



**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

OTHER BUSINESS

**Item 1 - C2301-0041
Cortez**

Angela Mojica Special Needs Trust
1610 E. Bowman Street

REQUEST:

Reduction of Fine

**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

**Item 3 - C2303-0012
Cortez**

EMF of Winter Park, Inc.
185 US Highway 27

REQUEST:

Reduction of Fine

**Item 4 - C2207-0008
Cortez**

Turk Andrea Trustee
West Avenue (AK 2668148) Vacant Lot

REQUEST:

Reduction of Fine

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

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

**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

**Item 7 - C2312-0020
Rebando**

Karen Shaver
500 Shady Nook Drive

VIOLATION:

Sec 18-92 Prohibition of Storage of Certain Items

**Item 8 - C2404-0026
Rebando**

Fitsum Araia
Bloxam Avenue (AK 1616646)

VIOLATION:

Section 302.4 IPMC Weeds

**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) Unsightly Occupancies

**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

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

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

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

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

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

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

Item 16 - C2401-0039
Cortez

HWY 50 Clermont, LLC
158 West Highway 50

VIOLATION:

IPMC 302.7 Accessory Structures
IPMC 102.5 Workmanship

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

**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

**Item 18 - C2402-0048
Cortez**

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

VIOLATION:

IPMC 308.1 Rubbish and Garbage

**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

**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

**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

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

**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

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
SPECIAL MEETING
MINUTES
APRIL 15, 2024

CALL TO ORDER

Chair May called the special meeting of the Code Enforcement Board to order on Monday, April 15, 2024, at 6:00 pm.

MEMBERS PRESENT: Chair May, Member Falcone, Member Fornoles, Member Forth, Member Kilburn, and Member Whitehead

MEMBERS ABSENT: Vice-Chair Camps

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

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

MINUTES

Motion to approve the Minutes for the March 18, 2024 Code Enforcement Board Workshop; Moved by Member Falcone; Seconded by Member Whitehead. Motion passed 6-0 with Vice-Chair Camps absent.

Motion to approve the Minutes for the March 18, 2024 Code Enforcement Board Meeting; Moved by Member Whitehead; Seconded by Member Kilburn. Motion passed 6-0 with Vice-Chair Camps 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 explained the agenda before them indicating they will begin with presenting cases where respondents are present (Items 1, 2, 7, 9, 10 & 11).

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

(Items 1 & 2 were presented together)

ITEM 1 – CASE NOS. C2302-0075 & C2302-0077

584 W. Juniata St., LLC

210 River Street

Hackensack, NJ 06701

LOCATION OF VIOLATION: 584 & 586 West Juniata Street

REQUEST: Motion to Foreclose

ITEM 2 – CASE NOS. C2021-000029 & C2021-000031

Richard Klass

505 7th Street

Clermont, FL 34711

LOCATION OF VIOLATION: 588 & 590 West Juniata Street

REQUEST: Motion to Foreclose

City Attorney Mantzaris introduced the cases explaining Items 1 & 2 are related, because they are part of a quadplex (4 units) on West Juniata Street. In 2019 there was a fire in one unit which is inhabitable. Fines and liens continue to accrue, which are up to approximately \$115,000.

Roger Moore, general contractor representing the respondent for 584 & 586 West Juniata Street, stated he was brought in approximately a month ago to work with the architect and get this job done in order to stop the foreclosure.

City Attorney Mantzaris explained the foreclosure process and requested the board to authorize this foreclosure on both Items 1 & 2. He further stated if the respondent is making progress, the City Council may not proceed with the foreclosure.

Discussion ensued regarding the ownership of the neighboring units and working with them.

ITEM 1

Member Kilburn made a motion to foreclose in Case Nos. C2302-0075 & C2302-0077; Seconded by Member Whitehead. Motion passed 6-0 with Vice-Chair Camps absent.

ITEM 2

Member Falcone made a motion to foreclose in Case Nos. C2021-000029 & C2021-000031; Seconded by Member Whitehead. Motion passed 6-0 with Vice-Chair Camps absent.

ITEM 3 – CASE NO. C2307-0052

Matthew Shakaria

3539 Rolling Hills Lane

Apopka, FL 32712

LOCATION OF VIOLATION: 5th Street (Vacant Lot)

REQUEST: Motion to Foreclose

City Attorney Mantzaris introduced the case.

The Respondent was present and sworn in.

Glen Matthew, 233 Curtis Avenue, Groveland, with Shakaria Matthew, 5th Street, Clermont, explained why the parcel has not been maintained; and further, they currently have plans to build on this parcel.

Chair May asked if there is a request to reduce the fine. City Attorney Mantzaris informed the board that the property just came into compliance. There have been a lot of complaints and inquires about this unkempt parcel; however, the City would be willing to reduce the fine by 10 percent to \$2,100 with 30 days to pay.

Glen Matthew stated they signed a contract for lawn service to be cut twice a month; however, by August they should be ready to build. He also stated the fine of \$2,100 is acceptable.

Member Kilburn made a motion to reduce the fine in Case No. C2307-0052 to \$2,100 to be paid by May 16, 2024; and further, failure to pay will result in the fine reverting back to the original amount of \$21,900; Seconded by Member Falcone. Motion passed 6-0 with Vice-Chair Camps absent.

ITEM 4 – CASE NO. C2303-0045

Stanley Hayes
505 E. Montrose Street
Clermont, FL 34711

LOCATION OF VIOLATION: 505 E. Montrose Street

REQUEST: Motion to Lien

City Attorney Mantzaris introduced the case.
The Respondent was present and sworn in.

Stanley Hayes, 505 E. Montrose Street, explained he does a lot of recycling. He has moved a lot of the stuff, but is still working on it.

Member Whitehead made a motion to lien Case No. C2303-0045; Seconded by Member Fornoles. Motion passed 6-0 with Vice-Chair Camps absent.

ITEM 5 – CASE NO. C2106-000046

Neville Desilva
2047 Knollcrest Drive
Clermont, FL 34711

LOCATION OF VIOLATION: 2047 Knollcrest Drive

REQUEST: Reduction of Fine

City Attorney Mantzaris introduced the case.
The Respondent, Neville Desilva, 2047 Knollcrest Drive, stated his name and address.

City Attorney Mantzaris explained Mr. Desilva is now in compliance and requesting a reduction of fine to \$500.

Mr. Desilva stated he was in agreement with the amount of the reduction and due date.

Member Forth made a motion to reduce the fine in Case No. C2106-000046 to \$500 to be paid by May 16, 2024; and further, failure to pay will result in the fine reverting back to the original amount; Seconded by Member Kilburn. Motion passed 6-0 with Vice-Chair Camps absent.

ITEM 7 – CASE NO. C2301-0004

ANNBI, LLC

10845 Log House Road

Clermont, FL 34711

LOCATION OF VIOLATION: 811 West Highway 50 (El Cerro)

REQUEST: Reduction of Fine

City Attorney Mantzaris introduced the case.

The Respondent, Bienvenido Collado, was present and sworn in.

Guy Grayford, 2370 Lakeview Avenue, stated he is the builder and explained the circumstances and timeline surrounding this case. He further stated he believes the fine is too high because of delays.

City Attorney Mantzaris explained the building permit process in that if the permit was applied for first, there would not be delays. He further stated they are currently in compliance, and the City is willing to reduce the fine to \$4,250.

Member Kilburn made a motion to reduce the fine in Case No. C2301-0004 to \$4,250 to be paid by May 16, 2024; and further, failure to pay will result in the fine reverting back to the original amount of \$21,250; Seconded by Member Falcone. Motion passed 6-0 with Vice-Chair Camps absent.

ITEM 6 – CASE NO. C2203-000066

Richard Posada

2714 Eagle Lake Drive

Clermont, FL 34711

LOCATION OF VIOLATION: 2714 Eagle Lake Drive

REQUEST: Reduction of Fine

City Attorney Mantzaris introduced the case stating it is currently in compliance; and because of certain circumstances, the City is not opposed to waive the fines and stated the fine reduction up to the discretion of the board.

The Respondent, Barbara Posada, was present and sworn in.

Barbara Posada, 2714 Eagle Lake Drive, explained the circumstances surrounding the unpermitted shed, which they believed was permitted with the rest of the work on the home.

Discussion ensued regarding extenuating circumstances surround various issues with the Respondent and their HOA.

Member Fornoles inquired what the administrative costs would be with regard to this case. City Attorney Mantzaris answered approximately \$500.

Member Fornoles made a motion to reduce the fine in Case No. C2203-000066 to \$500 to be paid by May 16, 2024; and further, failure to pay will result in the fine reverting back to the original amount of \$73,350; Seconded by Member Whitehead. Motion passed 5-1 with Member Forth opposing and Vice-Chair Camps absent.

ITEM 9 – CASE NO. C2312-0002

Willie Chandler
532 East Boome Street
Clermont, FL 34711

LOCATION OF VIOLATION: 532 East Boome Street

REPEAT VIOLATION: 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

City Attorney Mantzaris introduced the case.
The Respondent, Willie Chandler, was present and sworn in.

Officer Rebando stated this case is a repeat with fine and explained the following violations: Section 30-25 Precollection Practices, Section 30-5 Garbage Containers, Section 304.3 IPMC Premises Identification, Section 308.1 IPMC Rubbish and Garbage. He further stated this is a self-initiated case that is currently in compliance. He detailed the case summary and gave its history, exhibited pictures that are a true and accurate depiction of the property on the date taken, and read the violation, dates, and staff recommendation.

Nadelynn Young, Willie Chandler's daughter, stated she handles his affairs.
Willie Chandler stated he has been unable to move them, because he is not able to walk. He described his health problems.

Chair May recommended reducing the fine to half, which would total \$2,000 to be paid within 30 days. Willie Chandler stated he is unable to pay that amount, because he has not worked in a year due to his injuries. Nadelynn Young expressed he is currently under doctor's orders and has not been approved by Social Security.

City Attorney Mantzaris stated under the circumstances city staff has made a recommendation to accept \$200 in lieu of the \$2,000 fine if the payment is made within 30 days.

Chair May asked the respondent if he is able to pay a \$200 fine within 30 days. Nadelynn Young answered in the affirmative.

Code Board Attorney Brackins asked for clarification on the recommendation.

(Chair May passed the gavel to Member Whitehead.)

Chair May made a motion to find the Respondent was in repeat violation in Case No. C2312-0002; however, the Respondent did correct the violation. The Respondent is ordered to refrain from repeating this violation. If Respondent does not comply with this order, a fine of \$250 per day for every day in violation after May 16, 2024, will accrue until corrected as observed and documented by the Code Enforcement Inspector. Further, moved to impose a one-time fine of \$2,000; however, if \$200 is paid prior to May 16, 2024, then the case is closed; and further, failure to pay \$200 by May 16, 2024, will result in the fine reverting back to the original fine of \$2,000. Seconded by Member Falcone. Motion passed 6-0 with Vice-Chair Camps absent.

ITEM 10 – CASE NO. C2306-0066

Woodwinds Clermont LLC
5300 West Cypress Street, Suite 200
Tampa, FL 33607

LOCATION OF VIOLATION: 151 South Grand Highway

REQUEST: Reduction of Fine

City Attorney Mantzaris introduced the case.
The Respondents were present and sworn in.

City Attorney Mantzaris introduced the case, and explained two orders were entered in this case. The property is now in compliance, and the City is in agreement to lower the fine by 20 percent for a total due of \$2,150 to be paid by May 16, 2024.

Luis Mislá, representing the respondent, indicated they are in agreement with the 20 percent reduction.

Member Fornoles made a motion to reduce the fine in Case No. C2306-0066 to \$2,150 to be paid by May 16, 2024; and further, failure to pay will result in the fine reverting back to the original amount \$10,750; Seconded by Member Falcone. Motion passed 6-0 with Vice-Chair Camps absent.

ITEM 11 – CASE NO. C2312-0017

Glori-1296 LLC (Nolands Roofing)
1295 West Highway 50
Clermont, FL 34711

LOCATION OF VIOLATION: 151 South Grand Highway 50

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

City Attorney Mantzaris introduced the case.
The Respondents were present and sworn in.

Officer Snodgrass introduced the case explaining Section 101-178. He indicated a complaint was received that construction was happening on this vacant lot, which is comprised of wetlands and a flood zone. A stop work order was immediately issued. He detailed the case summary and gave its history, exhibited pictures that are a true and accurate depiction of the property on the date taken. He stated staff recommends finding the respondent in violation and to assess a fine of \$250 per day for every day the property remains in violation after June 16, 2024; and further, he has been in contact with the engineer who was present.

Tyler Suddeth, PE, 1135 E. State Road 434, Suite 3001, Winter Springs, stated he was retained as the engineer on this project in late January of 2024. He requested a four to six-month extension due to waiting on a geotechnical report in order to draw up the plans.

City Attorney Mantzaris stated staff is requesting the June 16th deadline stay in place, because the respondent can come back before the board to address the fine and deadline, if needed.

Member Forth made a motion to find the Respondent in violation in Case No. C2312-0017. The Respondent is ordered to correct the violation before June 16, 2024, with a fine of \$250 per day for every day in violation after June 16, 2024; Seconded by Member Kilburn. Motion passed 6-0 with Vice-Chair Camps absent.

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; Section 18-92 Prohibition of Storage of Certain Items, Section 302.8 IPMC Motor Vehicles

City Attorney Mantzaris introduced the case.
The Respondent was present.

Officer Rebanda stated this case is a repeat with fine and explained the following violations: Section 18-92 Prohibition of Storage of Certain Items, Section 302.8 IPMC Motor Vehicles. He detailed the case summary stating the complaint was from a citizen, gave its history, exhibited pictures that are a true and accurate depiction of the property on the date taken, and read the violation. He indicated as of today this property is in compliance and stated staff's recommendation.

Respondent Jose Gonzalez, 1250 Shorecrest Circle, explained his current circumstances and complained that he was not given a warning.

City Attorney Mantzaris stated staff is asking for the maximum fine, because of multiple repeat violations in the past, some of which have not made it to this board.

Member Whitehead made a motion to find the Respondent was in repeat violation in Case No. C2403-00003; however, the Respondent did correct the violation. If the Respondent does not comply with this order, a fine of \$500 per day for every day in violation after May 16, 2024, will accrue until corrected as observed and documented by the Code Enforcement Inspector. Further, moved to impose a one-time fine of \$1,000 to be paid prior to May 16, 2024, and authorize the City to record the Findings of Fact immediately; Seconded by Member Kilburn. Motion passed 6-0 with Vice-Chair Camps absent.

ITEM 12 – CASE NO. C2309-0054

John Miles, Jr., Estate
1000 West Lakeshore Drive
Clermont, FL 34711

LOCATION OF VIOLATION: 1000 West Lakeshore Drive

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

City Attorney Mantzaris introduced the case.
Respondent was not present.

Officer Rebando stated this case is a repeat with fine and explained the following violations: Section 18-92 Prohibition of Certain Items Section 302.4 IPMC Weeds. He detailed the case summary stating the complaint was from a citizen, gave its history, exhibited pictures that are a true and accurate depiction of the property on the date taken, and read the violation. He indicated that the property was not in compliance with regard to Section 18-92; however, Section 302.4 IPMC Weeds was currently in compliance. He stated staff's recommendation.

Member Kilburn made a motion to find the Respondent in violation in Case No. C2309-0054, and is ordered to correct the violation on or before May 16, 2024. If the Respondent does not comply with this order to correct the violation on or before May 16, 2024, a fine of \$150 per day for every day in violation after May 16, 2024, will accrue until corrected. And further, the Respondent is ordered to contact the Code Enforcement Inspector to arrange an inspection of the property to verify compliance; Seconded by Member Whitehead.

Discussion ensued clarifying that Section 302.4 IPMC Weeds was in compliance. Motion withdrawn.

Motion Restated:

Member Kilburn made a motion to find the Respondent in violation in Case No. C2309-0054 with the exception of Section 302.4 IPMC Weeds, and is ordered to correct the violation on or before May 16, 2024. If the Respondent does not comply with this order to correct the violation on or before May 16, 2024, a fine of \$150 per day for every day in violation after May 16, 2024, will accrue until corrected. And further, the Respondent is ordered to contact the Code Enforcement Inspector to arrange an inspection of the property to verify compliance; Seconded by Member Whitehead. Motion passed 6-0 with Vice-Chair Camps absent.

City Attorney Mantzaris announced City Council will soon vote on an ordinance to create a Public Nuisance Abatement Board. He explained what type of cases a Public Nuisance Abatement Board hears; and further, stated if a Public Nuisance Abatement Board is created, this board will be hearing those cases. Discussion ensued regarding a Public Nuisance Abatement Board.

AJDOURN

There being no further business, the meeting was adjourned at 8:08 pm.

Jenny May, Chair

Attest:

Kathy Heard, Dev. Svcs. Coord.

9171 9690 0935 0307 8854 75

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

**CITY OF CLERMONT,
Petitioner,**

Case No: C2301-0041

vs-

**ANGELA MOJICA
SPECIAL NEEDS TRUST,
Respondent.**

**1610 Bowman Street
Clermont, FL 34711**

FINDINGS OF FACT, CONCLUSION OF LAW and ORDER

THIS MATTER came before the Code Enforcement Board of the City of Clermont for hearing on **SEPTEMBER 18, 2023**, and the Board having heard sworn testimony and received evidence from **Joshua Cortez, Code Enforcement Officer** for the City and **CHRISTIAN ARROYO** 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 **VIOLATION NOTICE** dated **MARCH 6, 2023**.
- 3) There exists on the property a violation of the Clermont City Code.

II. CONCLUSION OF LAW

The Code Enforcement Board finds that Respondent, Angela Mojica Special Needs Trust, is in violation of Clermont City Code Section 122-344 (new 125-522) 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 violations on or before **NOVEMBER 18, 2023**, by taking the remedial action as set forth in the **VIOLATION NOTICE** dated **MARCH 6, 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 **NOVEMBER 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, Angela Mojica Special Needs Trust, 1610 E. Bowman St, Clermont, FL 34711.


Code Enforcement Officer



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 #:	C2301-0041	Property Address:	1610 Bowman St, Clermont Fl 34711
---------	------------	-------------------	-----------------------------------

Applicants Name:	Jannette Vega	Phone:	407-535-2086
Mailing Address:	1610 Bowman St, Clermont Fl 34711		
Email (optional):	Vega.jannette5@gmail.com		

What were the violations on the property?	
Shed and fences without permit.	
Did you reside at the property at the time of the violation?	yes
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)

yes Fence permit \$129.00
Shed permit \$127.00

Reasons for the property not being in compliance by the time frame provided by the board?

A Contractor was contracted to apply for fence permit

however they never followed through with the City request for additional documentation on permit. I as the homeowner was unaware of the above stated as the contractor indicated all was handled.

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?

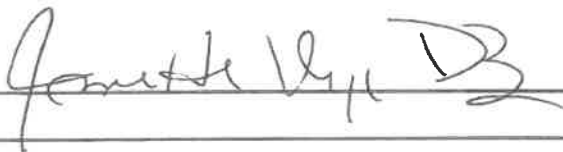
Your completed application will be reviewed by city staff and submitted to the code enforcement board. Any supporting documentation provided will be included.

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:  **Date:** 3/7/24

The foregoing was sworn and subscribed to me this 7th day of MARCH 2024. He or she is personally known to me or provided VIANETTE VEGA ROJAS as identification at the time of notarization.

Stamp:



Notary Public: 

My Commission Expires: MAY 24, 2024.

9171 9690 0935 0307 8819 58

Code Enforcement Board

City of Clermont

NOTICE OF HEARING

TO REQUEST REDUCTION OF FINE

CITY OF CLERMONT,

Petitioner

vs.

