibited Occupancy", 109.1 "Imminent Danger" and 109.2, "Temporary Safeguards".

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 **January 16, 2022**, by obtaining all required permits to demolish or repair the structure.

Case No: C2021-000031

- 2) This matter shall be presented to the Special Magistrate at the January 18, 2022, meeting for an update and possible assessment of fines in accordance with Chapter 162, *Florida Statutes*.
- 3) 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.

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, Richard J. Klass, 505 7th Street, Clermont, FL 34711 and Andrew Buchman, Esquire, 210 N Texas Ave Tavares, FL 32778-3236.



Code Enforcement Officer

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

CITY OF CLERMONT

Case No: C2021-000029

Petitioner,

590 West Junita Street

Clermont, Florida

vs.

RICHARD J. KLASS,

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 Officer** for the City and having noted that Respondent, **Richard J. Klass**, was present and represented by **Andrew Buchman, Esquire**, thereupon issues the following Findings of Fact, Conclusion of Law, and Order:

I. FINDINGS OF FACT

- 1) Notice as required by Section 162.12, F.S. was provided to Respondent.
- 2) The Respondent is the owner of and in custody and control of the property described in the Notice of Violation dated February 3, 2021.
- 3) There currently exists on the property an unsafe structure that is unsafe for human habitation.

II. CONCLUSION OF LAW

The Code Enforcement Special Magistrate finds the Respondent, **RICHARD J. KLASS**, is in violation of Clermont City Code Sections 34.61 "Enumeration of Prohibited Items, Conditions or Actions Constituting Nuisances", "Dilapidated Buildings" and 34-62 "Creation or Maintenance of Nuisance by Property Owner Declared Unlawful" and International Property Maintenance Code Sections 108.1.1 "Unsafe Structure". 108.1.3 "Structure Unfit for Occupancy", 108.5 "Prohibited Occupancy", 109.1 "Imminent Danger" and 109.2, "Temporary Safeguards".

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 **January 16, 2022**, by obtaining all required permits to demolish or repair the structure.

- 2) This matter shall be presented to the Special Magistrate at the January 18, 2022, meeting for an update and possible assessment of fines in accordance with Chapter 162, *Florida Statutes*.
- 3) 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.

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, Richard J. Klass, 505 7th Street, Clermont, FL 34711 and Andrew Buchman, Esquire, 210 N Texas Ave Tavares, FL 32778-3236.



Code Enforcement Officer

9171 9690 0935 0294 5264 81

**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.**

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

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

3



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 Rebecca E. Gerson Deputy Clerk 5/19/2023 12:07:36 PM



Clermont Fire Dept.

Station: **101**
Shifts Or Platoon: **B Shift**

Location: 584 W JUNIATA ST Clermont FL 34711	Incident Type: 111 - Building fire
Lat/Long: N 28° 33' 12.89" W 81° 45' 52.45"	FDID: 12051 Incident #: 2019-1904396 Exposure ID: 42408549 Exposure #: 0 Incident Date: 08/25/2019 Dispatch Run #: 2019-1904396
Zone: 101 - Station 101 Zone 101 Location Type: 1 - Street address	

Report Completed by:	Luginbuhl , Dean	ID: 0503	Date: 08/27/2019
Report Reviewed by:	Pierce , Jennifer	ID: 1402	Date: 08/29/2019
Report Printed by:	Pierce , Jennifer	ID: 1402	Date: 11/12/2021 Time: 18:16

Structure Type: Enclosed building		Property Use: 429 - Multifamily dwelling	
Automatic Extinguishment System Present: ☐	Detectors Present: ☒	Cause of Ignition: Cause under investigation	
Aid Given or Received: None	Primary action taken: 10 - Fire control or extinguishment, other		
Additional actions: 12 - Salvage & overhaul , 80 - Information, investigation & enforcement, other			
Losses	Pre-Incident Values		
Property: \$191,643.00	Property: \$349,144.00	Civilian Injuries: 1	Fire Service Injuries: 0
Contents: \$20,000.00	Contents: \$20,000.00	Civilian Fatalities: 0	Fire Service Fatalities: 0
Total: \$211,643.00	Total: \$369,144.00	Total Casualties: 1	Total Fire Service Casualties: 0
Total # of apparatus on call: 8		Total # of personnel on call: 20	

NARRATIVE (2)

Narrative Title: n/a

Narrative Author: Plasters , Jeremiah

Narrative Date: 08/25/2019 11:33:13

Narrative Apparatus ID: HR1

Narrative:

HR1 Structure Fire Residential (Multi Family Dwelling) @ 584 W. Juniata Sreet (Station 1 First Due). HR1 On Scene Corner of Lake Avenue and Juniata Fire Showing Through Roof. HR1 Face to Face with Command (BC101 Alpha Side Structure) Pass Off Accountability Tags and Receive Assignment as RIT. HR1 Established RIT Tarp and Equipment Alpha Bravo Corner (Driveway). HR1 Established Scene Lighting via HR1 Command Tower Lighting and LED Portable Scene Lighting. HR1 Officer Proactive Secondary 360 Advise Command of C Charlie Side Conditions and Hazards. HR1 Forcible Entry to Alpha Bravo Corner Pad Locked Gate with Hand Tools to Gain Access to Rear of Alhpa Bravo Patio for RIT Access. HR1 Continued RIT Staging without further incident. HR1 Advised to Terminate RIT by Command and Perform Overhaul Alpha Delta Unit upon E104 Exit from Structure. HR1 Pulled Ceiling / Walls Checked for Extension and Hot Spots. Noted Several Hot Spots in Attic Spaces and Cooled with Smoothebore Handline. HR1 Complete Overhaul and Reported to E101 Engineer for Decon. HR1 Collected Equipment and Doffed Gear Placing Gear In Trash Bags for Transport to Station. HR1 Crew Vitaled Out with LEMS 361 No Issues. HR1 Released by Command Returned to Zone. Upon arrival to Quarters Decon Soap Water Air Packs, Change Bottles and Placed Dis-Assembled Bunker Gear in Bags for Cleaning per DOG 500.17 with attached Documentation. E-Mail generated to Battalion requesting Bunker Gear Pick Up from Station for cleaning. SCBAs placed in front of Fan in Apparatus Bay to Dry Straps Wet from Decon / Bail Out Bags. HR1 Returned to Full Service without Issue.

