



**CODE ENFORCEMENT BOARD MEETING  
MONDAY, MAY 20, 2024  
CITY HALL at 685 WEST MONTROSE STREET  
At 6:00 PM**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE**

**MINUTES**

Approval of the April 15, 2024 Special Meeting Minutes

**OPENING STATEMENT**

**SWEARING IN WITNESSES**

**AGENDA**

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**OTHER BUSINESS**

**Item 1 - C2301-0041  
Cortez**

Angela Mojica Special Needs Trust  
1610 E. Bowman Street

**REQUEST:**

Reduction of Fine

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**Item 2 - C2404-0064  
Rebando**

Lou Natem LLC  
1203 W. Highway 50

**REQUEST:**

Repeat with Fine  
Section 34-135 Local Business Tax  
Receipt  
Section 34-126 Request  
Section 34-132 Application for Business  
Tax Receipt

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**Item 3 - C2303-0012  
Cortez**

EMF of Winter Park, Inc.  
185 US Highway 27

**REQUEST:**

Reduction of Fine

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**Item 4 - C2207-0008  
Cortez**

Turk Andrea Trustee  
West Avenue (AK 2668148) Vacant Lot

**REQUEST:**

Reduction of Fine

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**NEW BUSINESS**

**Item 5 - C2404-0041  
Rebando**

Singh Ramlakhhan  
699 US Highway 27 (Gabby's Banquet Hall)

**VIOLATION:**

Sec 18-53 Nuisances  
Sec 18-54 Creation of Nuisance by Property Owner  
Declared Unlawful

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**Item 6 - C2312-0028  
Cortez**

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

**VIOLATION:**

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

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**Item 7 - C2312-0020  
Rebando**

Karen Shaver  
500 Shady Nook Drive

**VIOLATION:**

Sec 18-92 Prohibition of Storage of Certain Items

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**Item 8 - C2404-0026  
Rebando**

Fitsum Araia  
Bloxam Avenue (AK 1616646)

**VIOLATION:**

Section 302.4 IPMC Weeds

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**Item 9 - C2401-0025  
Rebando**

Tri Sky Properties LLC  
218 West Magnolia Street

**VIOLATION:**

Sec 125-522 Building Permit Required  
Sec 18-92 Prohibition of Storage of Certain Items  
Sec 304-3 IPMC Premises Identification  
Sec 110 IPMC Stop Work Order  
Sec 125-522 (h) Unsanitary Occupancies

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**Item 10 - C2402-0018  
Rebando**

Felicita Rios  
783 East Juniata Street

**VIOLATION:**

Sec 18-92 Prohibition of Storage of Certain Items  
Sec 125-522 General Development Conditions  
Sec 18-53 Prohibited Items, Conditions or Actions  
Constituting Nuisances

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**Item 11 - C2404-0022**  
**Rebando**

Dana Ray  
1144 West Desoto Street

**VIOLATION:**

Section 18-54 Creation or Maintenance of Nuisance  
by Property Owner Declared Unlawful  
Section 18-53 Prohibited Items, Conditions or  
Actions Constituting Nuisances  
Section 302.4 IPMC Weeds

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**Item 12 - C2401-0007**  
**Rebando**

Clermont Office Park Condo Assoc.  
17327 Pagonia Road, Unit 207

**VIOLATION:**

Sec 105-84 Required Soil Conservation Measures  
Sec 507.1 IPMC Storm Drainage

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**Item 13 - C2402-0062**  
**Rebando**

Rio Dourado Investments LLC  
17311 Pagonia Road (AK 3870749)

**VIOLATION:**

Sec 105-84 Required Soil Conservation Measures  
Sec 507.1 IPMC Storm Drainage

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**Item 14 - C2405-0008**  
**Cortez**

Thoen Johannes Trustee  
251 Crestview Drive

**VIOLATION:**

Sec 125-522 (a) Building Permit Required  
IPMC 111.1.4 Unlawful Structure  
IPMC 704.6.1.1 Group R-1  
IPMC 504.2 Fixture Clearances  
IPMC 605.1 Installation  
IPMC 111.1 Unsafe Conditions  
Sec 18-130 Accumulation of Certain Materials  
Sec 125-521 Fences and Walls

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**Item 15 - C2402-0057**  
**Cortez**

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

**VIOLATION:**

Sec 125-522 General Development Conditions (a)  
Building Permit Required  
IPMC 111.1.4 Unlawful Structure  
IPMC 102.3 Application of Other Codes  
FL Building Code 105.4.1 Permit Intent  
FL Building Code 105.4.1.1 Permit  
FL Building Code 105.4.1.2 Permit

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**Item 16 - C2401-0039**  
**Cortez**

HWY 50 Clermont, LLC  
158 West Highway 50

**VIOLATION:**

IPMC 302.7 Accessory Structures  
IPMC 102.5 Workmanship

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**Item 17 - C2307-0044  
Cortez**

Annette Lockhart  
447 East Desoto Street

**VIOLATION:**

IPMC 302.7 Accessory Structures  
IPMC 304.7 Roofs and Drainage  
IPMC 304.1 Exterior Structure  
IPMC 304.1.1 Unsafe Conditions  
IPMC 302.3 Sidewalks and Driveways  
IPMC 111.1.1 Unsafe Structure

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**Item 18 - C2402-0048  
Cortez**

HEP-11-CLER2 LC  
Hartwood Marsh Road (AK 3801640)

**VIOLATION:**

IPMC 308.1 Rubbish and Garbage

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**Item 19 - C2404-0035  
Cortez**

Kings Ridge Golf Club LLC  
1950 Kings Ridge Boulevard

**VIOLATION:**

Sec. 125-522 Building Permit Required  
IPMC 111.1 Unsafe Conditions  
IPMC 111.1.4 Unlawful Structure  
IPMC 112.2 Temporary Safeguards  
IPMC 111.1.2 Unsafe Equipment  
FL Fire Prevention Code 1,10.10.6.1

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**Item 20 - C2401-0029  
Cortez**

Florida Property Shop Sales & Rentals,  
Inc.  
101 East Highway 50

**VIOLATION:**

Section 123-41 Maintenance and  
pruning  
Section 117-22 Signs on vehicles  
Section 18-92 Prohibition of Storage of  
Certain Items

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**Item 21 - C2404-0012  
Cortez**

The Martins  
3030 Santa Marcos Drive

**VIOLATION:**

Sec. 18-25 Sound Measurement  
Sec. 18-24 Maximum Permissible Sound  
Level Limits

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**Item 22 - C2404-0046, C2404-0048, C2404-0049  
& C2404-0050  
Snodgrass**

Lakefront Village, LLC  
905, 915, 925 & 935 Lakefront Village  
Drive

**VIOLATION:**

Sec. 125-522 (a) Building Permit  
Required  
Sec. 18-130 Accumulation of Certain  
Materials

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**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.**