ANGELA MOJICA SPECIAL NEEDS TR

Respondent

Case No. C2301-0041

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:

MAY 20 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 Affidavit of Compliance has been furnished by Certified Mail/Personal Service to Respondent, ANGELA MOJICA SPECIAL NEEDS TR. 1610 E BOWMAN ST , CLERMONT, FL, 34711

Certified Mail/Return Receipt Requested #

BY:



JOSHUA CORTEZ, Code Enforcement Officer
this 22nd 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.

City of Clermont

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

AFFIDAVIT OF COMPLIANCE

In the matter of:

Case # C2301-0041

ANGELA MOJICA SPECIAL NEEDS TR

1610 E BOWMAN ST

CLERMONT, FL 34711

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

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

1. That on September 18, 2023, the Code Enforcement Board held a public hearing and issued an Order in the abovementioned case.
2. That, pursuant to said Order, the Respondent was to have taken certain corrective action by or before November 18 2023 for this violation or a \$150.00 per day fine was to be imposed.
3. That, an inspection was performed on March 05, 2024 and found that the corrective action ordered by the Code Enforcement Board was completed.
4. In accordance with the Code Enforcement Board's order, a fine of \$150.00 per day accrued from November 19, 2023 to March 04, 2024 per calendar day with a grand total of 16350 fines were accrued.

Sworn to and subscribed before me this 22nd day of March, 2024.



JOSHUA CORTEZ

Code Enforcement Officer

City of Clermont, 685 W. Montrose Street

Clermont, FL 34711

The forgoing instrument was acknowledged before me this 22nd day of March, 2024, by JOSHUA CORTEZ as the Code Enforcement Officer for the City of Clermont, who is personally known to me and who did take an oath.

Signature:

Ellen Redmond

Printed Name:

Ellen Redmond

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

vs.

LOU NATEM LLC

Respondent

Case No. C2404-0064

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:

MAY 20TH, 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, LOU NATEM LLC. 615 E COLONIAL DR
ORLANDO , FL 32803

Certified Mail/Return Receipt Requested #

9171 9690 0935 0307 8432 08

BY:



JORDAN REBANDO, Code Enforcement Officer
this 23rd 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.

City of Clermont

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

VIOLATION NOTICE

April 23, 2024

Violation # C2404-0064

To: LOU NATEM LLC
615 E COLONIAL DR
ORLANDO, FL 32803

Violation/Property address: 1203 W HIGHWAY 50 CLERMONT FL, 34711 (ALT KEY:1303761)

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 1203 W HIGHWAY 50 CLERMONT FL, 34711 (ALT KEY:1303761).

Compliance with the Violation(s) listed will be when the following condition(s) are met: ALL BUSINESSES THAT ARE OPERATING ON PROPERTY OBTAIN A VALID BTR AND HAVE THE BTR POSTED IN AN CONSPICUOUS PLACE.

Type of Violation: Sec. 34-135. - Local business tax receipt shall be posted.

It shall be the duty of all persons carrying on any business, profession or occupation mentioned in this article to keep their local business tax receipt conspicuously posted in their place of business, or on machines or movable units.

Type of Violation: Sec. 34-126. - Required.

No person shall engage in any business, profession, occupation, trade, amusement or industry within the city without first having procured a local business tax receipt from the city clerk, which receipt shall be issued to each person on payment of the amount provided for in section 34-139, and after any such qualifications, licenses, permits or requirements have been met in accordance with federal, state and local regulations.

Type of Violation: Sec. 34-132. - Application for business tax receipt.

(a)Written application may be required of any person upon payment under this article, which local business tax application shall be in the form prescribed by the city clerk and approved by the council.(b)If any application to pay the local business tax or renewal thereof does not contain all the required information necessary for a determination of the amount of the local business tax to be imposed on the applying business, the city clerk shall have the option either to withhold issuance of the local business tax receipt or renewal entirely, or to issue the receipt or renewal at the highest rate which could, under all known facts and circumstances, be applied to the business.

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

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

CITY OF CLERMONT

Petitioner,

vs.

LOU NATEM LLC,

Respondent.

Case No: C2203-000023

1203 Hwy 50

Clermont, Florida 34711

FINDINGS OF FACT, CONCLUSION OF LAW and ORDER

THIS MATTER came before the Code Enforcement Board of the City of Clermont for hearing on **May 16, 2022** and the Board having heard sworn testimony and received evidence from **Joshua Cortez, Code Enforcement Officer** for the City and having noted that Respondent, **Lou Natem LLC**, was not 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 Respondents.
- 2) The Respondent is the owner of and in custody and control of the property described in the Notice of Violation dated April 7, 2022.
- 3) There currently exists on the property a business that has not obtained a business tax receipt.

II. CONCLUSION OF LAW

The Code Enforcement Board finds the Respondent, **LOU NATEM LLC**, is in violation of Clermont City Code Section 58-122 "Business Tax Application"; Section 58-125 "Business Tax Receipt Posting"; Section 58-166 "Business Tax Receipt"; Section 58-118 "Opening Business Without Business Tax Receipt".

III. ORDER

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

- 1) Respondents shall correct the above-stated violation on or before **June 16, 2022**, by obtaining the required business tax receipt as set forth in the Violation Notice dated April 7, 2022. If the Respondents fail to timely correct the violation a fine of **FIFTY DOLLARS (\$50.00)** will accrue for each day the violation continues past **June 16, 2022**.

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

Done and Ordered this 31st day of May 2022.


James Johnson, Chairman

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

I HEREBY CERTIFY that on this 31st day of May 2022, a true and correct copy of this Order has been furnished by certified and regular mail to Respondent, Lou Natem LLC, 6158 Keenes Pointe Drive, Windermere, FL 34786.


Code Enforcement Officer

Track your package

Data provided by USPS



Tracking number 9171969009350307843208

Delivered 

April 26, 10:39AM

Orlando, FL



View details on USPS



Call 1-800-275-8777



Track another package

9171 9690 0935 0307 8854 99

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

**CITY OF CLERMONT,
Petitioner,**

Case No: C2303-0012

vs-

**EMF of WINTER PARK Inc.
Respondent.**

**185 US HWY 27
Clermont, FL 34711**

FINDINGS OF FACT, CONCLUSION OF LAW and ORDER

THIS MATTER came before the Code Enforcement Board of the City of Clermont for hearing on **SEPTEMBER 18, 2023**, and the Board having heard sworn testimony and received evidence from **Joshua Cortez, Code Enforcement Officer** for the City and noting that 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 MARCH 7, 2023.
- 3) There exists on the property multiple violations of the Clermont City Code.

II. CONCLUSION OF LAW

The Code Enforcement Board finds that Respondent, **EMF of WINTER PARK Inc.**, is in violation of Clermont City Code Section 122-344 (new 125-522) Building Permit Required and IPMC Section 112 STOP WORK ORDER.

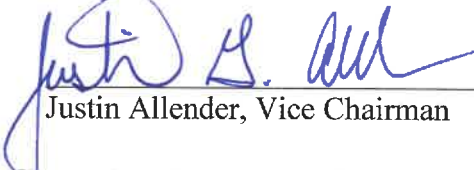
III. ORDER

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 MARCH 7, 2023. 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 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, EMF of WINTER PARK Inc., 2964 Lake Jean Dr, Orlando, FL 32817.


Code Enforcement Officer

City of Clermont

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

AFFIDAVIT OF COMPLIANCE

CASE NOT CLOSED/ FINE OWED

In the matter of:

Case # C2303-0012

EMF OF WINTER PARK INC

2964 LAKE JEAN DR

ORLANDO, FL 32817

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

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

1. That on September 18, 2023, the Code Enforcement Board held a public hearing and issued an Order in the abovementioned case.
2. That, pursuant to said Order, the Respondent was to have taken certain corrective action by or before October 18, 2023 for this violation or a \$250.00 per day fine was to be imposed.
3. That, an inspection was performed on November 20, 2023 and found that the corrective action ordered by the Code Enforcement Board was completed.
4. In accordance with the Code Enforcement Boards order, a fine of \$250.00 per day accrued from October 19, 2023, to but not including November 20, 2023, per calendar day. A grand total of 36 days of fines were accrued, with a grand total fine amount owed of \$8,000. This fine must be paid on or before January 19 2024. If you want to request a reduction of fine you must contact
5. the code enforcement officer in charge of the case at 352-241-7356 on or before January 19, 2024.

In accordance with Florida State Statute 162.04(5), if a repeat violation is found to have reoccurred on any property owned by the property owner within the corporate boundaries of the City of Clermont within a 5 year period of the code enforcement board's order, the property owner could be immediately fined up to \$500.00 USD per day.

Sworn to and subscribed before me this 20th day of December, 2023.

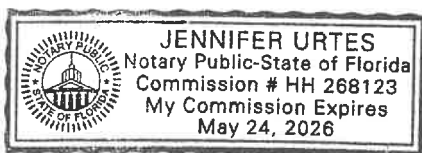

JOSHUA CORTEZ

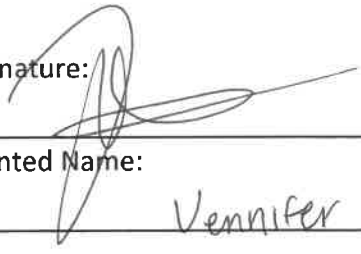
Code Enforcement Officer

City of Clermont, 685 W. Montrose Street

Clermont, FL 34711

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



Signature: 

Printed Name:

Jennifer Urtes



CITY OF CLERMONT

Choice of Champions

Code Enforcement FINE Reduction Request Form

BY COMPLETING THIS FORM, YOU ARE MAKING STATEMENTS UNDER OATH. FAILURE TO BE TRUTHFUL IS A VIOLATION OF FLORIDA STATUTES PERTAINING TO PERJURY, WHICH IS A FELONY PUNISHABLE BY UP TO 15 YEARS IMPRISONMENT (F.S. 837.02).

INSTRUCTIONS:

- Please complete the entire form. Failure to provide complete information will delay consideration of your request.
- A request for reduction of a Code Compliance fine/lien will not be considered until the property is deemed to be in full compliance by the Code Enforcement Supervisor or other code enforcement staff.
- Be specific when writing your request statement.
- Please deliver this completed form to the City of Clermont Code Enforcement Division, ATTN: (To Code Officer assigned to your case) or email packet to the code officer.
- The reduction request will then be sent for Code Enforcement review to verify that all criteria for consideration under the Annual Lien Forgiveness Program are met.
- Once it has been verified that your request meets all criteria for consideration, you will be contacted by Code Enforcement to facilitate the case to be heard before a Code Enforcement Board. It will be at the discretion of the board to consider a reduction. If a full payment of the reduced amount is not received by the City by the date determined by Board, it could result in the reinstatement of the full amount of the Code Enforcement fine.
- **Please be advised that the State of Florida has a broad public records law (Ch. 119, Fla. Stat.) and this form and all of its attachments submitted to the City are public records and subject to public disclosure unless an express statutory exemption applies.**



CITY OF CLERMONT

Choice of Champions

Applicant's Name: DHARMESH "MAX" THAKKAR	Applicant's Phone Number: 407-961-8457
Applicant's Mailing Address: 185 N US 27, CLERMONT FL 34711	
Authorized Representative's Name (who will be present at the Hearing): MAX THAKKAR	
Current Property Owner's Name: EMF OF WINTER PARK INC.	
Current Property Owner's Mailing Address: 185 N US 27, CLERMONT FL 34711	
Current Property Owner's Phone Number: 407-961-8457	
Name of Property Owner when fine was assessed: EMF OF WINTER PARK INC.	
Name of Person who lived at the property when the fine was placed: EMF OF WINTER PARK INC.	
Reason(s) violation(s) were not corrected before fine(s) were placed: I (Max Thakkar) was hospitalized, battling mental illness (bipolar disorder) during the time of hearing. Even after discharge, the bipolar disorder hampered my comprehension, decision making, and working abilities. With medication and psychiatrist doctor's supervision, I am slowly returning to regular work. Bipolar disorder is a known mental illness that affects a person's work abilities.	
Is money held in escrow pending the fine reduction/release Hearing: ☐ Yes ☒ No	
Proposed Reduced Fine Amount Proposed to be Paid: \$0	
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, Dharmesh "Max" Thakkar, do hereby submit this request for Reduction/Elimination of the fines and/or liens, and in support offer the following statement:
First the modification was related only to remove a demising wall, so we did not pull permit thinking we would not need one.

Once code enforcement told us we need permit, we applied for permit. For the duration of the fine placement, we already had a permit application pending.



CITY OF CLERMONT

Choice of Champions

Then I was planning to appear during the enforcement board hearing, however, unfortunately, I was diagnosed with Bipolar Disorder in the week before, I was in hospital getting treatment from therapists & psychiatrist.

They discharged me from the hospital once I was able to conduct daily activities without supervision. But I was far from being able to conduct business.

Once I gradually recovered further, I promptly worked with architect and the general contractor to get the permit issued.

Given the situation that we had already applied for permit and my personal situation of hospitalization, and clean record of peacefully operating in the city, I request full waiver of fines. Thank you very much! 🙏

Signature: Max Thakkar

Date: 01/05/2024

Printed Name: Max Thakkar



CITY OF CLERMONT

Choice of Champions

*****THIS SECTION TO BE COMPLETED BY A CITY OF CLERMONT OFFICIAL*****

Code Enforcement Case Number: C2303-0012	Property Address: 185 US HWY 27 CLERMONT FL, 34711(ALT KEY:3911288)
Name of Property Owner when fine was placed: EMF OF WINTER PARK INC	
Violation(s): BUILDING PERMIT REQUIRED SECTION 122-344 STOP WORK ORDER SECTION 112-IPMC	
Case was presented to the Code Enforcement Board on: 09/18/2023	
Daily Fine Imposed: \$250	Number of Days Fine Ran: 32
Date Fine Began: 10/19/2023	Date Fine Ended: 11/19/2023
Total Amount Due: \$8,000.00	Number of Days the Property was in Violation: 258
Is the violation a heightened health or safety concern: ☒ Yes ☐ No	
Has the Property Owner been cooperative with Code Compliance: ☐ Yes ☒ No	
Costs Expended on this Case by Code Enforcement post Code Enforcement Board Hearing:	
Costs Expended on this Case by _____ Department post Code Enforcement Board Hearing:	
Costs Expended on this Case by _____ Department post Code Enforcement Board Hearing:	
Costs Expended on this Case by _____ Department post Code Enforcement Board Hearing:	

Code Enforcement Board
City of Clermont
NOTICE OF HEARING
TO REQUEST REDUCTION OF FINE

CITY OF CLERMONT,
Petitioner

Case No. C2303-0012

vs.
EMF OF WINTER PARK INC
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:

MAY 20 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 hand delivery to J STERLING'S WELLNESS SPA staff on April 17 2024 located at 185 US HIGHWAY 27 CLERMONT FL, 34711

BY: _____



JOSHUA CORTEZ, Code Enforcement Officer
this 17th 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.

9171 9690 0935 0307 8854 51

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

**CITY OF CLERMONT,
Petitioner,**

Case No: C2207-0008

vs-

**TURK ANDREA M. TRUSTEE,
Respondent.**

**West Ave (vacant lot)
Clermont, FL 34711
Alt Key: 2668148**

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 **JOSHUA CORTEZ, Code Enforcement Officer** for the City and having noted that Respondent was not present or represented, thereupon issues the following Findings of Fact, Conclusion of Law, and Order:

I. FINDINGS OF FACT

- 1) Notice as required by Section 162.12, F.S. was provided to Respondent.
- 2) The Respondent is the owner of and in custody and control of the property described in the Notice of Violation dated JUNE 13, 2023.
- 3) There exists on the property a violation of the Clermont City Code.

II. CONCLUSION OF LAW

The Code Enforcement Board finds that Respondent, **TURK ANDREA M. TRUSTEE**, is in violation of Ordinance Sec 38.5 Lakefront Properties parking and storage of boats.

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 Notices dated JUNE 13, 2023. If the Respondents fail 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, Andrea M. Turk as Trustee, 1326 E. Ave, Clermont, FL 34711.


Code Enforcement Officer

City of Clermont

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

AFFIDAVIT OF COMPLIANCE

CASE NOT CLOSED/ FINE OWED

In the matter of:

Case # C2207-0008

TURK ANDREA M TRUSTEE

1326 EAST AVE

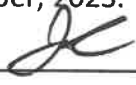
CLERMONT, FL 34711

Violation Address: W AVE CLERMONT FL, 34711(ALT KEY:2668148)

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

1. That on September 18, 2023, the Code Enforcement Board held a public hearing and issued an Order in the abovementioned case.
2. That, pursuant to said Order, the Respondent was to have taken certain corrective action by or before October 18, 2023 for this violation or a \$0.00 per day fine was to be imposed.
3. That, an inspection was performed on November 20, 2023 and found that the corrective action ordered by the Code Enforcement Board was completed.
4. In accordance with the Code Enforcement Boards order, a fine of \$150.00 per day accrued from October 19, 2023, to November 19, 2023, per calendar day. A grand total of 32 days fines were accrued, with a grand total fine amount owed of \$4800.00 to be paid on or before December 20, 2023. If you want to request a reduction you must contact the code enforcement officer in charge of the case at 352-241-7356.

Sworn to and subscribed before me this 20th day of November, 2023.



JOSHUA CORTEZ

Code Enforcement Officer

City of Clermont, 685 W. Montrose Street

Clermont, FL 34711

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

Signature: 

Printed Name: _____

JENNIFER URTEZ





CITY OF CLERMONT

Choice of Champions

Code Enforcement FINE Reduction Request Form

BY COMPLETING THIS FORM, YOU ARE MAKING STATEMENTS UNDER OATH. FAILURE TO BE TRUTHFUL IS A VIOLATION OF FLORIDA STATUTES PERTAINING TO PERJURY, WHICH IS A FELONY PUNISHABLE BY UP TO 15 YEARS IMPRISONMENT (F.S. 837.02).

INSTRUCTIONS:

- Please complete the entire form. Failure to provide complete information will delay consideration of your request.
- A request for reduction of a Code Compliance fine/lien will not be considered until the property is deemed to be in full compliance by the Code Enforcement Supervisor or other code enforcement staff.
- Be specific when writing your request statement.
- Please deliver this completed form to the City of Clermont Code Enforcement Division, ATTN: (To Code Officer assigned to your case) or email packet to the code officer.
- The reduction request will then be sent for Code Enforcement review to verify that all criteria for consideration under the Annual Lien Forgiveness Program are met.
- Once it has been verified that your request meets all criteria for consideration, you will be contacted by Code Enforcement to facilitate the case to be heard before a Code Enforcement Board. It will be at the discretion of the board to consider a reduction. If a full payment of the reduced amount is not received by the City by the date determined by Board, it could result in the reinstatement of the full amount of the Code Enforcement fine.
- **Please be advised that the State of Florida has a broad public records law (Ch. 119, Fla. Stat.) and this form and all of its attachments submitted to the City are public records and subject to public disclosure unless an express statutory exemption applies.**



CITY OF CLERMONT

Choice of Champions

Applicant's Name: <u>Andrea M. Turk</u>	Applicant's Phone Number: <u>(321) 689-0975</u>
Applicant's Mailing Address: <u>11028 Turnpike Rd. Clermont, FL 34715</u>	
Authorized Representative's Name (who will be present at the Hearing): <u>Andrea M. Turk</u>	
Current Property Owner's Name: <u>Andrea M. Turk</u>	
Current Property Owner's Mailing Address: <u>11028 Turnpike Rd. Clermont, FL 34715</u>	
Current Property Owner's Phone Number: <u>(321) 689-0975</u>	
Name of Property Owner when fine was assessed: <u>Andrea M. Turk</u>	
Name of Person who lived at the property when the fine was placed: <u>Vacant Land</u>	
Reason(s) violation(s) were not corrected before fine(s) were placed: <u>Please see my attached statement.</u>	
Is money held in escrow pending the fine reduction/release Hearing: ☐ Yes ☒ No	
Proposed Reduced Fine Amount Proposed to be Paid: <u>\$500.00</u>	
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, Andrea M. Turk, do hereby submit this request for Reduction/Elimination of the fines and/or liens, and in support offer the following statement:

To Whom It May Concern,
What I have to say may seem like excuses, they
are genuine statements of fact. I have been ill quite a lot
since September of 2023. My mother whom I am responsible for,



CITY OF CLERMONT

Choice of Champions

has been battling cancer. My fiancé who normally assists me with these matters has been working in South Carolina since June of 2023. There has been a lot of contributing factors as to why I haven't been able to respond to situations in a more timely manner, however these are the main three.