NARRATIVE (3)

Narrative Title: Narrative

Narrative Author: Brear , Luke

Narrative Date: 08/25/2019 20:28:45

Narrative Apparatus ID: E104

Narrative:

E104 arrived on scene, staged South of the scene on Lake Ave, and proceeded to the Command post per command. On arrival, E104 was assigned Overhaul by Command. E104 crew made entry with three on the Alpha / Delta side of the structure. E104 used the yellow smoothbore 1 3/4" line from E101. E104 applied water to fire showing from the roof / attic space on the Alpha side of the structure. Interior conditions were clear with no heat. Visible hot spots and limited fire in the roof. E104 pulled ceiling and continued to apply water to all visible fire. E104 withdrew and exited Alpha side with three. E104 reported to rehab. E104 completed vitals. E104 cleared by Command and returned to service for area coverage.

NARRATIVE (4)

Narrative Title: n/a

Narrative Author: Bull , Bryan

Narrative Date: 08/27/2019 09:39:03

Narrative Apparatus ID: TW103

Narrative:

TW-103 arrived second unit and parked behind E-101. Aerial was out of play due to the setback. Performed a 360 and notified command that this was a quadplex apartment. Made entry into A/D apartment for primary search while assisting E-101 with stretching 2 1/2" hose line and pulling ceiling. Primary all-clear then Made entry into B-2 exposure for primary which had no fire and light smoke and absent of furniture. After primary was complete we were then able to make entry into the B-1 exposure for primary and met with heavy smoke and fire in the attack. Met up with E-103's crew, forced entry, completed primary and then took over E-103's hose line while they went to rehab.

After fire was under control in Apt. 2 (B-1) when went to rehab. After DECON and hose lines and gear put away, we noticed fire rekindle at the peak of the rook. Tw-103's crew reentered for approx 20 mins for extensive overhaul. Completed second DECON, replaced equipment and was released by command.

NARRATIVE (5)

Narrative Title: n/a

Narrative Author: Luginbuhl , Dean

Narrative Date: 08/27/2019 17:30:34

Narrative Apparatus ID: E101

Narrative:

Eng 101 arrived on scene first and gave size up on PS6, command was initiated and a 360 of the structure was attempted. Most of the power was able to be shut off on the Bravo side although they were on fire. A victim was located standing in drive way with CPD officers. A 2 1/2 in hose line was stretched to the alpha side of the home and water was deployed on the car port. Fire had vented through the roof in multiple places. Other units began to arrive on scene, water supply was gained and command was passed to Bat 101. Eng 101 made entry and attacked the fire in the roof and in the first apartment in conjunction with search. Fire was knocked down, and eng 101 moved from structure to rehab. Overhaul was performed and all units except 101 were cut loose from scene. Eng 101 remained on scene with prevention and C102 for the state fire inspectors to arrive on scene. Eng 101 cleared without incident.

NARRATIVE (6)

Narrative Title: Fire Investigation

Narrative Author: Pierce , Jennifer

Narrative Date: 08/29/2019 10:23:05

Narrative Apparatus ID: P-101

Narrative:

P101 arrived on scene to heavy smoke and flames. Crews on scene had water on the fire. Bystander indicated that the resident from 584 W Juniata St was in the parking lot at Fire Station 101. I left the scene and checked on the resident. She advised that there were possibly two additional victims and a dog inside the unit at 586 W Juniata St. I relayed this information to C102 and immediately left enroute to South Lake Hospital to visit a victim for more information. Upon arrival, it was noted that victim was already intubated and unable to provide further information. Law enforcement was contacted and search was initiated to locate the other residents.

Upon arrival back at the scene, no entry was made until the investigator from the SFM arrived. It appeared that the fire originated in the area of the carport. The cause of the fire has been deemed an accidental vehicle fire. This is consistent with the evidence onsite as well as the report from the first arriving unit. There will be no further investigation at this time.