While I also respect the job that Code Enforcement is required to do, I find it odd that until last year (2023) parking a boat on a lake front lot that belonged to you wasn't an issue. My boat along with the neighboring properties were parking our boats on our lots. I do not know if the laws regarding such matters were changed, but if they were I do feel all property owners should have been notified via mail of said law change before Code Enforcement was required to step in. I also feel the amount of fines accrued per day are egregious in nature. I respectfully submit this statement for your consideration Thank You.

Signature: Andrea M. Turk

Date: 2/22/2024

Printed Name: Andrea M. Turk



CITY OF CLERMONT

Choice of Champions

*****THIS SECTION TO BE COMPLETED BY A CITY OF CLERMONT OFFICIAL*****

Code Enforcement Case Number: C2207-0008	Property Address: W AVE CLERMONT FL, 34711(ALT KEY:2668148)
Name of Property Owner when fine was placed: TURK ANDREA M TRUSTEE	
Violation(s): SEC. 38-5. LAKEFRONT PROPERTIES PARKING AND STORAGE FOR BOATS.(RE-NUMBERED AS SEC. 22-5)	
Case was presented to the Code Enforcement Board on: 09/18/2023	
Daily Fine Imposed: \$150	Number of Days Fine Ran: 37
Date Fine Began: 10/19/2023 1/10/2024	Date Fine Ended: 11/19/2023 1/14/2024
Total Amount Due: \$5,550.00	Number of Days the Property was in Violation: 186
Is the violation a heightened health or safety concern: ☐ Yes ☒ No	
Has the Property Owner been cooperative with Code Compliance: ☒ Yes ☐ No	
Costs Expended on this Case by Code Enforcement post Code Enforcement Board Hearing:	
Costs Expended on this Case by _____ Department post Code Enforcement Board Hearing:	
Costs Expended on this Case by _____ Department post Code Enforcement Board Hearing:	
Costs Expended on this Case by _____ Department post Code Enforcement Board Hearing:	

9171 9690 0935 0307 8819 27

Code Enforcement Board
City of Clermont
NOTICE OF HEARING
TO REQUEST REDUCTION OF FINE

CITY OF CLERMONT,
Petitioner

Case No. C2207-0008

vs.

TURK ANDREA M TRUSTEE
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:

MAY 20 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, TURK ANDREA M TRUSTEE. 1326 EAST AVE CLERMONT, FL 34711

Certified Mail/Return Receipt Requested #

BY:



JOSHUA CORTEZ, Code Enforcement Officer
this 4th 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.



Clermont Police Department

Case Report for Incident 24C11305

Nature: S83
Location: CLE3

Address: 699 US HWY 27
CLERMONT FL 34715

Offense Codes:

Received By: SEELEY 2606

Agency: CLE

Responding Officers: BELL 198, WORTH 290, BARKER 284, REBANDO 237, ROBINSON 2749, POLO 2940, ZOLLWEG 287

Responsible Officer: BARKER 284

Disposition: INA 04/14/24

When Reported: 02:12:24 04/14/24

Occurred Between: 02:12:24 04/14/24 and 02:12:24 04/14/24

Assigned To:

Detail:

Date Assigned: **/**/**

Status:

Status Date: **/**/**

Due Date: **/**/**

Complainant:

Last:

First:

Mid:

DOB: **/**/**

Dr Lic:

Address:

Race:

Sex:

Phone:

City: ,

Offense Codes

Reported:

Observed:

Circumstances

Responding Officers:

Unit :

BELL 198

C198

WORTH 290

C290

BARKER 284

C284

REBANDO 237

C237

ROBINSON 2749

2749

POLO 2940

2940

ZOLLWEG 287

C287

Responsible Officer: BARKER 284

Agency: CLE

Received By: SEELEY 2606

Last Radio Log: 02:49:02 04/14/24 CMPLT

:

Clearance: NR NO REPORT

When Reported: 02:12:24 04/14/24

Disposition: INA **Date:** 04/14/24

Judicial Status:

Occurred between: 02:12:24 04/14/24

Misc Entry:

and: 02:12:24 04/14/24

04/15/24

Modus Operandi:**Description :****Method :**

Involvements**Date****Type****Description**

04/14/24

Cad Call

02:05:50 04/14/24 S88

RELATED

04/14/24

Cad Call

02:12:24 04/14/24 S99

Initiating Call

Narrative

On April 14, 2024, officers responded to the area of US HWY 27 and E Montrose Street in reference to a large gathering at Gabby's Banquet Hall. Multiple officers detected the strong odor of marijuana from the roadway while passing the event. Around 0200 hours, the event's attendees began to leave the parking area. Due to the number of people at the event, the entire parking lot adjacent to the facility as well as the adjacent shopping center was completely full. Some patrons parked on the grass between US HWY 27 and the shopping center. Many other patrons parked across US HWY 27 on E Montrose Street, the parking lot to the closed business located at 850 E Montrose Street, and the grass area adjacent to the closed business at 700 US HWY 27. Vehicles did not park at 700 US HWY 27 due to the parking lot being blocked by a chain. To reach the Banquet Hall, and to return to their vehicles after the event, patrons had to cross US HWY 27 from E Montrose Street. There are no streetlights or crosswalks at this intersection, and it is extremely difficult to see pedestrian traffic crossing the roadway.

As the event was closing, the contracted security personnel directed traffic in the parking lot and began to direct traffic on US HWY 27. The individual attempting to direct traffic on US HWY 27 attempted to do so while standing in the roadway wearing a grey T-shirt, black pants, with no reflective clothing and no light source. Officers instructed him to leave the roadway. Due to the amount of traffic leaving the parking lot, officers utilized a marked patrol vehicle with emergency lights activated to block the right lane of US HWY 27 to create a safe lane for vehicles to exit.

While the event was coming to an end, around 0200 hours, officers could hear the sound of extremely loud music coming from the event while positioned at 123 US HWY 27, more than half a mile away, with several wooded areas that dampened sound between the two locations.

Also, many of the vehicles leaving the event began to accelerate rapidly northbound on US HWY 27, despite the presence of multiple marked police vehicles with emergency lights activated. Officers conducted traffic stops on multiple vehicles leaving the event, including a vehicle that illegally and unsafely crossed US HWY 27 to reach the other vehicles (24C11303) and a traffic stop that resulted in two felony arrests and the seizure of approximately 193.3 grams of marijuana and approximately 2.8 grams of crack cocaine (24C11304). Earlier in the evening, a traffic stop resulting in a felony arrest and the seizure of approximately 15.4 grams of marijuana (24C11300). The driver advised he was on his way to Gabby's Banquet Hall.

Due to the event's size and the vehicle's direction of travel, the Lake County Sheriff's Office was made aware of the event and sent assistance to the area. Several deputies prepared for reckless drivers traveling north on US HWY 27 from the area, resulting in a felony arrest of an individual who fled from deputies operating a vehicle at approximately 131 miles per hour (240040174). The individual arrested from that vehicle later spoke about the event to another arrestee who attended the event at the Lake County Jail.

After the patrons left the event, many of them occupied the parking lot at the 7-Eleven located at 189 S US HWY 27. These patrons occupied the entire parking lot and gas pump area, greatly exceeding the number of vehicles the parking lot appeared to have been designed to accommodate, as well as portions of the closed Citrus Tower shopping plaza parking lot. For past events at Gabby's Banquet Hall, officers worked cooperatively with employees of the 7-Eleven and the nearby Circle K to close the parking lots to prevent loitering and other issues. Due to the size of the event, the traffic safety concerns that required officers' attention, and the criminal infractions addressed, there were not sufficient personnel to accomplish this, despite assistance from the Lake County Sheriff's Office.

Incident	Nature	Incident address	Reported	Disposition
21C12007	S88	699 US HWY 27; GABBY'S BANQUET	03:02:59 04/17/21	INA
21C15346	S83	699 US HWY 27; GABBYS	01:22:05 05/18/21	INA
21C15855	S83	699 US HWY 27; GABBYS	03:09:57 05/22/21	INA
21C17399	1049	699 US HWY 27	18:09:32 06/04/21	INF
21C20558	S15	699 US HWY 27	23:01:15 07/02/21	INA
21C21542	S22IP	699 US HWY 27; GABBIES BANQUET	13:03:57 07/12/21	INA
21C23407	S99	699 US HWY 27; GABBYS BANQUET HALL	11:56:02 07/30/21	INA
21C24206	S13P	699 US HWY 27; GABBY'S BANQUET HALL	22:44:56 08/06/21	INA
21C24208	S15	699 US HWY 27; GABBY'S BANQUET HALL	22:52:07 08/06/21	INA
21C24389	S99	699 US HWY 27	09:21:57 08/09/21	INA
21C25828	1050	699 US HWY 27; GABBY'S BANQUET	13:26:01 08/23/21	INA
21C26260	S99	699 US HWY 27; GABBYS BANQUET HALL	13:07:07 08/27/21	INA
21C26651	S13P	699 US HWY 27; GABBYS BANQUET HALL	12:57:33 08/31/21	INA
21C26838	S99	699 US HWY 27	09:53:35 09/02/21	INA
21C27240	S99	699 US HWY 27	11:34:09 09/06/21	INA
21C27342	S99	699 US HWY 27	13:17:14 09/07/21	ACT
21C27437	S34A	699 US HWY 27; GABBY'S BANQUET	09:15:45 09/08/21	INA
21C27442	S27A	699 US HWY 27; GABBYS BANQUET	10:19:28 09/08/21	INA
21C28255	S99	699 US HWY 27	17:31:02 09/15/21	INA
21C28753	S99	699 US HWY 27	12:53:44 09/20/21	INA
21C29168	S99	699 US HWY 27	08:44:42 09/24/21	INA
21C29224	S99	699 US HWY 27	16:03:09 09/24/21	INA
21C30222	S99	699 US HWY 27	15:16:01 10/04/21	INA
21C30668	S99	699 US HWY 27	16:21:12 10/08/21	INA
21C31711	S99	699 US HWY 27	09:29:53 10/18/21	INA
21C32190	S99	699 US HWY 27	16:59:18 10/22/21	INA
21C32357	S13	699 US HWY 27; GABBY'S BANQUET HALL	07:04:17 10/24/21	INA
21C33864	S83	699 US HWY 27; GABBIES BANQUET	01:44:23 11/07/21	INA
21C34349	S99	699 US HWY 27	07:39:36 11/11/21	INA
21C34876	S99	699 US HWY 27	12:33:50 11/16/21	INA
21C35452	S99	699 US HWY 27	13:12:30 11/21/21	INA

21C35556	S13	699 US HWY 27; GABBY'S BANQUET HALL	16:55:22 11/22/21	INA
21C35797	S99	699 US HWY 27	08:35:35 11/25/21	INA
21C35926	S83A	699 US HWY 27	00:04:35 11/27/21	INA
21C35930	S99T	699 US HWY 27; GABBYS BANQUET HALL	00:51:38 11/27/21	INA
21C39109	S99	699 US HWY 27	15:13:53 12/27/21	INA
22C00827	S88	699 US HWY 27; GABBYS BANQUET HALL	02:23:20 01/09/22	INA
22C01122	S83	699 US HWY 27; GABBYS BANQUET AND EVENT FACILITY	04:57:40 01/12/22	INA
22C01389	S88	699 US HWY 27; gabby's banquet hall	01:55:15 01/15/22	INF
22C01395	S36A	699 US HWY 27; GABY'S BANQUET	02:57:25 01/15/22	ACT
22C01440	S83	699 US HWY 27	18:03:41 01/15/22	INA
22C01471	S99	699 US HWY 27; GABBY'S BANQUET	01:27:38 01/16/22	INA
22C01472	S83A	699 US HWY 27; GABBY'S BANQUET HALL	01:38:12 01/16/22	INA
22C02104	S13	699 US HWY 27; GABBY'S	18:24:17 01/21/22	INA
22C03482	S99	699 US HWY 27; GABBYS BANQUET	02:33:46 02/04/22	INA
22C03558	S11P	699 US HWY 27; GABBYS BANQUET	13:47:51 02/04/22	INA
22C04910	S13	699 US HWY 27; GABBY'S BANQUET	13:53:52 02/16/22	INA
22C05307	S31	699 US HWY 27; GABBY'S BANQUET HALL	02:56:17 02/20/22	CBA
22C05497	S13	699 US HWY 27; GABBYS BANQUET HALL	21:30:29 02/21/22	INA
22C05969	S15	699 US HWY 27	20:55:16 02/25/22	INA
22C06074	S92A	699 US HWY 27; GABBY'S BANQUET HALL	18:37:17 02/26/22	INA
22C06102	S99	699 US HWY 27	01:21:15 02/27/22	INA
22C06184	S13P	699 US HWY 27 ;GABBYS BANQUET HALL	00:35:18 02/28/22	INA
22C06246	S27A	699 US HWY 27	14:48:19 02/28/22	INA
22C06290	S83	699 US HWY 27	06:58:00 03/01/22	INA
22C06327	S27A	699 US HWY 27; GABBYS GEM OF THE HILLS	11:54:39 03/01/22	INA
22C06482	S99	699 US HWY 27; GABBY'S BANQUET	00:08:41 03/03/22	INA
22C06593	S99	699 US HWY 27; GABBY'S BANQUET	00:58:17 03/04/22	INA
22C06604	S27A	699 US HWY 27	06:52:41 03/04/22	INF
22C06825	S83	699 US HWY 27	09:11:58 03/06/22	INA
22C08137	S83A	699 US HWY 27;GABBY'S BANQUET HALL	23:09:05 03/18/22	INA
22C08185	S83	699 US HWY 27	10:34:32 03/19/22	INA
22C10455	S15	699 US HWY 27	22:59:58 04/09/22	INA

22C10477	S1	699 US HWY 27	03:23:41 04/10/22	CBA
22C10606	1068	699 US HWY 27	11:56:45 04/11/22	INA
22C11083	S15	699 US HWY 27; GABBYS BANQUET	21:56:42 04/15/22	INA
22C13051	COPPS	699 US HWY 27	08:03:12 05/05/22	INA
22C13272	S99	699 US HWY 27; GABBYS BANQUET	00:51:18 05/07/22	INA
22C13286	S83	699 US HWY 27; GABBY'S	03:05:56 05/07/22	INA
22C15697	S90	699 US HWY 27	22:23:18 05/31/22	INA
22C17317	1050	699 US HWY 27; GABBYS BANQUET	00:16:47 06/20/22	INA
22C19797	S15	699 US HWY 27; GABBYS BANQUET	20:57:54 07/16/22	INA
22C19832	S14	699 US HWY 27; GABBYS	03:52:01 07/17/22	INF
22C21385	S13	699 US HWY 27; GABBYS BANQUET	03:35:17 08/01/22	INA
22C21527	1050	699 US HWY 27; GABBY'S BANQUET HALL	11:01:32 08/02/22	INA
22C26449	S99	699 US HWY 27; GABBYS BANQUET	02:38:15 09/16/22	INA
22C26666	S39	699 US HWY 27; GABBY'S BANQUET HALL	21:46:53 09/17/22	INA
22C28118	1068	699 US HWY 27; GABBY'S BANQUET HALL	12:48:17 10/03/22	INA
22C29337	1050	699 US HWY 27	12:05:19 10/15/22	INA
22C30538	S99	699 US HWY 27	09:26:07 10/27/22	INA
22C30872	S14	699 US HWY 27; GABBY'S	00:29:02 10/30/22	INF
22C31033	S99	699 US HWY 27	14:33:04 10/31/22	INA
22C31162	S99	699 US HWY 27	15:26:14 11/01/22	INA
22C32208	S88	699 US HWY 27; GABBY'S BANQUET HALL	20:07:22 11/11/22	INA
22C33634	1050	699 US HWY 27	12:12:31 11/26/22	INA
22C35132	S88	699 US HWY 27; GABBIES BANQUET	12:14:41 12/09/22	INA
23C00414	S99	699 US HWY 27	14:52:45 01/04/23	INA
23C01826	1050	699 US HWY 27	17:28:31 01/16/23	INA
23C02752	S13	699 US HWY 27; GABBYS	23:21:39 01/24/23	INA
23C02810	1050	699 US HWY 27	12:11:39 01/25/23	INA
23C03210	S83A	699 US HWY 27	23:39:54 01/28/23	INA
23C03877	S99	699 US HWY 27	04:47:12 02/03/23	INA
23C04094	S27A	699 US HWY 27; GABBYS	01:58:54 02/05/23	INA
23C04096	S13A	699 US HWY 27; GABBYS	02:09:54 02/05/23	INA
23C04097	S88	699 US HWY 27; GABBYS BANQUET AND EVENT FACILITY	02:15:39 02/05/23	INA

23C11156	S83	699 US HWY 27	23:46:23 03/31/23	INA
23C14055	1017	699 US HWY 27	11:35:27 04/21/23	INA
23C14299	S13	699 US HWY 27; GABBY'S BANQUET	07:04:01 04/23/23	INA
23C19028	S15	699 US HWY 27; GABBYS BANQUET	20:59:25 05/26/23	INA
23C20415	AOA	699 US HWY 27	09:41:39 06/07/23	INA
23C29336	S4	699 US HWY 27; GABBY'S	02:04:14 08/20/23	INA
23C29376	S33	699 US HWY 27; GABBY'S BANQUET HALL	13:21:06 08/20/23	ECP
23C29491	1068	699 US HWY 27; GABBYS	13:27:54 08/21/23	INA
23C30071	1050	699 US HWY 27; GABBYS BANQUET HALL	16:06:56 08/26/23	INA
23C30533	1068	699 US HWY 27	10:35:54 08/31/23	INA
23C37158	S99	699 US HWY 27	05:01:39 10/27/23	INA
23C40693	1068	699 US HWY 27; GABBYS BANQUET	23:05:51 11/25/23	INA
23C40712	S33	699 US HWY 27;GABBYS	01:06:43 11/26/23	INA
23C40717	S83	699 US HWY 27; GABBYS	01:53:32 11/26/23	INA
23C43859	S16	699 US HWY 27; GABBY'S	01:59:37 12/24/23	INA
24C05298	S83	699 US HWY 27	23:05:34 02/18/24	INA
24C11305	S83	699 US HWY 27	02:12:24 04/14/24	INA

04/16/24
16:52

Clermont Police Department
LAW Incident Table

2379
Page: 1

RECORDS LIST:

Incident	Nature	Agnc	Reported	Clearn
21C12007	NOISE COMPLAINT	CLE	03:02:59 04/17/2021	NR 699 US HWY 27; GABB
21C15346	MISCELLANEOUS	CLE	01:22:05 05/18/2021	NR 699 US HWY 27; GABB
21C15855	MISCELLANEOUS	CLE	03:09:57 05/22/2021	NR 699 US HWY 27; GABB
21C17399	WANTED PERSON/W	CLE	18:09:32 06/04/2021	R 699 US HWY 27
21C20558	SPECIAL DETAIL	CLE	23:01:15 07/02/2021	NR 699 US HWY 27
21C21542	VERBAL DISTURBA	CLE	13:03:57 07/12/2021	NR 699 US HWY 27; GABB
21C23407	PROPERTY CHECKS	CLE	11:56:02 07/30/2021	NR 699 US HWY 27; GABB
21C24206	SUSPICIOUS PERS	CLE	22:44:56 08/06/2021	NR 699 US HWY 27; GABB
21C24208	SPECIAL DETAIL	CLE	22:52:07 08/06/2021	NR 699 US HWY 27; GABB
21C24389	PROPERTY CHECKS	CLE	09:21:57 08/09/2021	NR 699 US HWY 27
21C25828	TRAFFIC STOP	CLE	13:26:01 08/23/2021	TC 699 US HWY 27; GABB
21C26260	PROPERTY CHECKS	CLE	13:07:07 08/27/2021	NR 699 US HWY 27; GABB
21C26651	SUSPICIOUS PERS	CLE	12:57:33 08/31/2021	NR 699 US HWY 27; GABB
21C26838	PROPERTY CHECKS	CLE	09:53:35 09/02/2021	NR 699 US HWY 27
21C27240	PROPERTY CHECKS	CLE	11:34:09 09/06/2021	NR 699 US HWY 27
21C27342	PROPERTY CHECKS	CLE	13:17:14 09/07/2021	NR 699 US HWY 27
21C27437	SEX OFFENSE	CLE	09:15:45 09/08/2021	NR 699 US HWY 27; GABB
21C27442	TRESPASSER	CLE	10:19:28 09/08/2021	NR 699 US HWY 27; GABB
21C28255	PROPERTY CHECKS	CLE	17:31:02 09/15/2021	NR 699 US HWY 27
21C28753	PROPERTY CHECKS	CLE	12:53:44 09/20/2021	NR 699 US HWY 27
21C29168	PROPERTY CHECKS	CLE	08:44:42 09/24/2021	NR 699 US HWY 27
21C29224	PROPERTY CHECKS	CLE	16:03:09 09/24/2021	NR 699 US HWY 27
21C30222	PROPERTY CHECKS	CLE	15:16:01 10/04/2021	NR 699 US HWY 27
21C30668	PROPERTY CHECKS	CLE	16:21:12 10/08/2021	NR 699 US HWY 27
21C31711	PROPERTY CHECKS	CLE	09:29:53 10/18/2021	NR 699 US HWY 27
21C32190	PROPERTY CHECKS	CLE	16:59:18 10/22/2021	NR 699 US HWY 27
21C32357	SUSPICIOUS VEHI	CLE	07:04:17 10/24/2021	NR 699 US HWY 27; GABB
21C33864	MISCELLANEOUS	CLE	01:44:23 11/07/2021	NR 699 US HWY 27; GABB
21C34349	PROPERTY CHECKS	CLE	07:39:36 11/11/2021	NR 699 US HWY 27
21C34876	PROPERTY CHECKS	CLE	12:33:50 11/16/2021	NR 699 US HWY 27
21C35452	PROPERTY CHECKS	CLE	13:12:30 11/21/2021	NR 699 US HWY 27
21C35556	SUSPICIOUS VEHI	CLE	16:55:22 11/22/2021	NR 699 US HWY 27; GABB
21C35797	PROPERTY CHECKS	CLE	08:35:35 11/25/2021	NR 699 US HWY 27
21C35926	ABANDONED 911	CLE	00:04:35 11/27/2021	NR 699 US HWY 27
21C35930	TRAFFIC ENFORCE	CLE	00:51:38 11/27/2021	NR 699 US HWY 27; GABB
21C39109	PROPERTY CHECKS	CLE	15:13:53 12/27/2021	NR 699 US HWY 27
22C00827	NOISE COMPLAINT	CLE	02:23:20 01/09/2022	NR 699 US HWY 27; GABB
22C01122	MISCELLANEOUS	CLE	04:57:40 01/12/2022	NR 699 US HWY 27; GABB
22C01389	NOISE COMPLAINT	CLE	01:55:15 01/15/2022	R 699 US HWY 27; gabb
22C01395	PERSON SHOT	CLE	02:57:25 01/15/2022	R 699 US HWY 27; GABY
22C01440	MISCELLANEOUS	CLE	18:03:41 01/15/2022	NR 699 US HWY 27
22C01471	PROPERTY CHECKS	CLE	01:27:38 01/16/2022	NR 699 US HWY 27; GABB
22C01472	ABANDONED 911	CLE	01:38:12 01/16/2022	NR 699 US HWY 27; GABB
22C02104	SUSPICIOUS VEHI	CLE	18:24:17 01/21/2022	NR 699 US HWY 27; GABB
22C03482	PROPERTY CHECKS	CLE	02:33:46 02/04/2022	NR 699 US HWY 27; GABB
22C03558	PRIVATE TOW	CLE	13:47:51 02/04/2022	NR 699 US HWY 27; GABB
22C04910	SUSPICIOUS VEHI	CLE	13:53:52 02/16/2022	NR 699 US HWY 27; GABB
22C05307	NARCOTICS	CLE	02:56:17 02/20/2022	R 699 US HWY 27; GABB
22C05497	SUSPICIOUS VEHI	CLE	21:30:29 02/21/2022	NR 699 US HWY 27; GABB
22C05969	SPECIAL DETAIL	CLE	20:55:16 02/25/2022	NR 699 US HWY 27
22C06074	INJURED PERSON	CLE	18:37:17 02/26/2022	NR 699 US HWY 27; GABB
22C06102	PROPERTY CHECKS	CLE	01:21:15 02/27/2022	NR 699 US HWY 27
22C06184	SUSPICIOUS PERS	CLE	00:35:18 02/28/2022	NR 699 US HWY 27 ;GABB

04/16/24
16:52

Clermont Police Department
LAW Incident Table

2379
Page: 2

RECORDS LIST:

Incident	Nature	Agnc	Reported	Clearn
22C06246	TRESPASSER	CLE	14:48:19 02/28/2022	R 699 US HWY 27
22C06290	MISCELLANEOUS	CLE	06:58:00 03/01/2022	NR 699 US HWY 27
22C06327	TRESPASSER	CLE	11:54:39 03/01/2022	NR 699 US HWY 27; GABB
22C06482	PROPERTY CHECKS	CLE	00:08:41 03/03/2022	NR 699 US HWY 27; GABB
22C06593	PROPERTY CHECKS	CLE	00:58:17 03/04/2022	NR 699 US HWY 27; GABB
22C06604	TRESPASSER	CLE	06:52:41 03/04/2022	NR 699 US HWY 27
22C06825	MISCELLANEOUS	CLE	09:11:58 03/06/2022	NR 699 US HWY 27
22C08137	ABANDONED 911	CLE	23:09:05 03/18/2022	NR 699 US HWY 27; GABBY
22C08185	MISCELLANEOUS	CLE	10:34:32 03/19/2022	NR 699 US HWY 27
22C10455	SPECIAL DETAIL	CLE	22:59:58 04/09/2022	NR 699 US HWY 27
22C10477	DUI; ALCOHOL OR	CLE	03:23:41 04/10/2022	R 699 US HWY 27
22C10606	LEGAL ADVICE	CLE	11:56:45 04/11/2022	NR 699 US HWY 27
22C11083	SPECIAL DETAIL	CLE	21:56:42 04/15/2022	NR 699 US HWY 27; GABB
22C13051	CLERMONT COPPS	CLE	08:03:12 05/05/2022	NR 699 US HWY 27
22C13272	PROPERTY CHECKS	CLE	00:51:18 05/07/2022	NR 699 US HWY 27; GABB
22C13286	MISCELLANEOUS	CLE	03:05:56 05/07/2022	NR 699 US HWY 27; GABB
22C15697	ANIMAL PROBLEM	CLE	22:23:18 05/31/2022	NR 699 US HWY 27
22C17317	TRAFFIC STOP	CLE	00:16:47 06/20/2022	TV 699 US HWY 27; GABB
22C19797	SPECIAL DETAIL	CLE	20:57:54 07/16/2022	NR 699 US HWY 27; GABB
22C19832	INFORMATION REP	CLE	03:52:01 07/17/2022	R 699 US HWY 27; GABB
22C21385	SUSPICIOUS VEHI	CLE	03:35:17 08/01/2022	NR 699 US HWY 27; GABB
22C21527	TRAFFIC STOP	CLE	11:01:32 08/02/2022	TV 699 US HWY 27; GABB
22C26449	PROPERTY CHECKS	CLE	02:38:15 09/16/2022	NR 699 US HWY 27; GABB
22C26666	JUVENILE COMPLA	CLE	21:46:53 09/17/2022	R 699 US HWY 27; GABBY
22C28118	LEGAL ADVICE	CLE	12:48:17 10/03/2022	NR 699 US HWY 27; GABB
22C29337	TRAFFIC STOP	CLE	12:05:19 10/15/2022	TV 699 US HWY 27
22C30538	PROPERTY CHECKS	CLE	09:26:07 10/27/2022	NR 699 US HWY 27
22C30872	INFORMATION REP	CLE	00:29:02 10/30/2022	R 699 US HWY 27; GABB
22C31033	PROPERTY CHECKS	CLE	14:33:04 10/31/2022	NR 699 US HWY 27
22C31162	PROPERTY CHECKS	CLE	15:26:14 11/01/2022	NR 699 US HWY 27
22C32208	NOISE COMPLAINT	CLE	20:07:22 11/11/2022	NR 699 US HWY 27; GABBY
22C33634	TRAFFIC STOP	CLE	12:12:31 11/26/2022	NR 699 US HWY 27
22C35132	NOISE COMPLAINT	CLE	12:14:41 12/09/2022	NR 699 US HWY 27; GABB
23C00414	PROPERTY CHECKS	CLE	14:52:45 01/04/2023	NR 699 US HWY 27
23C01826	TRAFFIC STOP	CLE	17:28:31 01/16/2023	TC 699 US HWY 27
23C02752	SUSPICIOUS VEHI	CLE	23:21:39 01/24/2023	NR 699 US HWY 27; GABB
23C02810	TRAFFIC STOP	CLE	12:11:39 01/25/2023	TW 699 US HWY 27
23C03210	ABANDONED 911	CLE	23:39:54 01/28/2023	NR 699 US HWY 27
23C03877	PROPERTY CHECKS	CLE	04:47:12 02/03/2023	NR 699 US HWY 27
23C04094	TRESPASSER	CLE	01:58:54 02/05/2023	NR 699 US HWY 27; GABB
23C04096	SUSPICIOUS INCI	CLE	02:09:54 02/05/2023	NR 699 US HWY 27; GABB
23C04097	NOISE COMPLAINT	CLE	02:15:39 02/05/2023	NR 699 US HWY 27; GABB
23C11156	MISCELLANEOUS	CLE	23:46:23 03/31/2023	NR 699 US HWY 27
23C14055	CONDUCT INVESTI	CLE	11:35:27 04/21/2023	NR 699 US HWY 27
23C14299	SUSPICIOUS VEHI	CLE	07:04:01 04/23/2023	NR 699 US HWY 27; GABB
23C19028	SPECIAL DETAIL	CLE	20:59:25 05/26/2023	NR 699 US HWY 27; GABB
23C20415	AGENCY ASSISTAN	CLE	09:41:39 06/07/2023	NR 699 US HWY 27
23C29336	VEHICLE ACCIDEN	CLE	02:04:14 08/20/2023	NR 699 US HWY 27; GABB
23C29376	ASSAULT AND BAT	CLE	13:21:06 08/20/2023	R 699 US HWY 27; GABB
23C29491	LEGAL ADVICE	CLE	13:27:54 08/21/2023	NR 699 US HWY 27; GABB
23C30071	TRAFFIC STOP	CLE	16:06:56 08/26/2023	TC 699 US HWY 27; GABB
23C30533	LEGAL ADVICE	CLE	10:35:54 08/31/2023	NR 699 US HWY 27
23C37158	PROPERTY CHECKS	CLE	05:01:39 10/27/2023	NR 699 US HWY 27

Page: 2379
3

Incident	Nature	Agnc	Reported		Clearn				
23C40693	LEGAL ADVICE	CLE	23:05:51	11/25/2023	NR	699	US	HWY	27; GABB
23C40712	ASSAULT AND BAT	CLE	01:06:43	11/26/2023	R	699	US	HWY	27; GABBY
23C40717	MISCELLANEOUS	CLE	01:53:32	11/26/2023	NR	699	US	HWY	27; GABB
23C43859	ROAD OBSTRUCTIO	CLE	01:59:37	12/24/2023	NR	699	US	HWY	27; GABB
24C05298	MISCELLANEOUS	CLE	23:05:34	02/18/2024	NR	699	US	HWY	27
24C11305	MISCELLANEOUS	CLE	02:12:24	04/14/2024	NR	699	US	HWY	27

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

vs.

SINGH RAMLAHKHAN

Respondent

Case No. C2404-0041

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:

MAY 20TH, 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.

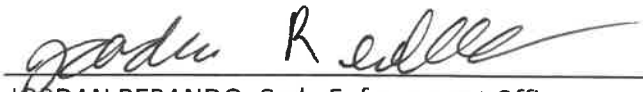
Any letters, lists, pictures of items displayed, presented or handed out at a public meeting for any City Commission, Board, Council or City public meeting, must be left with the recording clerk at the meeting at that time. No cell phone or electronic displays are permitted unless a printed copy is supplied 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, SINGH RAMLAHKHAN. 13299 HIGHLAND WOODS DR CLERMONT, FL 34711-8537

Certified Mail/Return Receipt Requested #

9171 9690 0935 0307 8431 09

BY:



JORDAN REBANDO, Code Enforcement Officer

this 16th 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.

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

April 16, 2024

Violation # C2404-0041

To: SINGH RAMLAHKHAN
13299 HIGHLAND WOODS DR
CLERMONT, FL 34711-8537

Violation/Property address: 699 US HIGHWAY 27 CLERMONT FL, 34711 (ALT KEY:1794994)

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 699 US HIGHWAY 27 CLERMONT FL, 34711 (ALT KEY:1794994).

Compliance with the Violation(s) listed will be when the following condition(s) are met: PREVENT ILLEGAL ACTIVITIES FROM OCCURRING ON THE PREMISES AND TO ENSURE THE NOISE FROM THE PROPERTY DOESN'T BECOME A SOURCE OF ANNOYANCE OR NUISANCE TO NEIGHBORING PROPERTIES

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. 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:

(5)Noises. All unnecessary or unauthorized noises and annoying vibrations, including animal noises.

(9)Places where illegal activities take place. Any building, structure or other place or location where any activity which is in violation of local, state or federal law is conducted, performed or maintained.

If you have any questions concerning this matter, please contact me at (352)-241-7318 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. 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

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

AFFIDAVIT OF HAND DELIVERY

CITY OF CLERMONT

Petitioner

VS.

SINGH RAMLAHKHAN

Case No: C2404-0041

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

1. That he is a resident of Lake County, Florida, and that he is over fifteen years of age.
2. That he hand delivered a Notice of Violation and Hearing Notice to Ramlahkhan Singh at 699 US HWY 27 Clermont, FL. 34711, on the 23rd day of April 2024.
3. That a copy of the document served is attached to this Affidavit.

FURTHER AFFIANT SAYETH NOT.

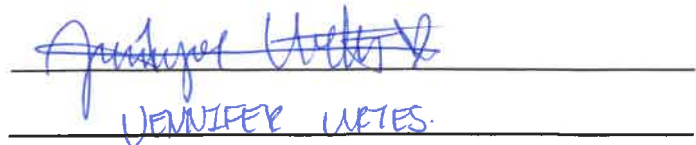
Dated this 23rd day of April 2024.



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 23rd day of April, 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:


JENNIFER URTES

Printed Name:



City of Clermont

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

VIOLATION NOTICE

December 29, 2023

Violation # C2312-0028

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

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

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at 2480 S US HIGHWAY 27 CLERMONT FL, 34714(ALT KEY:3828876).

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

Type of Violation: 302.2 Grading and drainage.

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

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

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

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

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

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

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

(11)Banner signs

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

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

jcortez@clermontfl.org. Also, when you comply, please contact me so an inspection to determine compliance can be scheduled.

You are directed to take action by 1/28/2024. Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

By:



JOSHUA CORTEZ
Code Enforcement Officer

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,
Petitioner

Case No. C2312-0028

vs.
FCH PROPERTIES LLC
Respondent

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

MAY 20 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 hand delivery to Camping World staff on April 15 2024 located at 2480 S US HIGHWAY 27 CLERMONT FL, 34714.

BY: _____



JOSHUA CORTEZ, Code Enforcement Officer
this 15th 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.

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

AFFIDAVIT OF HAND DELIVERY

CITY OF CLERMONT

Petitioner

VS.

FCH PROPERTIES LLC

Respondent

Case No: C2312-0028

Before me, the undersigned authority, personally appeared Joshua Cortez as the Code Enforcement Officer for the City of Clermont, says:

1. That he hand delivered a Notice of Hearing and Notice of Violation to KETXIHALYZ MARRERO staff member for Camping World located at 2480 S US HIGHWAY 27 CLERMONT FL, 34714, on 15th day of April 2024. At approx. 11:00am
2. That a copy of the document(s) served is attached to this Affidavit.

FURTHER AFFIANT SAYETH NOT.

Dated this 15th day of April 2024.

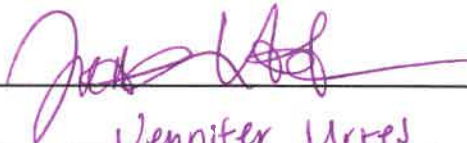


Joshua Cortez
Code Enforcement 352-241-7356
City of Clermont, 685 West Montrose Street
Clermont, FL 34711

The forgoing instrument was acknowledged before me dated this 15th day of April 2024 by Joshua Cortez as the Code Enforcement Officer for the City of Clermont, who is personally known to me and who did take an oath.



Signature:



Printed Name:

Jennifer Urtes



COURTESY NOTICE
VIOLATION OF CODE OR ORDINANCE
CITY OF CLERMONT

Case # C2312-0020

DATE: Month December Day 20 Year 2023 Time 8:06 AM

Name SHAVER KAREN &

Address 500 SHADY NOOK DR

Phone _____

City CLERMONT

State FL

Zip 34711

CODE OR ORDINANCE VIOLATED: 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.

LOCATION OF VIOLATION: 500 SHADY NOOK DR CLERMONT FL, 34711 (ALT KEY: 1626196)

FACTS CONSTITUTING REASONABLE CAUSE: **VEHICLE WITH NO LICENSE PLATE ON THE PROPERTY.**

ACTION REQUIRED FOR REMEDY OF VIOLATION: **ATTACH A CURRENT/VALID MOROT VEHICLE LICENSE TAG TO THE VEHICLE, STORE THE VEHICLE WITHIN AN ENCLOSED STRUCTURE OR REMOVED THE VEHICLE FROM THE PROPERTY.**

REMEDY ABOVE VIOLATION TO BE COMPLETED BY: **1/10/2024**

JORDAN REBANDO (352)-241-7318

CODE ENFORCEMENT OFFICER jrebando@clermontfl.org

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

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

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

City of Clermont

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

VIOLATION NOTICE

February 05, 2024

Violation # C2312-0020

To: SHAVER KAREN &
500 SHADY NOOK DR
CLERMONT, FL 34711

Violation/Property address: 500 SHADY NOOK DR CLERMONT FL, 34711 (ALT KEY: 1626196)

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 500 SHADY NOOK DR CLERMONT FL, 34711 (ALT KEY: 1626196).

Compliance with the Violation(s) listed will be when the following condition(s) are met: UNTAGGED RV EITHER OBTAINS A VALID MOTOR VEHICLE LICENSE TAG, 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.

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 **3/5/2024**. Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

By:



JORDAN REBANDO
Code Enforcement Officer

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

vs.

SHAVER KAREN &

Respondent

Case No. C2312-0020

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:

MAY 20TH 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, SHAVER KAREN &. 500 SHADY NOOK DR. CLERMONT, FL 34711

Certified Mail/Return Receipt Requested #

9171 9690 0935 0307 8818 28

BY:



JORDAN REBANDO, Code Enforcement Officer

this 6th 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.

City of Clermont

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

VIOLATION NOTICE

April 09, 2024

Violation # C2404-0026

To: ARAIA FITSUM O
231 CAMELOT LOOP
CLERMONT, FL 34711

Violation/Property address: BLOXAM AVE CLERMONT FL, 34711 (ALT KEY:1616646)

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 BLOXAM AVE CLERMONT FL, 34711 (ALT KEY:1616646).