APPARATUS			
Unit	BA101	Unit	EMS-1
Type:	Chief officer car	Type:	Chief officer car
Use:	Suppression	Use:	EMS
Response Mode:	Lights and Sirens	Response Mode:	Lights and Sirens
# of People	1	# of People	1
Alarm	08 /25/2019 02:42:51	Alarm	08 /25/2019 02:58:27
Dispatched	08 /25/2019 02:42:51	Dispatched	08 /25/2019 02:58:27
Enroute	08 /25/2019 02:45:07	Enroute	08 /25/2019 02:58:31
Arrived	08 /25/2019 02:50:10	Arrived	08 /25/2019 03:29:29
Cancelled	-- /-- /-- -- :-- :--	Cancelled	-- /-- /-- -- :-- :--
Cleared Scene	08 /25/2019 05:51:55	Cleared Scene	08 /25/2019 10:22:18
In Quarters	-- /-- /-- -- :-- :--	In Quarters	-- /-- /-- -- :-- :--
In Service	08 /25/2019 05:51:55	In Service	08 /25/2019 10:22:18
Unit	E101	Unit	E103
Type:	Engine	Type:	Engine
Use:	Suppression	Use:	Suppression
Response Mode:	Lights and Sirens	Response Mode:	Lights and Sirens
# of People	3	# of People	3
Alarm	08 /25/2019 02:42:06	Alarm	08 /25/2019 02:45:18
Dispatched	08 /25/2019 02:42:06	Dispatched	08 /25/2019 02:45:18
Enroute	08 /25/2019 02:44:41	Enroute	08 /25/2019 02:45:20
Arrived	08 /25/2019 02:46:02	Arrived	08 /25/2019 02:50:57
Cancelled	-- /-- /-- -- :-- :--	Cancelled	-- /-- /-- -- :-- :--
Cleared Scene	08 /25/2019 09:02:26	Cleared Scene	08 /25/2019 07:45:15
In Quarters	-- /-- /-- -- :-- :--	In Quarters	-- /-- /-- -- :-- :--
In Service	08 /25/2019 09:02:26	In Service	08 /25/2019 07:45:15
Unit	E104	Unit	HR1
Type:	Engine	Type:	Urban search & rescue unit
Use:	Suppression	Use:	Other
Response Mode:	Lights and Sirens	Response Mode:	Lights and Sirens
# of People	3	# of People	3
Alarm	08 /25/2019 03:12:11	Alarm	08 /25/2019 02:43:05
Dispatched	08 /25/2019 03:12:11	Dispatched	08 /25/2019 02:43:05
Enroute	08 /25/2019 03:14:10	Enroute	08 /25/2019 02:44:30
Arrived	08 /25/2019 03:22:59	Arrived	08 /25/2019 02:54:32
Cancelled	-- /-- /-- -- :-- :--	Cancelled	-- /-- /-- -- :-- :--
Cleared Scene	08 /25/2019 04:24:52	Cleared Scene	08 /25/2019 04:56:08
In Quarters	-- /-- /-- -- :-- :--	In Quarters	-- /-- /-- -- :-- :--
In Service	08 /25/2019 04:24:52	In Service	08 /25/2019 04:56:08
Unit	L102	Unit	TW103
Type:	Quint	Type:	Truck or aerial
Use:	Suppression	Use:	Suppression
Response Mode:	Lights and Sirens	Response Mode:	Lights and Sirens
# of People	3	# of People	3
Alarm	08 /25/2019 03:12:15	Alarm	08 /25/2019 02:42:39
Dispatched	08 /25/2019 03:12:15	Dispatched	08 /25/2019 02:42:39
Enroute	08 /25/2019 03:13:39	Enroute	08 /25/2019 02:44:47
Arrived	08 /25/2019 03:23:43	Arrived	08 /25/2019 02:50:03
Cancelled	-- /-- /-- -- :-- :--	Cancelled	-- /-- /-- -- :-- :--
Cleared Scene	08 /25/2019 05:06:36	Cleared Scene	08 /25/2019 07:39:50
In Quarters	-- /-- /-- -- :-- :--	In Quarters	-- /-- /-- -- :-- :--
In Service	08 /25/2019 05:06:36	In Service	08 /25/2019 07:39:50
Number Of People not on apparatus: 0			

FIRE			
Acres Burned	None or Less Than One	Acres Burn From Wildland Form	False
Area Of Fire Origin	Vehicle area, other	Heat Source	Undetermined
Item First Ignited	Undetermined	Fire Is Confined To Object Of Origin	
Type Of Material	Undetermined	Cause Of Ignition	Cause under investigation
Factor Contributing To Ignition	Undetermined		
Human Factors Contributing	None		
Mobile Property Involve And Type	Involved in ignition and burned	Mobile Property Type	Automobile, passenger car, ambulance, race car
Mobile Property Make	Nissan	Mobile Property Year	2008
Mobile Property Model	Altima	License Plate	
State	FL	VIN	1N4BL21E98N49666

STRUCTURE FIRE			
Structure Type	Enclosed building	Building Status	In normal use
# Of Stories At Above Grade	1	# Of Stories Below Grade	0
Square Feet	4710	Length	
Width		Floor Of Origin	1
Fire Spread	Confined to floor of origin		
Minor Damage	0	Significant Damage	1
Heavy Damage	0	Extreme Damage	0
Presence Of Detectors	Present	Type Of Detection System	Smoke
Detector Power Supply	Hardwire with battery backup	Detector Operation	Detector operated
Detector Effectiveness	Undetermined	Detector Failure Reason	

ARSON			
Agency Name	Agency Address	Agency Phone	
State Fire Marhal's Office	400 W Robinson ST N402 Orlando FL 32801	4073164803	
Their Case	Their ORI	Their FID	Their FDID
19-2244			
Case Status	Availability Of Material First Ignited		
Investigation open	Unknown		
Suspected Motivation Factors			
Suicide , Personal , Attention/sympathy			
Apparent Group Involvement			
No group involvement, acted alone			
Entry Method	Extent Of Fire Involvement On Arrival	Container	
Door – open or unlocked	Fire through roof		
Ignition Delay Device	Fuel	Other Investigative Information	
		Code violations	
Property Ownership	Initial Observations	Laboratory Used	
Private	Doors ajar. Doors unlocked	State	