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: 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 4/23/2024. Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

By:


JORDAN REBANDO

Code Enforcement Officer

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2404-0026

vs.

ARAIA FITSUM O

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:

MAY 20TH, 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, ARAIA FITSUM O. 231 CAMELOT LOOP
CLERMONT, FL 34711

Certified Mail/Return Receipt Requested #

9171 9690 0935 0307 8431 30

BY:



JORDAN REBANDO, Code Enforcement Officer
this 24th 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.

Track your package

Data provided by USPS



Tracking number 9171969009350307843116

Delivered

April 13, 03:31PM

Clermont, FL



View details on USPS



Call 1-800-275-8777



Track another package

**CITY OF CLERMONT
CODE ENFORCEMENT DEPARTMENT**

AFFIDAVIT OF POSTING

CITY OF CLERMONT
Petitioner

CASE# C2404-0026

VS.

ARAIA FITSUM O
231 CAMELOT LOOP
CLERMONT, FL 34711

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

That a copy of the Violation Notice and the Hearing Notice was posted at the south public entrance of Clermont City Hall, 685 W. Montrose Street, Clermont, FL 34711, in addition to the real property VACANT LOT BLOXAM AVE (ALT KEY:1616646) on the 1ST day of May 2024.

Sworn to and subscribed before me this 1st day of May 2024.



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

The forgoing instrument was acknowledged before me this 1st day of May, 2024, by Jordan Rebando as the Code Enforcement Officer for the City of Clermont, who is personally known to me and who did take an oath.



Signature: _____



Printed Name: JENNIFER URTES.

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

March 11, 2024

Violation # C2401-0025

To: TRI SKY PROPERTIES LLC
100 LINCOLN RD UNIT 301
MIAMI BEACH, FL 33139

Violation/Property address: 218 W MAGNOLIA ST CLERMONT FL, 34711(ALT KEY:1611415)

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 218 W MAGNOLIA ST CLERMONT FL, 34711(ALT KEY:1611415).

Compliance with the Violation(s) listed will be when the following condition(s) are met: THE WORK WHICH WAS PERFORMED NEEDS TO BE PERMITTED AND NO PERMIT WILL BE ISSUED UNTIL A BUILDING INSPECTOR AND CODE ENFORCEMENT IS GIVEN PERMISSION TO GO ONSITE AND INSIDE THE STRUCTURE TO PERFORM A FULL INSPECTION TO DETERMINE WHAT THE FULL SCOPE OF WORK WAS AND WHICH PERMITS ARE REQUIRED. PERMIT MUST BE ISSUED BEFORE APRIL 8TH, 2024. NO MORE WORK WILL BE DONE UNTIL PERMITS ARE ISSUED. PROPERTY NEEDS TO BE CLEANED UP, BUNCH OF JUNK/TRASH/APPLIANCES IN THE YARD. ADDRESS NUMBERS MUST BE PLACED ON THE BUIDLING AND 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: 125-522 BUILDING PERMIT REQUIRED SECTION

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: 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 110 STOP WORK ORDER

[A] 110.1 Authority. Where the code official finds any work regulated by this code being performed in a manner contrary to the provisions of this code or in a dangerous or unsafe manner, the code official is authorized to issue a stop work order

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: Sec. 125-522. - General development conditions.

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

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 4/8/2024. Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

By:



JORDAN REBANDO
Code Enforcement Officer

City of Clermont Building Services Division
685 W. Montrose St.
Clermont, FL 34711

NOTICE

ADDITIONS or CORRECTIONS
DO NOT REMOVE

PERMIT NO.

DATE

C2401-0025

1/16/24

ADDRESS

218 W Magnolia

STOP WORK

NOTES

Stop all work until permit
is issued. Permit dept. 352-241-
7315

FOR CORRECTIONS CALL 352-241-7310
Monday through Friday

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

vs.

TRI SKY PROPERTIES LLC

Respondent

Case No. C2401-0025

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:

MAY 20TH, 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, TRI SKY PROPERTIES LLC 100 LINCOLN RD UNIT 301 MIAMI BEACH, FL 33139

Certified Mail/Return Receipt Requested #

9171 9690 0935 0307 8430 86

BY:



JORDAN REBANDO, Code Enforcement Officer
this 9th 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.

**CITY OF CLERMONT
CODE ENFORCEMENT DEPARTMENT**

AFFIDAVIT OF POSTING

CITY OF CLERMONT
Petitioner

CASE# C2401-0025

VS.

TRI SKY PROPERTIES LLC
Respondent,

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

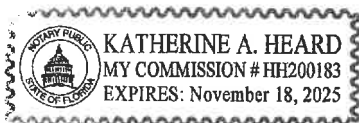
That a copy of the Notice of Violation and the Hearing Notice was posted at the south public entrance of Clermont City Hall, 685 W. Montrose Street, Clermont, Fl 34711, in addition to the real property known as 218 W Magnolia St, Clermont, Florida, (Alt Key:1611415) on the 6th day of March 2024.

Sworn to and subscribed before me this 6th day of March 2024.



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

The forgoing instrument was acknowledged before me this 6th day of March, 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:





COURTESY NOTICE
VIOLATION OF CODE OR ORDINANCE
CITY OF CLERMONT

Case # C2402-0018

DATE: Month February Day 6 Year 2024 Time 3:44 PM

Name RIOS FELICITA &

Address 1240 WINTER GARDEN VINELAND RD

Phone _____

City WINTER GARDEN

State FL

Zip 34787

CODE OR ORDINANCE VIOLATED: 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.

CODE OR ORDINANCE VIOLATED: (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.

CODE OR ORDINANCE VIOLATED: Sec. 18-53. - Prohibited items, conditions or actions constituting nuisances.

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:

(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.

LOCATION OF VIOLATION: 783 E JUNIATA ST CLERMONT FL, 34711 (ALT KEY:1624479)

FACTS CONSTITUTING REASONABLE CAUSE: **VEHICLE WITH NO TAG OBSERVED ON THE PROPERTY AND MULTIPLE TIRES OBSERVED ON THE PROPERTY.**

ACTION REQUIRED FOR REMEDY OF VIOLATION: **EITHER ATTACH A CURRENT AND VALID MOTOR VEHICLE LICENSE TAG TO THE VEHICLE OR STORE IT WITHIN AN ENCLOSED STRUCTURE OR REMOVE IT FROM THE PROPERTY. PROPERLY DISPOSE OF ALL THE TIRES.**

REMEDY ABOVE VIOLATION TO BE COMPLETED BY: **2/27/2024**

CODE ENFORCEMENT OFFICER JORDAN REBANDO (352)-241-7318
jrebando@clermontfl.org

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

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

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

City of Clermont

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

VIOLATION NOTICE

March 04, 2024

Violation # C2402-0018

To: RIOS FELICITA &
1240 WINTER GARDEN VINELAND RD
WINTER GARDEN, FL 34787

Violation/Property address: 783 E JUNIATA ST CLERMONT FL, 34711 (ALT KEY:1624479)

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 783 E JUNIATA ST CLERMONT FL, 34711 (ALT KEY:1624479).

Compliance with the Violation(s) listed will be when the following condition(s) are met: VEHICLE WITH NO TAG EITHER OBTAINS A CURRENT AND VALID LICENSE TAG OR IS REMOVED FROM THE PROPERTY. GRASS/WEEDS MOWED AND MAINTAINED UNDER 18 INCHES. ALL TIRES ON THE PROPERTY ARE REMOVED AND PROPERLY DISPOSED OF.

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

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

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

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

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

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

- (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.
- (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.

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 **3/31/2024**. Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

By: 
JORDAN REBANDO
Code Enforcement Officer

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

vs.

RIOS FELICITA &

Respondent

Case No. C2402-0018

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:

MAY 20TH 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, RIOS FELICITA &. 1240 WINTER GARDEN VINELAND RD WINTER GARDEN, FL 34787

Certified Mail/Return Receipt Requested #

9171 9690 0935 0307 8431 23

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.

**CITY OF CLERMONT
CODE ENFORCEMENT DEPARTMENT**

AFFIDAVIT OF POSTING

CITY OF CLERMONT
Petitioner

CASE# C2402-0018

VS.

RIOS FELICITA &
1240 WITNER GARDEN VINELAND RD
WINTERGARDEN, FL 34787

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

That a copy of the Violation Notice and the Hearing Notice was posted at the south public entrance of Clermont City Hall, 685 W. Montrose Street, Clermont, FL 34711, in addition to the real property 783 E JUNIATA ST., Clermont, Florida, (Alt Key:1624479) on the 1ST day of April 2024.

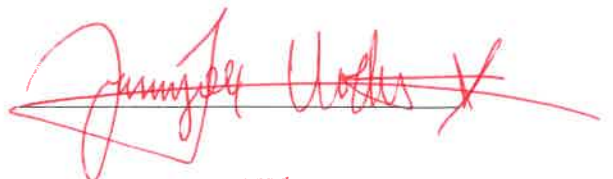
Sworn to and subscribed before me this 1st day of April 2024.



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

The forgoing instrument was acknowledged before me this 1st day of April, 2024, by Jordan Rebando as the Code Enforcement Officer for the City of Clermont, who is personally known to me and who did take an oath.

Signature:



Printed Name: JENNIFER URTES



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

April 09, 2024

Violation # C2404-0022

To: RAY DANA A
PO BOX 878
MINNEOLA, FL 34755-0878

Violation/Property address: 1144 W DESOTO ST CLERMONT FL, 34711 (ALT KEY:1746787)

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 1144 W DESOTO ST CLERMONT FL, 34711 (ALT KEY:1746787).

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

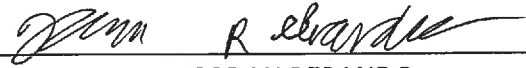
(1)Weeds. Any weeds such as broom grass, jimson, burdock, ragweed, sandspur or other similar weeds; or any other vegetation, including grass, other than trees, ornamental bushes, flowers or other ornamental plants with a height exceeding 18 inches.

Type of Violation: 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 4/23/2024. Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

By: 
JORDAN REBANDO
Code Enforcement Officer

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2404-0022

vs.

RAY DANA A

Respondent

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

MAY 20TH, 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, RAY DANA A. PO BOX 878

MINNEOLA, FL 34755-0878

Certified Mail/Return Receipt Requested #

9171 9690 0935 0307 8431 47

BY:



JORDAN REBANDO, Code Enforcement Officer

this 24th 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.

9171 9690 0935 0307 8816 75

9171 9690 0935 0307 8818 04

City of Clermont

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

VIOLATION NOTICE

February 26, 2024

Violation # C2401-0007

To: CLERMONT OFFICE PARK CONDO ASS
5555 S KIRKMAN RD STE 201
ORLANDO, FL 32819

Violation/Property address: 17327 PAGONIA RD UNIT 207 CLERMONT FL, 34711 (ALT KEY:3874538)

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 17327 PAGONIA RD UNIT 207 CLERMONT FL, 34711 (ALT KEY:3874538).

Compliance with the Violation(s) listed will be when the following condition(s) are met: SILT FENCE NEEDS TO BE ERECTED AROUND THE CONSTRUCTION SITE AND SPECIFICALLY AROUND THE DIRT/SOIL PILES AS TO NOT ALLOW RUNOFF.

Type of Violation: SEC. 105-84. - REQUIRED SOIL CONSERVATION MEASURES.

The following soil conservation measures shall be taken on all clearing and grading sites:

(1)During construction. Methods approved by the city shall be used to prevent erosion and the depositing of soils off of the site. This shall include the protection of bare soils from both water and wind (eolian) forces.

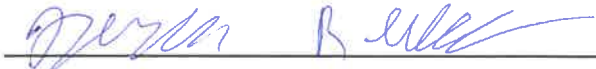
Type of Violation: STORM DRAINAGE SECTION 507.1-IPMC

Drainage of roofs and paved areas, yards, courts and other open areas on the premises shall{NOT} be discharged in a manner that creates a public nuisance.

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 **3/12/2024** . Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

By:



JORDAN REBANDO
Code Enforcement Officer

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2401-0007

vs.

CLERMONT OFFICE PARK CONDO ASS

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:

MAY 20TH, 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, CLERMONT OFFICE PARK CONDO ASS. 5555 S KIRKMAN RD STE 201. ORLANDO, FL 32819

Certified Mail/Return Receipt Requested #

9171 9690 0935 0307 8818 66

9171 9690 0935 0307 8818 59

BY:

JORDAN REBANDO, Code Enforcement Officer

this 20th 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.

City of Clermont

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

VIOLATION NOTICE

February 26, 2024

Violation # C2402-0062

To: RIO DOURADO INVESTMENTS LLC
7901 KINGSPONTE PKWY STE 10
ORLANDO, FL 32819

Violation/Property address: 17311 PAGONIA RD CLERMONT FL, 34711 (ALT KEY:3870749)

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 17311 PAGONIA RD CLERMONT FL, 34711 (ALT KEY:3870749).

Compliance with the Violation(s) listed will be when the following condition(s) are met: SILT FENCE NEEDS TO BE ERECTED AROUND THE CONSTRUCTION SITE AND SPECIFICALLY AROUND THE DIRT/SOIL PILES AS TO NOT ALLOW RUNOFF.

Type of Violation: SEC. 105-84. - REQUIRED SOIL CONSERVATION MEASURES.

The following soil conservation measures shall be taken on all clearing and grading sites:

(1)During construction. Methods approved by the city shall be used to prevent erosion and the depositing of soils off of the site. This shall include the protection of bare soils from both water and wind (eolian) forces.

Type of Violation: STORM DRAINAGE SECTION 507.1-IPMC

Drainage of roofs and paved areas, yards, courts and other open areas on the premises shall{NOT} be discharged in a manner that creates a public nuisance.

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 3/12/2024. Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

By: 
JORDAN REBANDO
Code Enforcement Officer

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2402-0062

vs.

RIO DOURADO INVESTMENTS LLC

Respondent

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

MAY 20TH, 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, RIO DOURADO INVESTMENTS LLC. 7901 KINGSPONTE

PKWY STE 10. ORLANDO, FL 32819

Certified Mail/Return Receipt Requested #

9171 9690 0935 0307 8818 80

9171 9690 0935 0307 8818 73

BY: 
JORDAN REBANDO, Code Enforcement Officer
this 20th 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.

**CITY OF CLERMONT
CODE ENFORCEMENT DEPARTMENT**

AFFIDAVIT OF POSTING

CITY OF CLERMONT
Petitioner

CASE# C2402-0062

VS.

RIO DOURADO INVESTMENTS LLC
7901 KINGSPPOINT PKWY STE 10
ORLANDO, FL 32819

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

That a copy of the Violation Notice and the Hearing Notice was posted at the south public entrance of Clermont City Hall, 685 W. Montrose Street, Clermont, FL 34711, in addition to the real property 17311 PAGONIA RD (ALT KEY:3870749) on the 1ST day of May 2024.

Sworn to and subscribed before me this 1st day of May 2024.

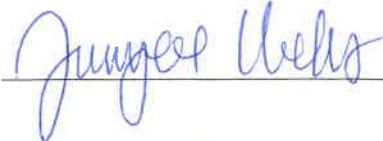


Jordan Rebando
Code Enforcement Officer
City of Clermont, 685 W. Montrose Street
Clermont, FL

The forgoing instrument was acknowledged before me this 1st day of May, 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

Case No. C2405-0008

vs.

THOEN JOHANNES L TRUSTEE &

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:

MAY 20 2024 AT 6PM

at

685 West Montrose Street, Clermont, Florida.

Council Chambers of City Hall

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

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

I hereby certify that a true and correct copy of the above and foregoing Notice of Violation and Notice of Hearing has been furnished by hand delivery to the resident living at 251 CRESTVIEW DR CLERMONT FL, 34711,

BY: _____



JOSHUA CORTEZ, Code Enforcement Officer
this 7th day of May, 2024

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

City of Clermont

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

VIOLATION NOTICE

May 07, 2024

Violation # C2405-0008

To: THOEN JOHANNES L TRUSTEE &
251 CRESTVIEW DR
CLERMONT, FL 34711

Violation/Property address: 251 CRESTVIEW DR CLERMONT FL, 34711 (ALT KEY:1618983)

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 251 CRESTVIEW DR CLERMONT FL, 34711 (ALT KEY:1618983).

Compliance with the Violation(s) listed will be when the following condition(s) are met: THE STRUCTURE HAS BEEN DELCARED UNSAFE BY THE BUILDING OFFICIAL BECAUSE OF THE MODIFICATIONS, ALTERATIONS, AND OR ADDITIONS MADE TO THE BEDROOM ON THE SIDE OF THE HOUSE. YOU MUST OBTAIN AN ISSUED DEMOLITION PERMIT TO RESTORE THE STRUCTURE BACK TO ITS ORIGINAL CONDITION AND YOU MUST FIX ANY ELECTRICAL ISSUES AND INSTALL SMOKE DETECTORS AS REQUIRED. YOU MUST OBTAIN A FENCE PERMIT AND COMPLETE ALL OF THE NECESSARY INSPECTIONS AS SOME PARTS OF THE FENCE HAVE EITHER NOT BEEN ACCOUNTED FOR WITH A BUILDING PERMIT OR A BUILDING PERMIT WAS ISSUED BUT NEVER INSPECTED AND FINALED. YOU MUST OBTAIN A BUILDING PERMIT/ZONING CLEARANCE FOR THE PAVERS WHICH HAVE BEEN ADDED TO THE FRONT OF AND SIDE OF THE PROPERTY WITHOUT APPROVAL OR REMOVE THEM. ACCUMULATION OF BRICKS, STONES, AND OTHER SIMILAR ITEMS MUST BE STORED IN APPROVED MANNER.

Type of Violation: City Code 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 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: IPMC 111.1.4 Unlawful structure.

An unlawful structure is one found in whole or in part to be occupied by more persons than permitted under this code, or was erected, altered or occupied contrary to law.

Type of Violation: IPMC [F] 704.6.1.1 Group R-1.

Single- or multiple-station smoke alarms shall be installed in all of the following locations in Group R-1:

1. In sleeping areas.

Type of Violation: IPMC [P] 504.2 Fixture clearances.

Plumbing fixtures shall have adequate clearances for usage and cleaning.

Type of Violation: IPMC 605.1 Installation.

Electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner

Type of Violation: IPMC 111.1 Unsafe conditions.

When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.

Type of Violation: City Code Sec. 18-130. - 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.

Type of Violation: City Code Sec. 125-521. - Fences and walls.

(a)Generally. All fences and walls shall be constructed in compliance with the Florida Building Code and in accordance with the dimensional and use regulations in this section.
(e)Design and maintenance.(1)All fences shall be maintained in their original upright condition.(2)Fences and walls designed for painting or similar surface finishes shall be maintained in their original condition as designed.(3)Missing boards, pickets or posts shall be replaced in a timely manner with material of the same type and quality.

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

REMEDY THE ABOVE VIOLATIONS IMMEDIATELY. DUE TO THE NATURE OF THE VIOLATIONS THIS CASE WILL BE PRESENTED TO THE CODE ENFORCEMENT BOARD.

By:



JOSHUA CORTEZ
Code Enforcement Officer

**CITY OF CLERMONT
CODE ENFORCEMENT DEPARTMENT**

AFFIDAVIT OF POSTING

CITY OF CLERMONT
Petitioner

CASE# C2405-0008

VS.

THOEN JOHANNES L TRUSTEE &
Respondent

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

That a copy of the Violation Notice and 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 Address 251 CRESTVIEW DR CLERMONT FL, 34711. Sworn to and subscribed before me this 7th day of May 2024.

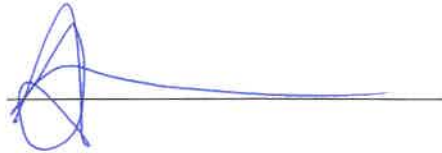


Joshua Cortez
Code Enforcement Officer
City of Clermont, 685 W. Montrose Street
Clermont, FL

The forgoing instrument was acknowledged before me this 7th day of May 2024, by Joshua Cortez as the Code Enforcement Officer for the City of Clermont, who is personally known to me and who did take an oath.



Signature:



Printed Name: JENNIFER URTES

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

AFFIDAVIT OF HAND DELIVERY

CITY OF CLERMONT

Petitioner

VS.

THOEN JOHANNES L TRUSTEE &
Respondent

Case No. C2405-0008

Before me, the undersigned authority, personally appeared Joshua Cortez as the Code Enforcement Officer for the City of Clermont, says:

1. That he hand delivered a Notice of Hearing and Notice of Violation to LAUREN RUSCH resident residing at 251 CRESTVIEW DR CLERMONT FL, 34711, on the 7th day of May 2024. At approx. 11:45pm
2. That a copy of the document(s) served is attached to this Affidavit.

FURTHER AFFIANT SAYETH NOT.

Dated this 7th day of May 2024.



Joshua Cortez
Code Enforcement 352-241-7356
City of Clermont, 685 West Montrose Street
Clermont, FL 34711

The forgoing instrument was acknowledged before me dated this 7th day of May 2024 by Joshua Cortez as the Code Enforcement Officer for the City of Clermont, who is personally known to me and who did take an oath.



Signature: _____

Printed Name: _____

JENNIFER URTEJ

City of Clermont

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

VIOLATION NOTICE

February 23, 2024

Violation # C2402-0057

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

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

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at 2480 S US HIGHWAY 27 CLERMONT FL, 34714(ALT KEY:3828876).

Compliance with the Violation(s) listed will be when the following condition(s) are met: MULTIPLE EXPIRED PERMITS WITH INCOMPLETE OR UNFINALED WORK. YOU MUST RENEW AND FINAL ALL OF THE FOLLOWING PERMITS: 23-1240 RETAINING WALL, 23-1076 FIRE ALARM MONITORING, 22-3609 DEMOLITION OF INTERIOR WALLS, 22-3061 INSTALLATION OF ROLL-UP BAY DOORS/COMPLETE REQUIRED STEEL WORK, AND 22-1253 INSTALLATION OF CHAIN LINK DOUBLE GATE. ALL OF THE PERMITS MUST BE RENEWED, COMPLETED IF NECESSARY, AND THEN INSPECTED AND FINALIZED ON OR BEFORE APRIL 23, 2024. CONTACT THE BUILDING OFFICIAL, MARK GRENIER, AT 352-241-7311. CONTACT THE CODE ENFORCEMENT OFFICER, JOSHUA CORTEZ, AT 352-241-7356.

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

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

Type of Violation: 111.1.4 Unlawful structure.

An unlawful structure is one found in whole or in part to be occupied by more persons than permitted under this code, or was erected, altered or occupied contrary to law.

Type of Violation: 102.3 Application of other codes.

Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the International Building Code, International Existing Building Code, International Energy Conservation Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, International Residential Code, International Plumbing Code and NFPA 70. Nothing in this code shall be construed to cancel, modify or set aside any provision of the International Zoning Code.

Type of Violation: 105.4.1 Permit intent.

A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes,

nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced.

Type of Violation: 105.4.1.1

If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work.

Type of Violation: 105.4.1.2

If a new permit is not obtained within 180 days from the date the initial permit became null and void, the building official is authorized to require that any work which has been commenced or completed be removed from the building site. Alternately, a new permit may be issued on application, providing the work in place and required to complete the structure meets all applicable regulations in effect at the time the initial permit became null and void and any regulations which may have become effective between the date of expiration and the date of issuance of the new permit.

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

You are directed to take action by 4/23/2024. Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

By:



JOSHUA CORTEZ
Code Enforcement Officer

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

vs.

FCH PROPERTIES LLC

Respondent

Case No. C2402-0057

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:

MAY 20 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 hand delivery to the Respondent, FCH PROPERTIES LLC. by hand delivering the notices to CAMPING WORLD staff located at 2480 S US HIGHWAY 27 CLERMONT FL, 34714 on April 24 2024.

BY: _____



JOSHUA CORTEZ, Code Enforcement Officer
this 24th 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.

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

AFFIDAVIT OF HAND DELIVERY

CITY OF CLERMONT

Petitioner

VS.

FCH PROPERTIES LLC

Respondent

Case No. C2402-0057

Before me, the undersigned authority, personally appeared Joshua Cortez as the Code Enforcement Officer for the City of Clermont, says:

1. That he hand delivered a Notice of Hearing and Notice of Violation to LUIS CAMACHO staff member for CAMPING WORLD located at 2480 S US HIGHWAY 27 CLERMONT FL, 34714, on 24th day of April 2024. At approx. 1:15pm
2. That a copy of the document(s) served is attached to this Affidavit.

FURTHER AFFIANT SAYETH NOT.

Dated this 24th day of April 2024.

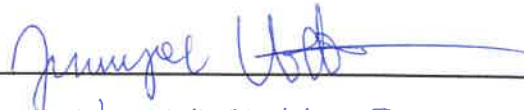


Joshua Cortez
Code Enforcement 352-241-7356
City of Clermont, 685 West Montrose Street
Clermont, FL 34711

The forgoing instrument was acknowledged before me dated this 24th day of April 2024 by Joshua Cortez as the Code Enforcement Officer for the City of Clermont, who is personally known to me and who did take an oath.



Signature:



Printed Name: JENNIFER URTES



NOTICE TO CORRECT
VIOLATION OF CODE OR ORDINANCE
CITY OF CLERMONT

Case # C2401-0039

DATE: Month January Day 19 Year 2024 Time 3:19 PM

Name HWY 50 CLERMONT LLC

Address PO BOX 17922

Phone _____

City TAMPA

State FL

Zip 33682-7922

CODE OR ORDINANCE VIOLATED: 302.7 Accessory structures.

Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

CODE OR ORDINANCE VIOLATED: 102.5 Workmanship

Repairs, maintenance work, alterations or installations that are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner and installed in accordance with the manufacturer's instructions.

LOCATION OF VIOLATION: 158 W HWY 50 CLERMONT FL, 34711(ALT KEY:1611318)

FACTS CONSTITUTING REASONABLE CAUSE: THE LANDSCAPE WALL IN FRONT OF THE BUSINESS, PARTIALLY ON AFFORDABLE LOCKSMITH PROPERTY AND PARTIALLY ON APC ROOFING PROPERTY NEXT TO THE SIDEWALK, IS BROKEN AND FALLING APART.

ACTION REQUIRED FOR REMEDY OF VIOLATION: REPAIR THE PORTIONS OF THE LANDSCAPE WALL WITHIN THE BOUNDARY OF YOUR PROPERTY IN A WORKMANLIKE OR SKILLED MANNER IN ACCORDANCE WITH ANY APPLICABLE MANUFACTURER INSTRUCTION.

REMEDY ABOVE VIOLATION TO BE COMPLETED BY: 2/18/2024

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

IF YOU HAVE ANY QUESTIONS CONCERNING THIS MATTER, PLEASE CONTACT THE CODE ENFORCEMENT OFFICER AT:

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

**FAILURE TO CORRECT VIOLATION BY THE ABOVE DATE MAY RESULT IN A CITATION BEING ISSUED TO YOU
FOR A CIVIL INFRACTION AND A FINE BEING IMPOSED OF UP TO \$250.00 PER VIOLATION**

9171 9690 0935 0307 8815 83

City of Clermont

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

VIOLATION NOTICE

February 19, 2024

Violation # C2401-0039

To: HWY 50 CLERMONT LLC
PO BOX 17922,
TAMPA, FL, 33682-7922

Violation/Property address: 158 W HWY 50 CLERMONT FL, 34711(ALT KEY:1611318)

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 158 W HWY 50 CLERMONT FL, 34711(ALT KEY:1611318)

Compliance with the Violation(s) listed will be when the following condition(s) are met: THE LANDSCAPE WALL IN FRONT OF THE BUSINESS, PARTIALLY LOCATED ON THE AFFORDABLE LOCKSMITH PROPERTY AND PARTIALLY ON APC ROOFING PROPERTY NEXT TO THE SIDEWALK, IS BROKEN AND FALLING APART. REPAIR THE PORTIONS OF THE LANDSCAPE WALL WITHIN THE BOUNDRY OF YOUR PROPERTY IN A WORKMANLIKE OR SKILLED MANNER AND IN ACCORDANCE WITH ANY APPLICABLE MANUFACTURER INSTRUCTIONS.

Type of Violation: Other Violations

302.7 Accessory structures. Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

Type of Violation: Other Violations

102.5 Workmanship. Repairs, maintenance work, alterations or installations that are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner and installed in accordance with the manufacturer's instructions.

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

You are directed to take action by 3/19/2024 . Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

By:



JOSHUA CORTEZ
Code Enforcement Officer

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

vs.

HWY 50 CLERMONT LLC

Respondent

Case No. C2401-0039

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

MAY 20 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 hand delivery to AFFORDABLE LOCK & SECURITY SOLUTIONS staff on April 15 2024 located at 158 W HWY 50 CLERMONT FL, 34711

BY:



JOSHUA CORTEZ, Code Enforcement Officer
this 15th 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.

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

AFFIDAVIT OF HAND DELIVERY

CITY OF CLERMONT

Petitioner

VS.

HWY 50 CLERMONT LLC

Respondent

CaseNo.C2401-0039

Before me, the undersigned authority, personally appeared Joshua Cortez as the Code Enforcement Officer for the City of Clermont, says:

1. That he hand delivered a Notice of Hearing and Notice of Violation to JODY RALSTON staff member for AFFORDABLE LOCK & SECURITY SOLUTIONS located at 158 W HWY 50 CLERMONT FL, 34711, on 15th day of April 2024. At approx. 11:00am
2. That a copy of the document(s) served is attached to this Affidavit.

FURTHER AFFIANT SAYETH NOT.

Dated this 15th day of April 2024.



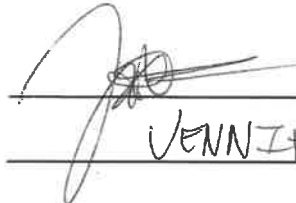
Joshua Cortez
Code Enforcement 352-241-7356
City of Clermont, 685 West Montrose Street
Clermont, FL 34711

The forgoing instrument was acknowledged before me dated this 15th day of April 2024 by Joshua Cortez as the Code Enforcement Officer for the City of Clermont, who is personally known to me and who did take an oath.



Signature:

Printed Name:


JENNIFER URTES

City of Clermont

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

VIOLATION NOTICE

July 20, 2023

Violation # C2307-0044

To: LOCKHART ANNETTE
447 E DESOTO ST
CLERMONT, FL 34711

Violation/Property address: 447 E DESOTO ST CLERMONT, FL 34711(ALT KEY: 1624878)

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 447 E DESOTO ST CLERMONT, FL 34711(ALT KEY: 1624878).

Compliance with the Violation(s) listed will be when the following condition(s) are met: THE HOUSE SHALL NOT BE OCCUPIED UNTIL THE BUILDING OFFICIAL OR CODE ENFORCEMENT OFFICER AUTHORIZES IT. A CERTIFIED LICENSED ENGINEER HAS COMPLETED A STRUCTURAL ANALYSIS/INSPECTED THE STRUCTURE AND SUBMITTED THE NECESSARY DOCUMENTATION TO OBTAIN AN ISSUED PERMIT FOR THE REPAIRS, INCLUDING BUT NOT LIMITED TO THE EXTERIOR WALLS, ROOF, OVERHANG, AND CAR PORT. THE DRIVEWAY MUST BE REPAIRED SO THAT IT IS FREE OF ALL CRACKS AND DEFECTS. CONTACT MARK GRENIER BUILDING OFFICIAL 352-241-7311. CONTACT THE CODE ENFORCEMENT OFFICER IN CHARGE OF THIS CASE AT 352-241-7356.

Type of Violation: 302.7 ACCESSORY STRUCTURES.

All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

Type of Violation: 304.7 ROOFS AND DRAINAGE.

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutter and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

Type of Violation: Exterior Structure Section 304.1-IPMC

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

Type of Violation: 304.1.1 Unsafe conditions

The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:

7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects

8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.

11. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not

properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects

Type of Violation: 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.

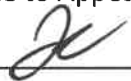
Type of Violation: UNSAFE STRUCTURE 111.1.1

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)-241-7356 or jcortez@clermontfl.org. Also, when you comply, please contact me so an inspection to determine compliance can be scheduled.

You are directed to take action by SEPTEMBER 18 2023 . Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

By:



JOSHUA CORTEZ
Code Enforcement Officer

9171 9690 0935 0307 8851 54

Code Enforcement Board

City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

vs.

LOCKHART ANNETTE

Respondent

Case No. C2307-0044

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:

MAY 20 2024 AT 6PM

at

685 West Montrose Street, Clermont, Florida.

Council Chambers of City Hall

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

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

I hereby certify that a true and correct copy of the above and foregoing Notice of Violation and Notice of Hearing has been furnished by Certified Mail/Personal Service to Respondent, LOCKHART ANNETTE. 447 E DESOTO ST CLERMONT, FL 34711

Certified Mail/Return Receipt Requested #

BY:



JOSHUA CORTEZ, Code Enforcement Officer
this 15th 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.



NOTICE TO CORRECT
VIOLATION OF CODE OR ORDINANCE
CITY OF CLERMONT

Case # C2402-0048

DATE: Month February Day 19 Year 2024 Time 12:45 PM

Name HEP-11-CLER2 LC

Address PO BOX 120550

Phone _____

City CLERMONT

State FL

Zip 34712-0550

CODE OR ORDINANCE VIOLATED: 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.

LOCATION OF VIOLATION: HARTWOOD MARSH RD CLERMONT FL, 34711(ALT KEY:3801640)

FACTS CONSTITUTING REASONABLE CAUSE: TRASH AND LITTER SCATTERED ABOUT ON AND AROUND PRIVATE ROAD.

ACTION REQUIRED FOR REMEDY OF VIOLATION: CLEAN UP AND REMOVE ALL TRASH AND LITTER FROM THE PRIVATE ROAD AND SURROUNDING AREA.

REMEDY ABOVE VIOLATION TO BE COMPLETED BY: 3/10/2024

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

IF YOU HAVE ANY QUESTIONS CONCERNING THIS MATTER, PLEASE CONTACT THE CODE ENFORCEMENT OFFICER AT:

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

**FAILURE TO CORRECT VIOLATION BY THE ABOVE DATE MAY RESULT IN A CITATION BEING ISSUED TO YOU
FOR A CIVIL INFRACTION AND A FINE BEING IMPOSED OF UP TO \$250.00 PER VIOLATION**

9171 9690 0935 0307 8851 23

City of Clermont

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

VIOLATION NOTICE

March 13, 2024

Violation # C2402-0048

To: HEP-11-CLER2 LC
PO BOX 120550
CLERMONT, FL 34712-0550

Violation/Property address: HARTWOOD MARSH RD CLERMONT FL, 34711(ALT KEY:3801640)

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 HARTWOOD MARSH RD CLERMONT FL, 34711(ALT KEY:3801640).

Compliance with the Violation(s) listed will be when the following condition(s) are met: CLEAN UP AND REMOVE ALL TRASH AND LITTER FROM THE PRIVATE ROAD AND SURROUNDING AREA.

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)-241-7356 or jcortez@clermontfl.org. Also, when you comply, please contact me so an inspection to determine compliance can be scheduled.

You are directed to take action by 4/13/2024 . Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

By:



JOSHUA CORTEZ
Code Enforcement Officer

9171 9690 0935 0307 8433 52

Code Enforcement Board

City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2402-0048

vs.

HEP-11-CLER2 LC

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:

MAY 20 2024 AT 6PM

at

685 West Montrose Street, Clermont, Florida.

Council Chambers of City Hall

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

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

I hereby certify that a true and correct copy of the above and foregoing Notice of Hearing and Notice of Violation has been furnished by Certified Mail/Personal Service to the Respondents registered agent HALVORSEN, JEFFREY T mailing address 33 SE 4TH ST, STE 100 BOCA RATON, FL 33432
Certified Mail/Return Receipt Requested #

BY: _____



JOSHUA CORTEZ, Code Enforcement Officer
this 24th 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.

**CITY OF CLERMONT
CODE ENFORCEMENT DEPARTMENT**

AFFIDAVIT OF POSTING

CITY OF CLERMONT
Petitioner

CASE# C2402-0048

VS.

HEP-11-CLER2 LC
Respondent

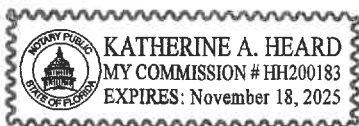
Personally appeared before me, Joshua Cortez, Code Enforcement Officer of the City of Clermont:

That a copy of the Violation Notice and 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 Address HARTWOOD MARSH RD CLERMONT FL 34711 (ALT KEY:3801640). Sworn to and subscribed before me this 30th day of April 2024.



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

The forgoing instrument was acknowledged before me this 30th day of April 2024, by Joshua Cortez as the Code Enforcement Officer for the City of Clermont, who is personally known to me and who did take an oath.



Signature:



Printed Name:



City of Clermont

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

VIOLATION NOTICE

April 11, 2024

Violation # C2404-0035

To: KINGS RIDGE GOLF CLUB LLC
1950 KINGS RIDGE BLVD
CLERMONT, FL 34711

Violation/Property address: 1950 KINGS RIDGE BLVD CLERMONT FL, 34711(ALT KEY:3771231)

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 1950 KINGS RIDGE BLVD CLERMONT FL, 34711(ALT KEY:3771231).

Compliance with the Violation(s) listed will be when the following condition(s) are met: THE AREA OF THE PERGOLA AND COOKING EQUIPMENT NEEDS TO BE SECURED AND BLOCKED FROM USE IMMEDIATELY. OBTAIN AN ISSUED PERMIT FOR THE PERGOLA AND SURROUNDING APPLIANCES OR REMOVE THE PERGOLA AND SURROUNDING APPLIANCES TO INCLUDE BUT NOT LIMITED TO THE GRILLS, SINK, AND REFRIGERATOR.

Type of Violation: City Code Sec. 125-522 BUILDING PERMIT REQUIRED SECTION

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: IPMC 111.1 Unsafe conditions.

When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.

Type of Violation: IPMC 111.1.4 Unlawful structure.

An unlawful structure is one found in whole or in part to be occupied by more persons than permitted under this code, or was erected, altered or occupied contrary to law.

Type of Violation: IPMC 112.2 Temporary safeguards.

Notwithstanding other provisions of this code, whenever, in the opinion of the code official, there is imminent danger due to an unsafe condition, the code official shall order the necessary work to be done, including the boarding up of openings, to render such structure temporarily safe whether or not the legal procedure herein described has been instituted; and shall cause such other action to be taken as the code official deems necessary to meet such emergency.

Type of Violation: IPMC 111.1.2 Unsafe equipment.

Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the premises or within the structure that is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure.

Type of Violation: Florida Fire Prevention Code 1, 10.10.6.1

For other than one- and two-family dwellings, no hibachi, grill, or other similar devices used for cooking, heating, or any other purpose shall be used or kindled on any balcony, under any overhanging portion, or within 10 ft (3 m) of any structure.

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

You are directed to take action by 4/18/2024. Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

By:



JOSHUA CORTEZ
Code Enforcement Officer

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

vs.

KINGS RIDGE GOLF CLUB LLC

Respondent

Case No. C2404-0035

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:

MAY 20 2024 AT 6PM

at

685 West Montrose Street, Clermont, Florida.

Council Chambers of City Hall

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

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

I hereby certify that a true and correct copy of the above and foregoing Notice of Hearing and Notice of Violation has been furnished by Certified Mail/Personal Service to Respondent, KINGS RIDGE GOLF CLUB LLC.
950 KINGS RIDGE BLVD CLERMONT, FL 34711
Certified Mail/Return Receipt Requested #

BY: _____



JOSHUA CORTEZ, Code Enforcement Officer
this 19th 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.