CIVILIAN CASUALTIES 1					
Gender	Name	Age	Date Of Birth	Race	Ethnicity Hispanic
Male	Trevor Janke	31	***	White	
Affiliation	Date Of Injury		Time Of Injury		
Civilian	08 /25/2019		02 :42:		
Severity	Cause Of Injury				
Moderate	Exposed to fire products				
Human Factors	Asleep, Possible Alcohol Involved, Possible Drugs Involved				
Contributing Factors 1	Contributing Factors 2		Contributing Factors 3		
Primary Apparent Symptom	Primary Part Of Body Injured			Disposition	
Burns and smoke inhalation	Thorax, includes chest and back, excludes spine			Transported to emergency care facility	
Remarks					
Patient was transferred to South Lake Hospital. Patient was later transferred to ORMC.					

PEOPLE -- PERSON 1			
Is Owner	True	Business Name	
Telephone Number	3528798535	Involvement	Property Owner of 584 W Juniata
Name	MS Barbara Giacobe	Date of Birth	
Address	584 W JUNIATA ST CLERMONT, FL 34711-		

PEOPLE -- PERSON 2			
Is Owner	False	Business Name	
Telephone Number	3059870320	Involvement	Property Owner of 586 W Juniata St
Name	MR Ed Miller	Date of Birth	
Address			

PEOPLE -- PERSON 3			
Is Owner	False	Business Name	
Telephone Number	3524042356	Involvement	Tenant at 586 W Juniata St
Name	MRS Ashley D Janke	Date of Birth	
Address	586 W Juniata ST Clermont, FL 34711-		

Member Making Report (Lieutenant/Paramedic Dean Luginbuhl): _____

Incident Reviewer (Fire Marshal Jennifer Pierce): _____

Evie Wallace

From: Mark Grenier
Sent: Tuesday, May 10, 2022 3:26 PM
To: Evie Wallace
Subject: RE: 4-plex

Evie,

My primary concerns in rebuilding this multi-family building/complex are;

1. Reestablishing the structural and fire integrity of the 2hour rated party walls between units
2. Installation of the fire rated roof sheathing at the intersections of the rated party walls

The designer of record will need to work with all owners and ensure the building is code compliant prior to receiving a new CO.



Mark A. Grenier CBO, MCP
Building Official
685 W. Montrose St., Clermont, FL 34711
Tel 352-241-7311 | Fax 352-394-3542
mgrenier@clermontfl.org
www.ClermontFL.gov

*Our mission: To preserve and enhance the quality of life for the
Clermont community by providing exceptional services.*

From: Evie Wallace <ewallace@clermontfl.org>
Sent: Tuesday, May 10, 2022 11:09 AM
To: Mark Grenier <mgrenier@clermontfl.org>
Subject: RE: 4-plex



Evie Wallace
Code Enforcement Manager
685 W. Montrose St., Clermont, FL 34711
Tel 352-241-7304 | Fax 352-394-3542
ewallace@clermontfl.org
www.ClermontFL.gov

*Our mission: To preserve and enhance the quality of life for the
Clermont community by providing exceptional services.*

Under Florida law, email addresses and written correspondence with the city become public record and must be made available to the public and media upon request (unless otherwise exempt). If you do not want your email address to be public record, please contact our office by phone.

Good morning Evie,

It is my opinion that the entire building is unsafe and should be demolished for the safety and welfare of the citizens of Clermont.



**Mark A. Grenier CBO, MCP
Building Official**

685 W. Montrose St., Clermont, FL 34711

Tel 352-241-7311 | Fax 352-394-3542

mgrenier@clermontfl.org

www.ClermontFL.gov

*Our mission: To preserve and enhance the quality of life for the
Clermont community by providing exceptional services.*

From: Evie Wallace <ewallace@clermontfl.org>

Sent: Tuesday, September 21, 2021 8:41 AM

To: Mark Grenier <mgrenier@clermontfl.org>

Cc: Evie Wallace <ewallace@clermontfl.org>

Subject: vacant residential quadruplex

Mark,

Can you go to 584-590 West Juniata and advise if that entire property/parcel is unsafe and need to proceed with securing it and possible demo? Similar to the below address we just abated.

It has come up again and I have 4 open code cases on that parcel due to all different owners. I know the east corner home was secured and boarded up.

When you can, or if you want to meet, lets touch base with this soon. Curt was me to follow up with him.

Thanks!

Evie

**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.

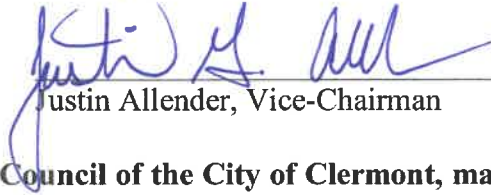
III. ORDER

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

July 21, 2023

Violation # C2307-0052

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

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

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at 5TH ST CLERMONT FL, 34711 (ALT KEY:3621433).

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

Type of Violation: Sec. 18-53. - Prohibited items, conditions or actions constituting nuisances.

The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions are hereby declared to be and constitute a nuisance:(1)Weeds. Any weeds such as broom grass, jimson, burdock, ragweed, sandspur or other similar weeds; or any other vegetation, including grass, other than trees, ornamental bushes, flowers or other ornamental plants with a height exceeding 18 inches.

Type of Violation: Sec. 18-54. - Creation or maintenance of nuisance by property owner declared unlawful.

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

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

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

Type of Violation: WEEDS SECTION 302.4-IPMC

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

If you have any questions concerning this matter, please contact me at (352)-241-7318 or jrebando@clermontfl.org. Also, when you comply, please contact me so an inspection to determine compliance can be scheduled.

You are directed to take action by **8/6/2023**. Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

By:



JORDAN REBANDO/JOSHUA CORTÉZ

Code Enforcement Officer



Proof of Acceptance (Electronic)

Date : 2/28/2024

Company Name : DSK Law

Certified Mail Article Number 9314869904300117882975 addressed to MATTHEW SHAKARIA

USPS Event Date/Time	USPS Event Description	USPS Event Location
2/28/2024 7:21 PM	PROCESSED THROUGH USPS FACILITY at ORLANDO FL DISTRIBUTION CENTER	32862

The article number and United States Postal Service (USPS®) tracking event details provided above is a true extract of information provided by the USPS to CertifiedPro.net, a solution provided by Covius Document Services, LLC.

Recipient Mailing Address:

MATTHEW SHAKARIA
3539 ROLLING HILLS LN
APOPKA, FL 32712

The above information is for the sole use of CertifiedPro.net clients and represents information provided by the United States Postal Service.

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

CITY OF CLERMONT

Petitioner,

-vs-

MATTHEW SHAKARIA.,

Respondent.

**Case No: C2307-0052
Parcel 25-22-25-0200-000-00500
Vacant lot on 5th Street
Clermont, Florida 34711
Alt Key: 3621433**

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

**YOU ARE HEREBY ADVISED
that at**

**6:00 p.m.
APRIL 15th, 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

IMPOSE FINE AND CREATE A CODE ENFORCEMENT LIEN

**upon
Parcel 25-22-25-0200-000-00500
Vacant Lot on 5th Street.
Clermont Florida**

This motion is pursuant to Chapter 162, Florida Statutes. At the SEPTEMBER 18, 2023, public hearing of The City of Clermont Code Enforcement Board, Findings of Fact, Conclusion of Law and Order were issued finding that a violation of Clermont City Code, existed on Parcel 25-22-25-0200-000-00500 the vacant property owned by Respondent located on **5th Street, Clermont, Florida 34711.**

The order dated SEPTEMBER 26, 2023 provided a fine would accrue in the amount of ONE HUNDRED FIFTY DOLLARS (\$150.00) per day, for each day the violations continue past October 18th, 2023. As of the date of this Motion, the above-stated violation has been corrected, the total fine will have accrued to TWENTY-ONE THOUSAND SEVEN HUNDRED FIFTY USD (\$21,750), for One Hundred Forty-Five (145) cumulative days in total the property remained non-compliant.

WHEREFORE, the City of Clermont requests the Code Enforcement Board enter an Order Imposing Administrative Fine and Creating Lien in the amount of TWENTY-ONE THOUSAND SEVEN HUNDRED FIFTY USD (\$21,750), as provided in Chapter 162, Florida Statutes.

I HEREBY CERTIFY that on this 3rd of April, 2024, a true and corrected copy of this NOTICE has been furnished by certified and first class US Mail to Respondent, MATTHEW SHAKARIA, 3539 ROLLING HILLS LN, APOPKA, FL 32712 and by first class US Mail to 1707 INDIANA ST, ORLANDO, FL 32805.



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

Patrick Brandt - 012471
DSK Law
P.O. Box 87
Orlando, FL 32802



9314 8699 0430 0119 3457 37

RETURN RECEIPT (ELECTRONIC)



Total Postage: \$7.60

Matthew Shakaria
3539 Rolling Hills Ln
Apopka, FL 32712

Reference Number:

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

CITY OF CLERMONT

**Case No: C2303-0045
505 E Montrose**

Petitioner,

-vs-

STANLEY HAYES,

Respondent.

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

YOU ARE HEREBY ADVISED
that at

**6:00 p.m.
APRIL 15, 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

IMPOSE FINE AND CREATE A CODE ENFORCEMENT LIEN

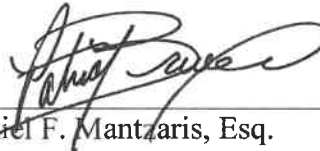
upon
**505 E. Montrose St.
Clermont Florida**

This motion is pursuant to Chapter 162, Florida Statutes. At the JULY 17, 2023, public hearing of The City of Clermont Code Enforcement Board, Findings of Fact, Conclusion of Law and Order were issued finding that a violation of Clermont City Code, existed on 505 E. Montrose St, Clermont, FL 34711.

The order dated JULY 28, 2023 provided a fine would accrue in the amount of ONE HUNDRED FIFTY DOLLARS (\$150.00) per day, for each day the violations continue past AUGUST 16, 2023. As of the date of this Motion, the above-stated violation has NOT been corrected and the fine continues to accrue. If the violation is not corrected before the April 15, 2024 meeting, the fine shall have accrued to THIRTY SIX THOUSAND THREE HUNDRED USD (\$36,300), for Two Hundred Forty-Two (242) cumulative days the property remained non-compliant. The fine shall continue to accrue thereafter.

WHEREFORE, the City of Clermont requests the Code Enforcement Board enter an Order Imposing Administrative Fine and Creating Lien in the amount of THIRTY SIX THOUSAND THREE HUNDRED USD (\$36,300), as provided in Chapter 162, Florida Statutes.