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

AFFIDAVIT OF HAND DELIVERY

CITY OF CLERMONT

Petitioner

VS.

KINGS RIDGE GOLF CLUB OF LAKE COUNTY LLC
Respondent

Case No. C2404-0035

Before me, the undersigned authority, personally appeared Joshua Cortez as the Code Enforcement Officer for the City of Clermont, says:

1. That he hand delivered a Notice of Hearing and Notice of Violation to STEPHEN FINCH staff member for KINGS RIDGE GOLF PRO SHOP located at 1950 KINGS RIDGE BLVD CLERMONT FL, 34711, on 23rd day of April 2024. At approx. 1:30pm
2. That a copy of the document(s) served is attached to this Affidavit.

FURTHER AFFIANT SAYETH NOT.

Dated this 23rd day of April 2024.





Joshua Cortez
Code Enforcement 352-241-7356
City of Clermont, 685 West Montrose Street
Clermont, FL 34711

The forgoing instrument was acknowledged before me dated this 23rd day of April 2024 by Joshua Cortez as the Code Enforcement Officer for the City of Clermont, who is personally known to me and who did take an oath.

Signature: _____

Printed Name: _____







NOTICE TO CORRECT
VIOLATION OF CODE OR ORDINANCE
CITY OF CLERMONT

Case # C2401-0029

DATE: Month January Day 19 Year 2024 Time 4:01 PM

Name FLORIDA PROPERTY SHOP SALES & RENTALS INC

Address 101 E HIGHWAY 50

Phone _____

City CLERMONT

State FL

Zip 34711

CODE OR ORDINANCE VIOLATED: Other Violations

Sec. 123-41. - Maintenance and pruning.

The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping, which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All required landscaping shall be maintained in perpetuity. For purposes of this section, the term "required landscaping" means that landscaping that is required by any provision of the land development code, any approved conditional use permit, development order or building permit or any approved landscaping plan.

(1)Replacement. All unhealthy and dead plant material shall be replaced within 30 days in conformance with the approved site/landscaping plan for the property or in conformance with the provisions of this article if an approved plan is not on file with the city. The size of replacement trees shall be as specified in section 123-102(d)(2).

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

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

LOCATION OF VIOLATION: 101 E HWY 50 CLERMONT FL, 34711(ALT KEY:1627176)

FACTS CONSTITUTING REASONABLE CAUSE: MISSING VARIOUS REQUIRED LANDSCAPE ELEMENTS TO INCLUDE BUT NOT LIMITED TO TREES, SHRUBS, PLANTS, ETC.

ACTION REQUIRED FOR REMEDY OF VIOLATION: INSTALL AND REPLACE ANY AND ALL MISSING, DEAD, AND DYING LANDSCAPE WITH WHAT IS ON THE APPROVED LANDSCAPE PLAN. SEE ATTACHED SITE/LANDSCAPE PLAN. FOR QUESTIONS REGARDING WHAT IS REQUIRED CONTACT JOHN KRUSE PLANNING AND ZONING MANAGER AT 352-241-7309.

REMEDY ABOVE VIOLATION TO BE COMPLETED BY: 2/18/2024

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

IF YOU HAVE ANY QUESTIONS CONCERNING THIS MATTER, PLEASE CONTACT THE CODE ENFORCEMENT
OFFICER AT:

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

**FAILURE TO CORRECT VIOLATION BY THE ABOVE DATE MAY RESULT IN A CITATION BEING ISSUED TO YOU
FOR A CIVIL INFRACTION AND A FINE BEING IMPOSED OF UP TO \$250.00 PER VIOLATION**

City of Clermont

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

VIOLATION NOTICE

February 19, 2024

Violation # C2401-0029

To: FLORIDA PROPERTY SHOP SALES & RENTALS
INC
101 E HIGHWAY 50
CLERMONT, FL 34711

Violation/Property address: 101 E HWY 50 CLERMONT FL, 34711(ALT KEY:1627176)

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 101 E HWY 50 CLERMONT FL, 34711(ALT KEY:1627176).

Compliance with the Violation(s) listed will be when the following condition(s) are met: INSTALL AND REPLACE ANY AND ALL MISSING, DEAD, AND DYING LANDSCAPE WITH WHAT IS ON THE APPROVED LANDSCAPE PLAN. SEE ATTACHED SITE/LANDSCAPE PLAN. THE TRAILER PARKED IN THE PARKING AREA WILL NEED TO BE REMOVED FROM THE PROPERTY AS ITS USE OR FUNCTION IS PRIMARILY TO SERVE AS AN ON-SITE SIGN IN VIOLATION OF CITY CODE SECTION 117-22 SIGNS ON VEHICLES. THE TRAILER TAG SHOWS EXPIRED AS OF 6/23 WHICH IS A SEPARATE VIOLATION AS DESCRIBED BY CITY CODE SECTION 18-92 PROHIBITION OF STORAGE OF CERTAIN ITEMS.

Type of Violation: Sec. 123-41. - Maintenance and pruning.

The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping, which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All required landscaping shall be maintained in perpetuity. For purposes of this section, the term "required landscaping" means that landscaping that is required by any provision of the land development code, any approved conditional use permit, development order or building permit or any approved landscaping plan.

(1)Replacement. All unhealthy and dead plant material shall be replaced within 30 days in conformance with the approved site/landscaping plan for the property or in conformance with the provisions of this article if an approved plan is not on file with the city. The size of replacement trees shall be as specified in section 123-102(d)(2).

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

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

Type of Violation: Sec. 117-22. - Signs on vehicles.

Signs on vehicles that do not increase the size of a vehicle in any direction shall be

exempt from the provisions of this chapter so long as such vehicles are not utilized or positioned in a manner so as to be used as an on-site sign. Signs which may increase the dimensions of vehicles are prohibited except as approved by the administrative official. Illuminated signs are prohibited except for signs reading "Taxi" or "Ambulance" or showing the destination of public vehicles. No vehicles shall be painted or marked with directional information so as to be used as an off-site sign.

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.

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

You are directed to take action by 3/19/2024 . Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

By:

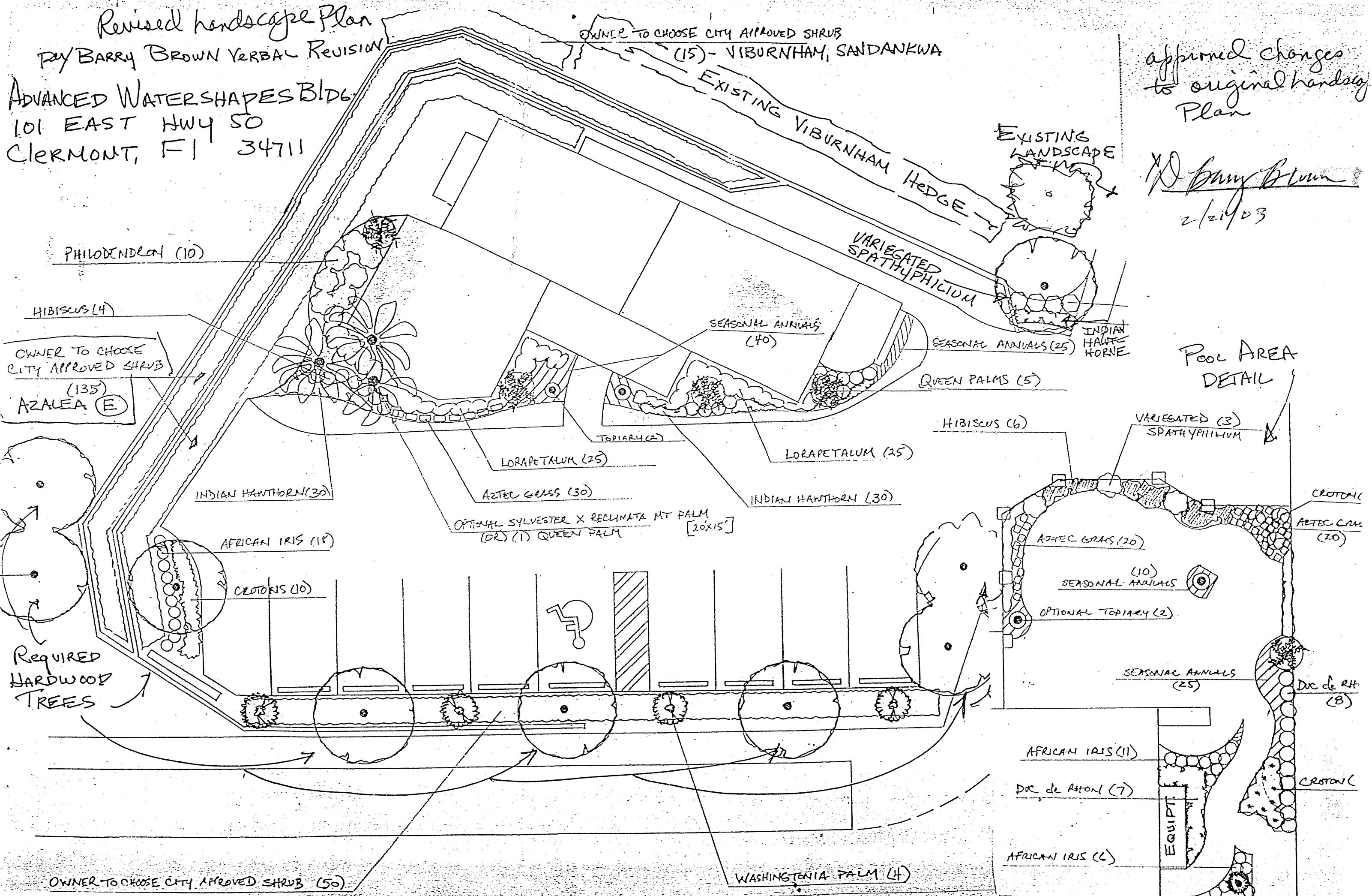


JOSHUA CORTEZ
Code Enforcement Officer

Revised landscape Plan
 BY BARRY BROWN VERBAL REVISION
 ADVANCED WATERSHAPES BLDG
 101 EAST HWY 50
 CLERMONT, FL 34711

approved changes
 to original landscape
 Plan

Barry Brown
 2/21/03



ALL IDEAS AND DESIGNS PRESENTED IN THE FOLLOWING PLANS ARE THE PROPERTY OF McCOY & ASSOCIATES AND CAN NOT BE REPRODUCED OR USED WITHOUT WRITTEN AUTHORIZATION FROM McCOY & ASSOCIATES.

IMPROVEMENT PLANS FOR

ADVANCED WATERSHAPES

Section 25; Township 22 S; Range 25 E; Lake County
CLERMONT, FLORIDA

MAY 2001

OWNER/DEVELOPER

ADVANCED WATERSHAPES

JOHN C. WETZEL
15620 ARABIAN WAY
MONTVERDE, FLORIDA 34756
(352) 394-3376

PLANNERS/ENGINEERS

McCOY & ASSOCIATES

713 WEST MONTROSE STREET
CLERMONT, FLORIDA 34711
(352) 394-5756

SURVEYOR

BLACKBURN SURVEYING, INC.

1214 BOWMAN STREET
CLERMONT, FLORIDA 34711
(352) 394-4417

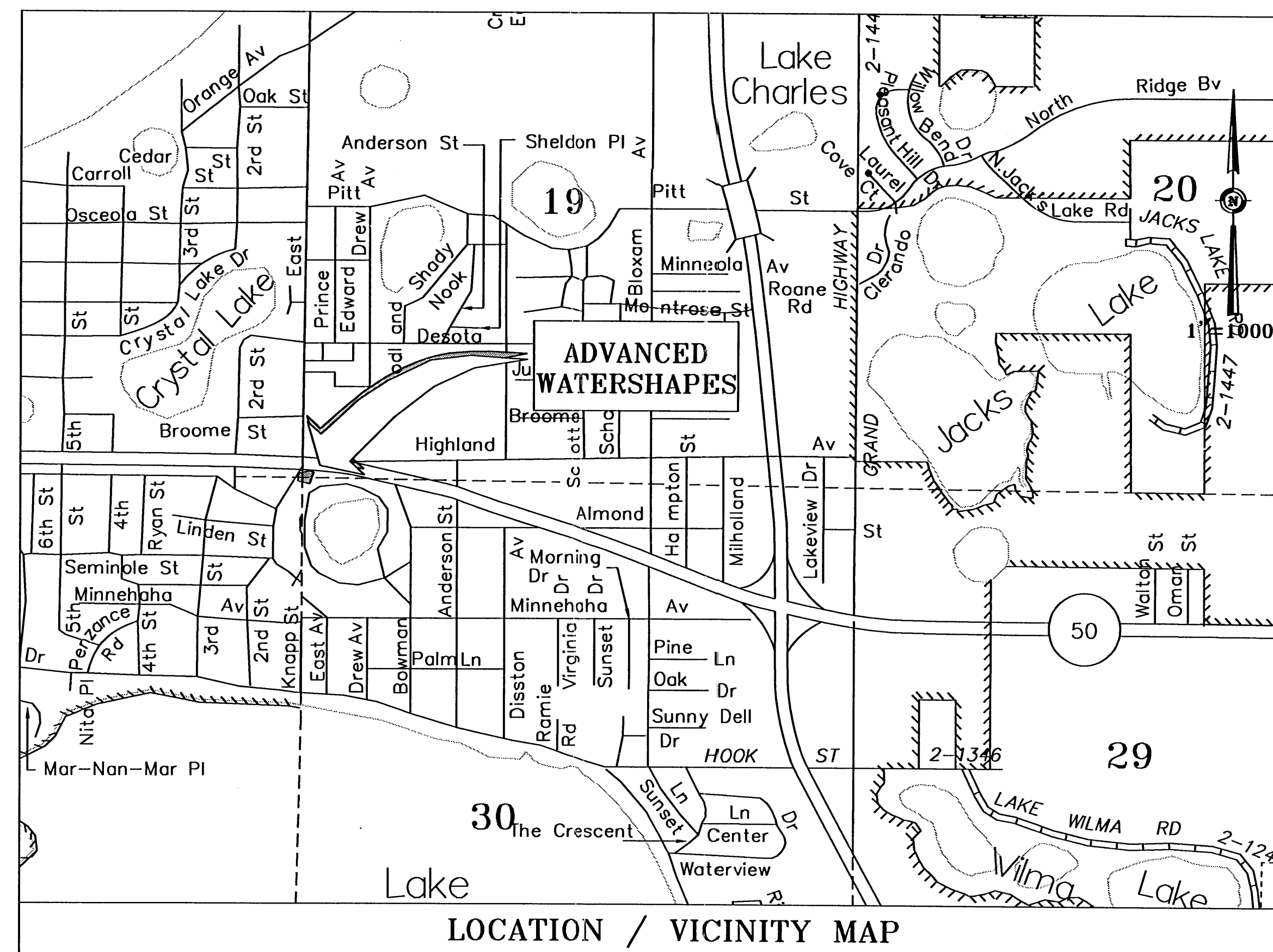


TABLE OF CONTENTS

SHT. NO.	TITLE
1	COVER SHEET
2	MASTER SITE PLAN
3	PRE-DEVELOPMENT PLAN
4	AERIAL
5	GRADING/DRAINAGE/UTILITY PLAN
6	SIGNAGE/LANDSCAPING PLAN
7	PROJECT DETAILS

APPROVED
JUN 12 - 18 - 01

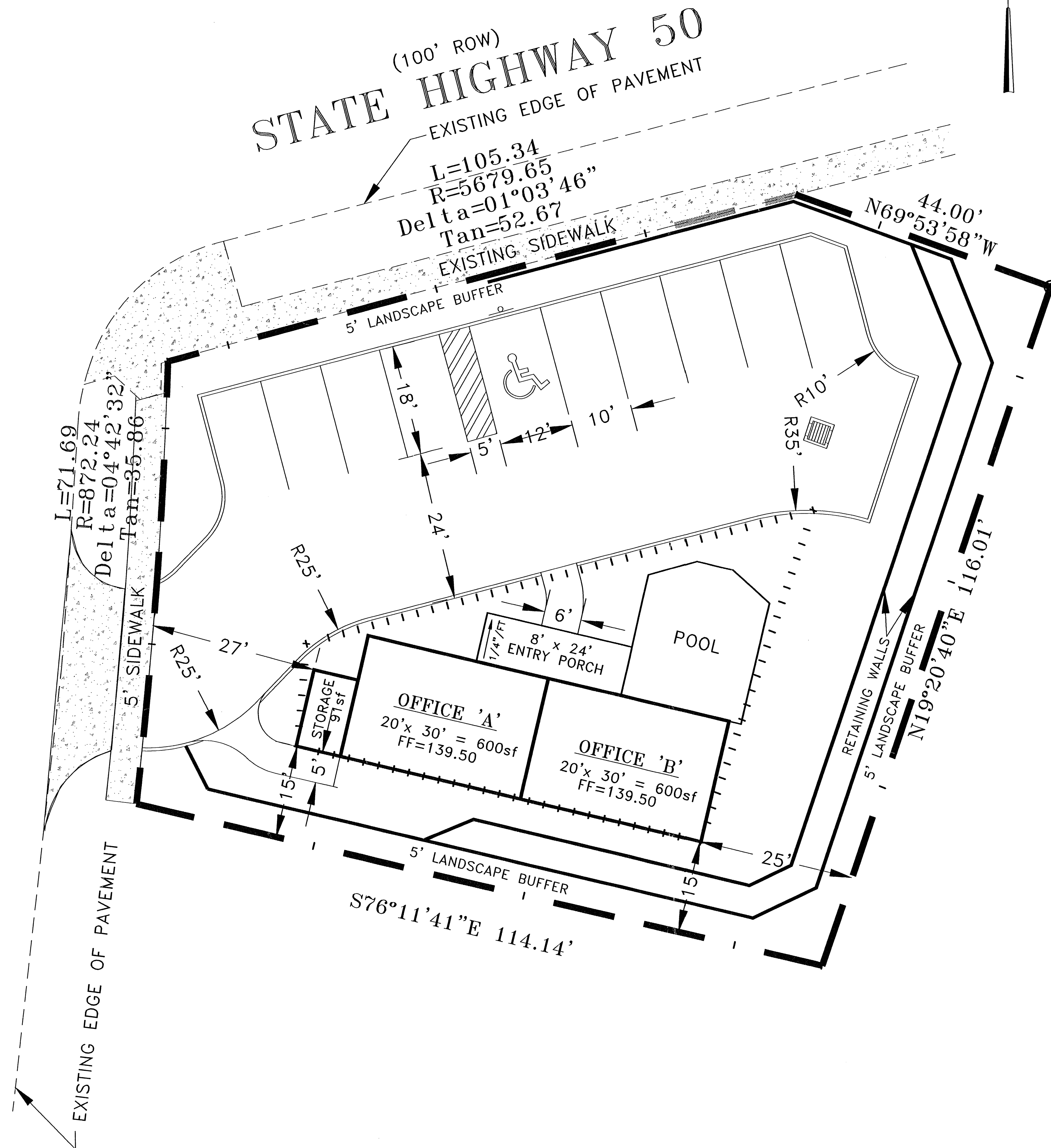
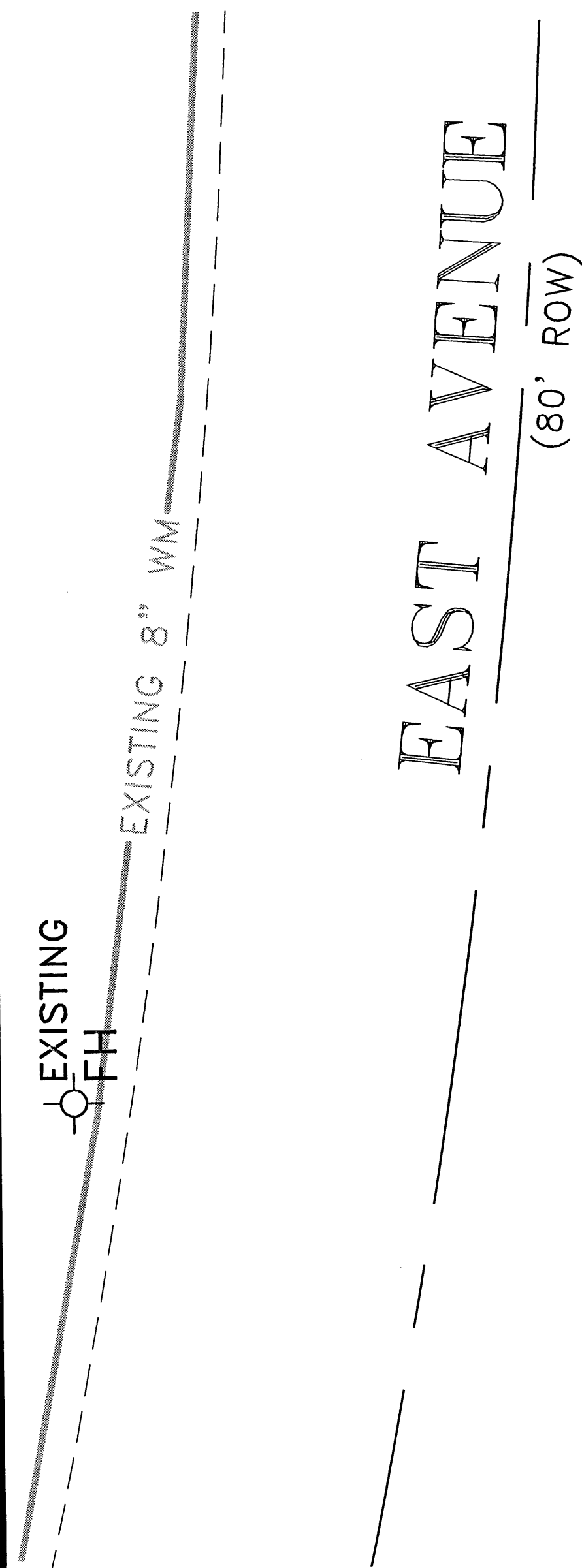
Advanced Water Shapes Rev # 3

File ← 06.L.
0 S.B.