I HEREBY CERTIFY that on this 3rd of April 2024, a true and corrected copy of this NOTICE has been furnished by certified and regular US Mail to Respondent **STANLEY HAYES** at **505 E. Montrose St,**



Daniel F. Mantzaris, Esq.

FBN: 562327

Clermont City Attorney

Patrick Brandt, Esq.

FBN: 115325

DeBeaubien, Simmons, Knight,

Mantzaris & Neal, LLP

P.O. Box 87

Orlando, FL 32802

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

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

CITY OF CLERMONT
Petitioner,

Case No: C2303-0045

**505 E. Montrose St
Clermont, FL 34711**

-vs-

STANLEY HAYES,

Respondent.

FINDINGS OF FACT, CONCLUSION OF LAW and ORDER

THIS MATTER came before the Code Enforcement Board of the City of Clermont for hearing on **JULY 17, 2023**, and the Board having heard sworn testimony and received evidence from **Code Enforcement Officer Joshua Cortez** for the City, and noting Respondent was neither present nor represented; thereupon issues the following Findings of Fact, Conclusion of Law, and Order:

I. FINDINGS OF FACT

- 1) Notice as required by Section 162.12, F.S. was provided to Respondent.
- 2) The Respondent is the owner of and in custody and control of the property described in the Notice of Violation.
- 3) There existed on the property a violation of the Clermont City Code.
- 4) The violation has not been corrected

II. CONCLUSION OF LAW

The Code Enforcement Board finds that Respondent, STANLEY HAYES is in violation of
Sec. 34-142 (renumbered as Sec. 18-130) – Accumulation of certain materials
Sec. 34-95 (renumbered as Sec. 18-92) Prohibit storage of certain items
Sec. 122-122 (renumbered as Sec. 125-165) – Permitted uses in the R-1 district
Section 122-343 (renumbered as Sec. 125-521) - Fences and walls.
IPMC Section 302 - Sanitation
IPMC Section 304.3 – Premises Identification
Sec. 122-344 (H) (renumbered as Sec. 125-522)– Unsightly Occupancies.

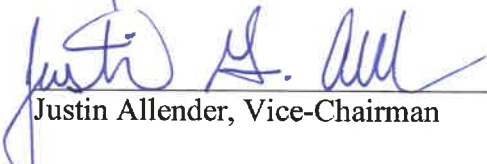
III. ORDER

Respondent shall correct the above-stated violation on or before **AUGUST 16, 2023**, by taking the remedial action as set forth in the Violation Notice. If the violation is not timely corrected a fine of

ONE HUNDRED FIFTY DOLLARS (\$150.00) shall accrue for each day the violation continues past August 16, 2023.

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

Done and Ordered this 28th day of July, 2023.


Justin Allender, Vice-Chairman

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

I HEREBY CERTIFY that on this 28 day of July 2023, a true and correct copy of this Order has been furnished by certified and regular mail to Respondent, Stanley Hayes, 505 E. Montrose St, Clermont, FL 34711.


Code Enforcement Officer

City of Clermont

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

VIOLATION NOTICE

March 23, 2023

Violation # C2303-0045

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

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

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at 505 E MONTROSE ST CLERMONT FL, 34711 (ALT KEY:1625505).

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

Type of Violation: ACCUMULATION OF CERTAIN MATERIALS

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

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

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

Type of Violation: PERMITTED USES

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

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

Type of Violation: PREMISES IDENTIFICATION SECTION 304.3-IPMC

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

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

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

Type of Violation: SANITATION SECTION 302-IPMC

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

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

(e)Design and maintenance.

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

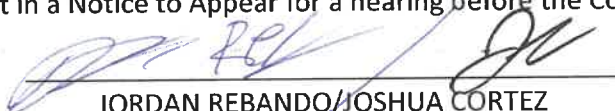
Type of Violation: Section 122-344(h)

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

If you have any questions concerning this matter, please contact me at (352)-241-7318 or jrebando@clermontfl.org. Also, when you comply, please contact me so an inspection to determine compliance can be scheduled.

You are directed to take action by 4/23/2023. Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

By:



JORDAN REBANDO/JOSHUA CORTEZ

Code Enforcement Officer



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 'Neville Desilva', 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.

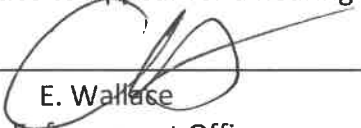
Type of Violation: SIDEWALKS AND DRIVEWAYS SECTION 302.3

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

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.”

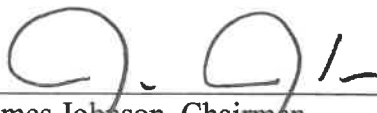
III. ORDER

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

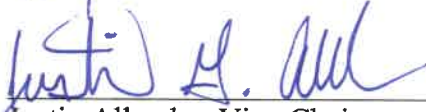
The Code Enforcement Board finds that Respondent, ANNBI, LLC is in violation of Section 125-522 Building Permit Required

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

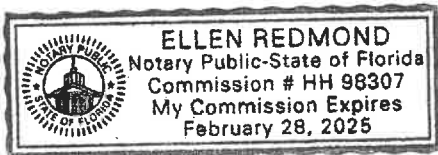
CLERMONT, FL 34711

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 written 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)

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.



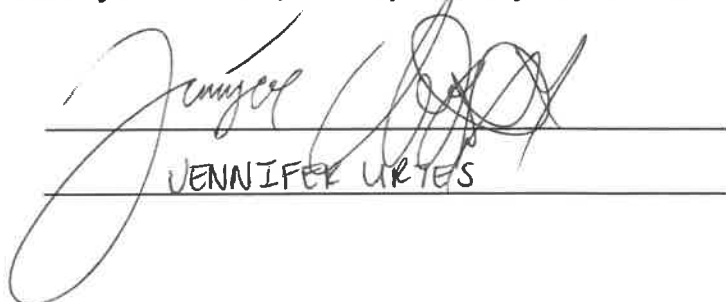
Jordan Rebando
Code Enforcement 352-241-7318
City of Clermont, 685 West Montrose Street
Clermont, FL 34711

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

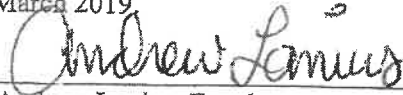
The Code Enforcement Special Magistrate finds the Respondent, GONZALEZ JOSE A., was in violation of City of Clermont Code Section 34-95 "Vehicles and Chapter 14, Section 14-9 IMPC Section 302.8 "Motor Vehicles".

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.

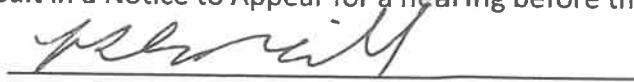
(3) Harborage for rats, snakes and other vermin. Any condition which provides harborage for rats, mice, snakes and other vermin.

(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:

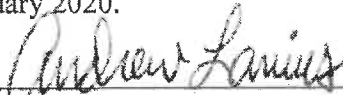
- 1) Respondent shall correct the above-stated violations on or before **February 4, 2020**, by taking the remedial action as set forth in the Violation Notice dated October 10, 2019. If the

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

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2312-0002

vs.

CHANDLER WILLIE C & LOLA MAE

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:

APRIL 15TH, 2024 AT 6PM,

at

685 West Montrose Street, Clermont, Florida.

Council Chambers of City Hall

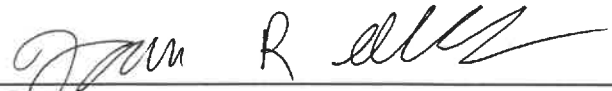
The Code Enforcement Board will receive testimony and evidence at said Public Hearing and shall make such findings of fact as are supported by the testimony and evidence pertaining to the matters alleged in the Violation Notice. If the violation is corrected and then recurs, or if the violation is not 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, CHANDLER WILLIE C & LOLA MAE.

Certified Mail/Return Receipt Requested #

BY:



JORDAN REBANDO, Code Enforcement Officer
this 19th 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.

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

AFFIDAVIT OF HAND DELIVERY

CITY OF CLERMONT

Petitioner

VS.

Woodwinds Clermont LLC

Case No: C2306-0066

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

1. That he is a resident of Lake County, Florida, and that he is over fifteen years of age.
2. That he hand delivered an Affidavit of Compliance with a fine amount, the findings of fact, and a fine reduction packet to Delilah Galloway, office manager, at 151 S. Grand Highway Clermont, FL. 34711, on the 1st of March, 2024.
3. That a copy of the document served is attached to this Affidavit.

FURTHER AFFIANT SAYETH NOT.

Dated this 4th day of March 2024.





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: _____



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

CITY OF CLERMONT
Petitioner,

Case No: C2306-0066

**151 S. Grand Highway
Clermont, FL 34711**

-vs-

WOODWINDS CLERMONT, 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 Andrew Snodgrass** for the City, and Alonso Meade for the Respondent and noting the 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.
- 3) There existed on the property a violation of the Clermont City Code.
- 4) The violation has not been corrected
- 5) The violation is a serious threat to public safety, health and welfare

II. CONCLUSION OF LAW

The Code Enforcement Board finds that Respondent, WOODWINDS CLERMONT, LLC is in violation of IPMC Sec. 703.2 Unsafe Conditions, Section 125-522 General Development Conditions (a) Building Permit Required

III. ORDER

Respondent shall correct the above-stated violation on or before **July 31, 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 **July 31, 2023**.

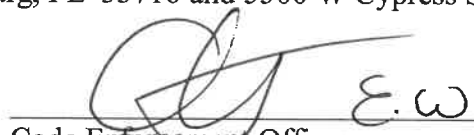
2. Respondent bears the burden of and shall contact the City of Clermont Code Enforcement Department to arrange for a re-inspection of the Property and to verify that the violation has been brought into compliance with the City Code Sections as cited above. Respondent shall call (352) 241-7303 to request 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, WOODWINDS CLERMONT LLC 151 S. Grand Highway, Clermont FL 34711 and 180 Fountain Parkway N, Suite 100, St. Petersburg, FL 33716 and 5300 W Cypress St STE#200 Tampa, Fl. 33607


Code Enforcement Officer

City of Clermont

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

AFFIDAVIT OF COMPLIANCE

In the matter of:

Case # C2306-0066

WOODWINDS CLERMONT LLC

5300 W CYPRESS ST STE 200

TAMPA, FL 33607

Violation Address: 151 South Grand Highway Clermont, Fl. 34711 (Woodwinds Apartments)

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 July 31, 2023 for this violation or a \$250.00 per day fine was to be imposed.
3. That, an inspection was performed on September 13, 2023 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 August 01, 2023 to September 13, 2023 per calendar day with a grand total of 43 days fines were accrued resulting in a fine amount of \$10,750.

Sworn to and subscribed before me this 29th 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 29th 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

City of Clermont

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

VIOLATION NOTICE

June 30, 2023

Violation # C2306-0066

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

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

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at 151 S. Grand Highway Clermont, Fl. 34711 Building 300.

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

Type of Violation: 703.2 Unsafe Conditions

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

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

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

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

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

By: 
Andrew Snodgrass
Code Enforcement Officer

9171 9690 0935 0308 0421 36



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 #: C2306-0066	Property Address: 151 South Grand Highway, Clermont, FLorida34711
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Applicants Name: Woodwinds Clermont, LLC	Phone: 352-227-3655
Mailing Address: 180 Fountain Parkway North, Ste. 100 St. Petersburg, Florida 33607	
Email (optional): jcolon@carteretmgmt.com / hlomax@carteretmgmt.com	

What were the violations on the property? Violation of IPMAC Sec. 703.2 Unsafe Conditions Section 125-522 General Development Conditions building permit required
Did you reside at the property at the time of the violation? No
Is this property a homestead? No

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) City permits \$3,254.94
Engineering drawings and Scope of work. \$2,650.00
Reasons for the property not being in compliance by the time frame provided by the board?
Due date to get permit did not give us ample time to get Engineering drawings and Scope of work.
GC did submit and and received peirmit number in the timeframe,but after denial by fire and building
official requesting drawings and scope of work, this process alone took over 3 weeks to get.
Were there any extenuating circumstances. (medical or financial hardship must have supporting documents)
Any other information for the board to consider in this reduction request?

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: Johnny Colón **Date:** 4/4/24

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: _____

Andrew Snodgrass

From: Johnny Colon <JColon@carteretmgmt.com>
Sent: Wednesday, April 10, 2024 6:24 PM
To: Andrew Snodgrass
Subject: RE: Permit details

Andrew,

We are looking for at least a 50% reduction as fine proposed involved 3rd parties in which we had limited control over.

Johnny Colón

Regional Maintenance Manager



Carteret Management Corporation

180 Fountain Parkway North, Suite 100, St. Petersburg, Florida 33716

Phone: (813) 514-1976 **Fax:** (727) 579-0145

www.carteretmanagement.com

From: Andrew Snodgrass <asnodgrass@clermontfl.org>
Sent: Monday, April 8, 2024 8:52 AM
To: Johnny Colon <JColon@carteretmgmt.com>
Subject: RE: Permit details

CAUTION: External Email! Do not click links or open attachments unless you know the content is safe.

Thank you Johnny,

I will add this packet to the case and provide it to the board members for review before next Monday. One thing that the old packet didn't ask for was a requested reduction amount. Staff provides a recommendation for a reduced amount, but we request for the owner of the property to do the same. Can you please provide an amount that you would like to see the fine reduced to. Some people state they want the fine waived while others request for 50% of the fine to be reduced.

From: Johnny Colon <JColon@carteretmgmt.com>
Sent: Monday, April 8, 2024 7:40 AM
To: Andrew Snodgrass <asnodgrass@clermontfl.org>
Subject: RE: Permit details

Andrew,

Here is the Fine Request Application Form, please advise if anything is needed.

Johnny Colón

Regional Maintenance Manager



Carteret Management Corporation

180 Fountain Parkway North, Suite 100, St. Petersburg, Florida 33716

Phone: (813) 514-1976 **Fax:** (727) 579-0145

www.carteretmanagement.com

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.



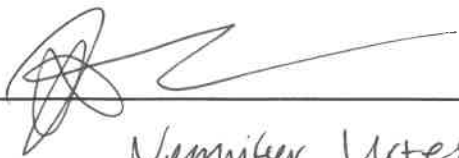
Andrew Snodgrass
Lead Code Enforcement Officer 352-241-7316
City of Clermont, 685 West Montrose Street
Clermont, FL 34711

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:

April 15th @ 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 #

BY:



Andrew Snodgrass, Code Enforcement Officer
this 21st 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.

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 hearing notice to Glori-1295 LLC, at 1295 W. Highway 50 Clermont, FL. 34711, on the 21st of March, 2024.
3. That a copy of the document served is attached to this Affidavit.

FURTHER AFFIANT SAYETH NOT.

Dated this 21st day of March 2024.



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

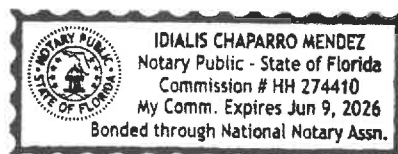
The forgoing instrument was acknowledged before me dated this 21st day of March 2024 by Andrew Snodgrass as a Code Enforcement Officer for the City of Clermont, who is personally known to me and who did take an oath.

Signature:

Printed Name:



Idalis Chaparro Mendez



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

**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

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

vs.

MILES JOHN B JR ESTATE

Respondent

Case No. C2309-0054

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

APRIL 15TH, 2024 AT 6PM.,

at

685 West Montrose Street, Clermont, Florida.

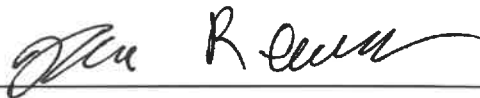
Council Chambers of City Hall

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 Posting on the real property of MILES JOHN B JR ESTATE. 1000 Lakeshore Dr. Clermont Fl. 34711 (ALT KEY:1587328)

BY:



JORDAN REBANDO, Code Enforcement Officer
this 1th day of April, 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.