NOTE: ALL PROJECT CONSTRUCTION SHALL CONFORM TO THE CURRENT CLERMONT STANDARDS AND SPECIFICATIONS.

THE ENGINEER EXPRESSLY RESERVES THE EXCLUSIVE COMMON-LAW COPYRIGHT AND PROPERTY RIGHTS TO THESE DRAWINGS WHICH MAY NOT BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER, NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT THE ENGINEER'S WRITTEN CONSENT.

J:\2001 01-007 civil 01-007sp.dwg Thu Nov 08 13:45:08 2001 SAMPSON



PROJECT CHARACTERISTICS

EXISTING ZONING.....R-3
TOTAL PROJECT AREA.....0.30 ACRES

PROPOSED SERVICES:

DRINKING WATER.....City of Clermont
SEWAGE DISPOSAL.....City of Clermont
ELECTRIC.....Florida Power Corporation
TELEPHONE.....Sprint
GARBAGE DISPOSAL.....City of Clermont
FIRE PROTECTION.....City of Clermont
POLICE PROTECTION.....City of Clermont

MINIMUM BUILDING SETBACK REQUIREMENTS:

FROM STATE ROAD 50 RIGHT-OF-WAY.....50'
FROM FRONT PROPERTY LINES AND RIGHTS-OF-WAY.....25'
FROM REAR PROPERTY LINES.....25'
FROM SIDE PROPERTY LINES.....12'

PARKING SPACES REQUIRED:

(1,200 sf) OFFICE AREA;
(1) PARKING SPACE PER 200sf OF COMMERCIAL = (6) PARKING SPACES

HANDICAPPED PARKING:

(1) PARKING SPACE PER 25 REGULAR SPACES = (1) PARKING SPACES

PARKING SPACES PROVIDED:

(9) 10'x 20' REGULAR SPACES
(1) 12'x 20' HANDICAPPED SPACES
(10) PARKING SPACES PROVIDED

PROPOSED LAND USE SUMMARY

DESCRIPTION:	SQ. FT.	% OF TOTAL
OFFICE/STORAGE AREA	1,293 sf.	9.95%
SIDEWALK/ PORCH AREA	263 sf.	2.02%
PARKING AREA	5,303 sf.	40.82%
TOTAL IMPERVIOUS AREA	6,859 sf.	52.79%
GREEN SPACE	6,129 sf.	47.21%
TOTAL LOT AREA	12,988 sf.	100.00%

LEGAL DESCRIPTION:
THAT PART OF LOTS 12 AND 13, BLOCK 9, SUNNYSIDE UNIT,
LYING SOUTH OF STATE ROAD 50, ACCORDING TO THE PLAT
THEREOF, AS RECORDED IN PLAT BOOK 8, PAGES 66 & 67,
PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PROJECT LEGEND

---	PROPERTY BOUNDARY LINE
---	ROADWAY CENTERLINE
---	RIGHT-OF-WAY LINE
---	BUILDING SETBACK LINE
---	DRAINAGE/UTILITY EASEMENTS
---	EROSION CONTROL SILT BARRIER
---	EXISTING CONTOUR LINE
---	DRAINAGE INLET
---	SIGN POST
---	EXISTING FIRE HYDRANT ASSEMBLY

NOTE:
"KNOX BOX" LOCK BOXES WILL BE REQUIRED ON ALL COMMERCIAL BUILDINGS (SOUTHERN STANDARD FIRE PREVENTION CODE, CHAPTER 603.18.1). THESE SHALL CONTAIN KEYS TO THE BUILDING AND ANY SYSTEMS IN THE BUILDING (SUCH AS FIRE ALARMS, SPRINKLER SYSTEMS, ELEVATORS, ETC.). THESE SHALL BE INSTALLED ON THE WALL OF THE BUILDING IN THE AREA OF THE MAIN ENTRANCE. APPLICATIONS FOR THE PURCHASE OF THIS EQUIPMENT ARE AVAILABLE FROM THE FIRE DEPARTMENT.

McCOY & ASSOCIATES
ENGINEERS & LAND PLANNERS
1214 BOWMAN ST.
CLERMONT, FL 34711
(352) 394-4417
FAX (352) 394-5768
CA# 8374

MASTER SITE PLAN
ADVANCED WATERSHAPES
Sec. 25; Twp. 22 S; Rge. 25 E; City of Clermont, Lake County, FL
OWNER:
Advanced Watershapes/John C. Wetzel
15620 Arabian Way Montverde, FL 34756 (352) 394-2075

JOB NO. 01-007
DATE May 2001
DES. BY: RMc
DWN. BY: RMc
CHK'D BY: RMc
APP'D BY: RMc

SHEET 2 OF 7

DEC 8

THE ENGINEER EXPRESSLY RESERVES THE EXCLUSIVE COMMONLAW COPYRIGHT AND PROPERTY RIGHTS TO THESE DRAWINGS WHICH MAY NOT BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER, NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT THE ENGINEERS WRITTEN CONSENT.

J: 2001 01-007 civil 01-007sp.dwg Thu Jul 19 09:22:28 2001 8MP/SDN

STATE HIGHWAY 50
(100' ROW)

EAST AVENUE
(80' ROW)

EXISTING OFFICES
ZONING
R-3

EXISTING MULTI-FAMILY
ZONING
R-2

EROSION CONTROL PLAN

AN EROSION CONTROL PLAN SHALL BE CONDUCTED BY THE CONTRACTOR AND CONTRACTOR SHALL EXECUTE ALL MEASURES NECESSARY TO LIMIT THE TRANSPORT OF SEDIMENTS OUTSIDE THE LIMITS OF THE PROJECT TO THE VOLUME AND AMOUNT AS THAT ARE EXISTING PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THIS CONDITION WILL BE SATISFIED FOR THE TOTAL ANTICIPATED CONSTRUCTION PERIOD. PROVISION MUST BE MADE TO PRESERVE THE INTEGRITY AND CAPACITY OF STORMWATER INLETS, SEDIMENT BASINS, SLOPE DRAINS, GRADING PATTERNS, ETC. REQUIRED TO MEET THIS PROVISION THROUGHOUT THE LIFE OF THE CONSTRUCTION. CONTRACTOR SHALL PROVIDE HAY BAILS, SILT BARRIERS, TEMPORARY GRASSING, ETC. AS REQUIRED TO FULLY COMPLY WITH THE INTENT OF THIS SPECIFICATION. UPON COMPLETION OF CONSTRUCTION AND COMPLETED STABILIZATION OF POTENTIAL EROSION AREAS, THE CONTRACTOR SHALL REMOVE SEDIMENTATION CONTROL MEASURES AND CLEAN AND REPAIR ANY AREAS AFFECTED BY THE CONSTRUCTION ACTIVITIES.

STOCKPILING MATERIAL:

NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT STORMWATER OFF THE PROJECT SITE OR INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION SYSTEM.

TEMPORARY SEEDING:

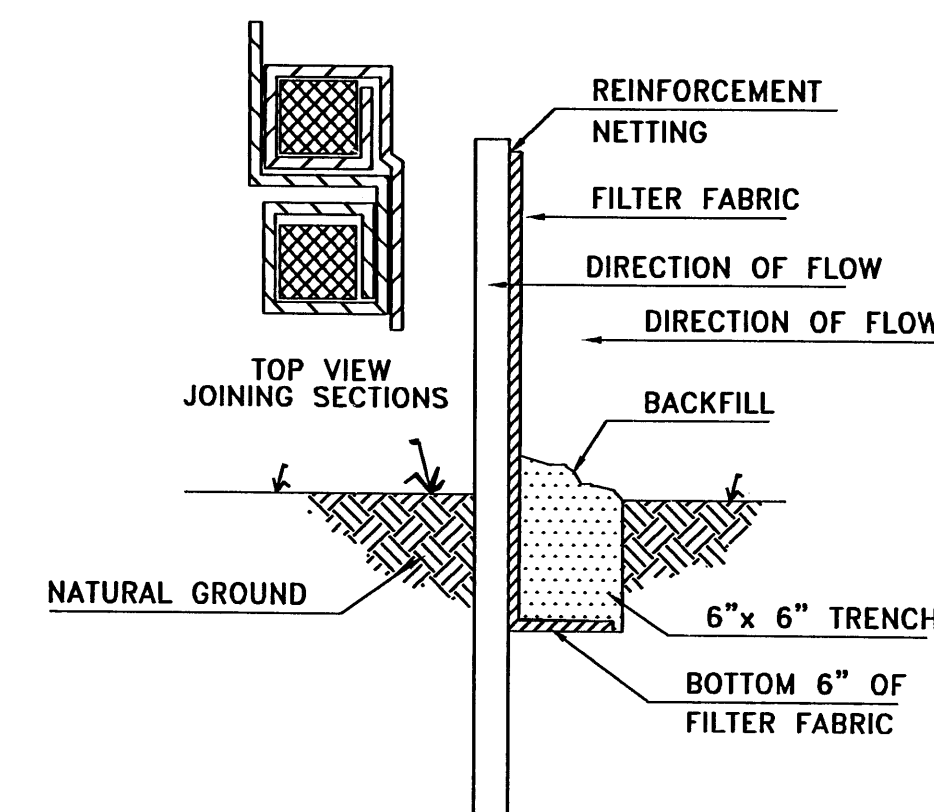
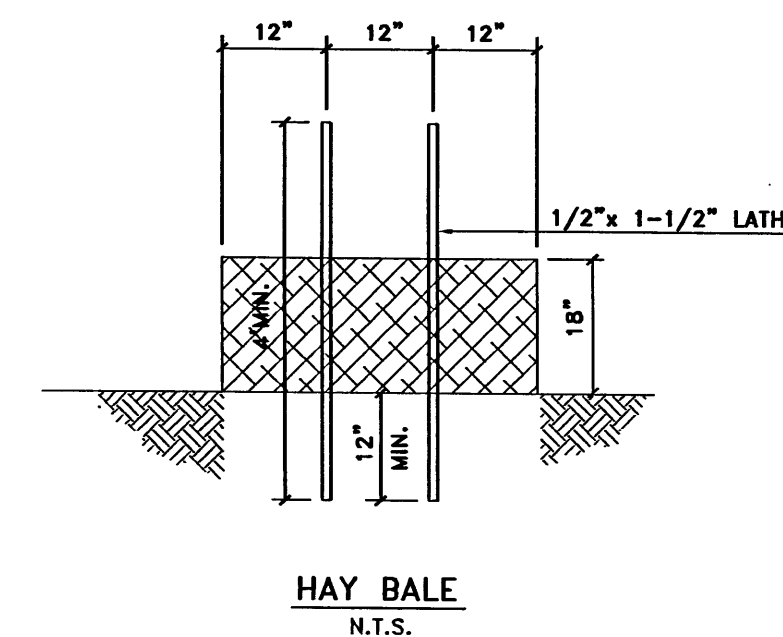
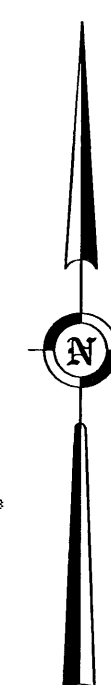
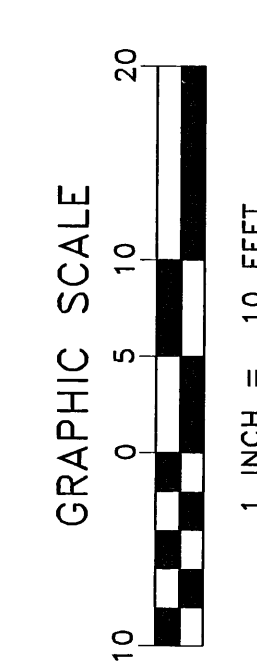
AREAS OPENED BY CONSTRUCTION OPERATIONS THAT ARE NOT ANTICIPATED TO BE DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN THIRTY DAYS SHALL BE SEEDING WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED, AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING. THE MINIMUM RATE OF SEEDING SHALL BE 30 LB. PER ACRE.

MAINTENANCE:

ALL FEATURES OF THE PROJECT SHALL BE CONSTRUCTED TO PREVENT EROSION AND SEDIMENT AND SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION PROPERLY WITHOUT THE TRANSPORT OF SEDIMENTS OUTSIDE THE LIMITS OF THE PROJECT. ANY SEDIMENT ACCUMULATIONS IN THE DRAINAGE SYSTEM SHALL BE REMOVED AND THE SYSTEM RESTORED TO ORIGINAL SPECIFICATIONS PRIOR TO THE COMPLETION AND FINAL APPROVAL OF THE PROJECT.

SOIL LEGEND:

AIF Astatula sand, dark surface, 12 to 40 percent slopes



SILT BARRIER DETAIL
N.T.S.

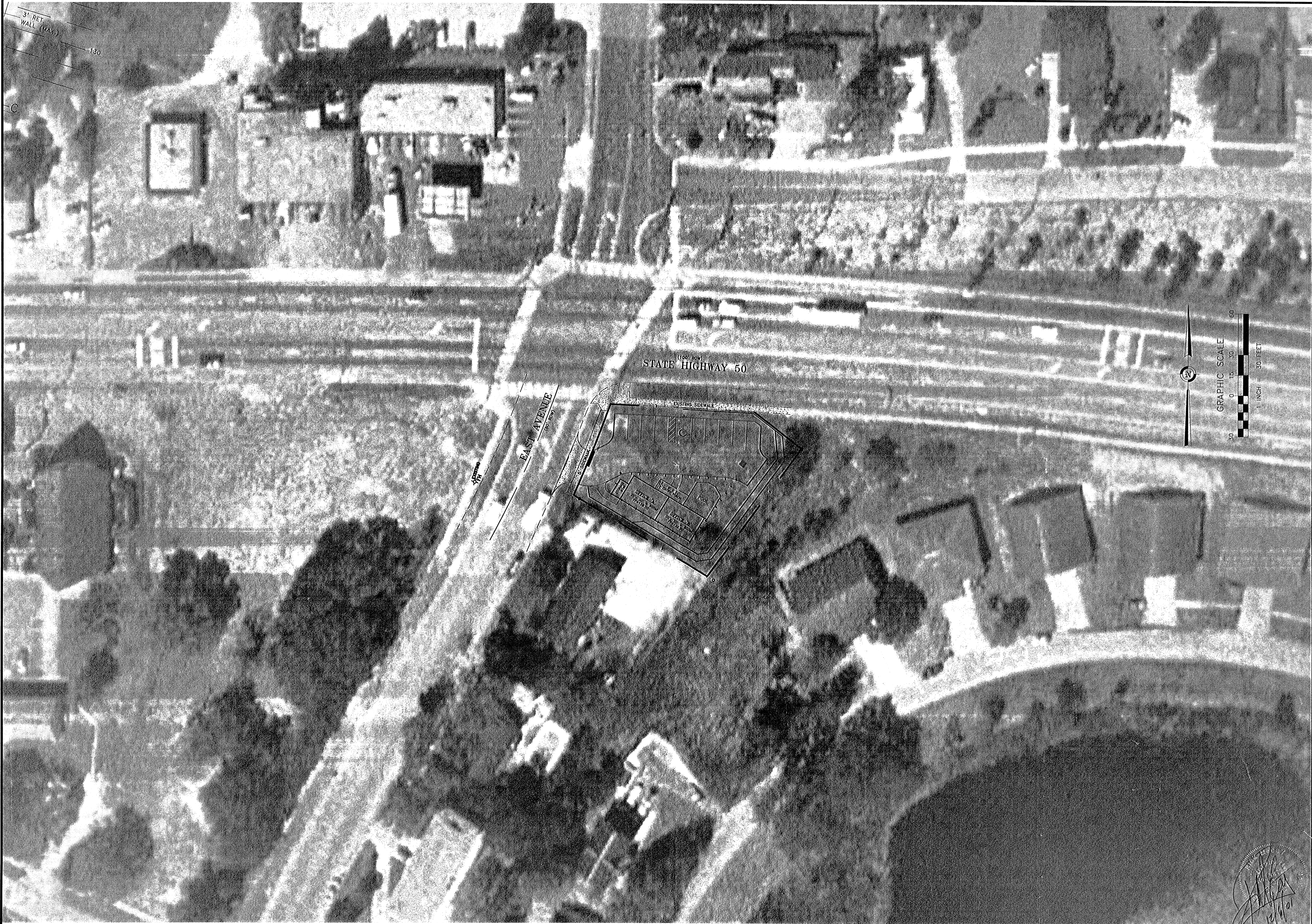
DESCRIPTION		REVISIONS	
NO.	DATE	DESCRIPTION	BY
1	7/17/01	IDENTIFY ADJACENT USES PER CITY REG. OF 7-6-01	

BLACKBURN SURVEYING, INC.		McCOY & ASSOCIATES	
1214 BOWMAN ST.		ENGINEERS & LAND PLANNERS	
CLERMONT, FL 34711		718 WEST MONTROSE ST. CLERMONT, FL 34711	
(352) 394-4417		(352) 394-5756	
		CA# 8374	

PRE-DEVELOPMENT SITE PLAN		ADVANCED WATERSHAPES	
JOB NO. 01-007		Sec. 25; Twp. 22 S; Rge. 25 E; City of Clermont, Lake County, FL	
DATE May 2001		OWNER: Advanced Watershapes/John C. Wetzel	
DES. BY: RMc		15620 Arabian Way Montverde, FL 34756 (352) 394-2075	
DWN. BY: RMc			
CHK'D BY: RMc			
APP'D BY: RMc			
SHEET 3 OF 7			

J: 2001 01-007 civil 01-007sp-serial.dwg Mod Sep 12 09:02:06 2001 JAMESON

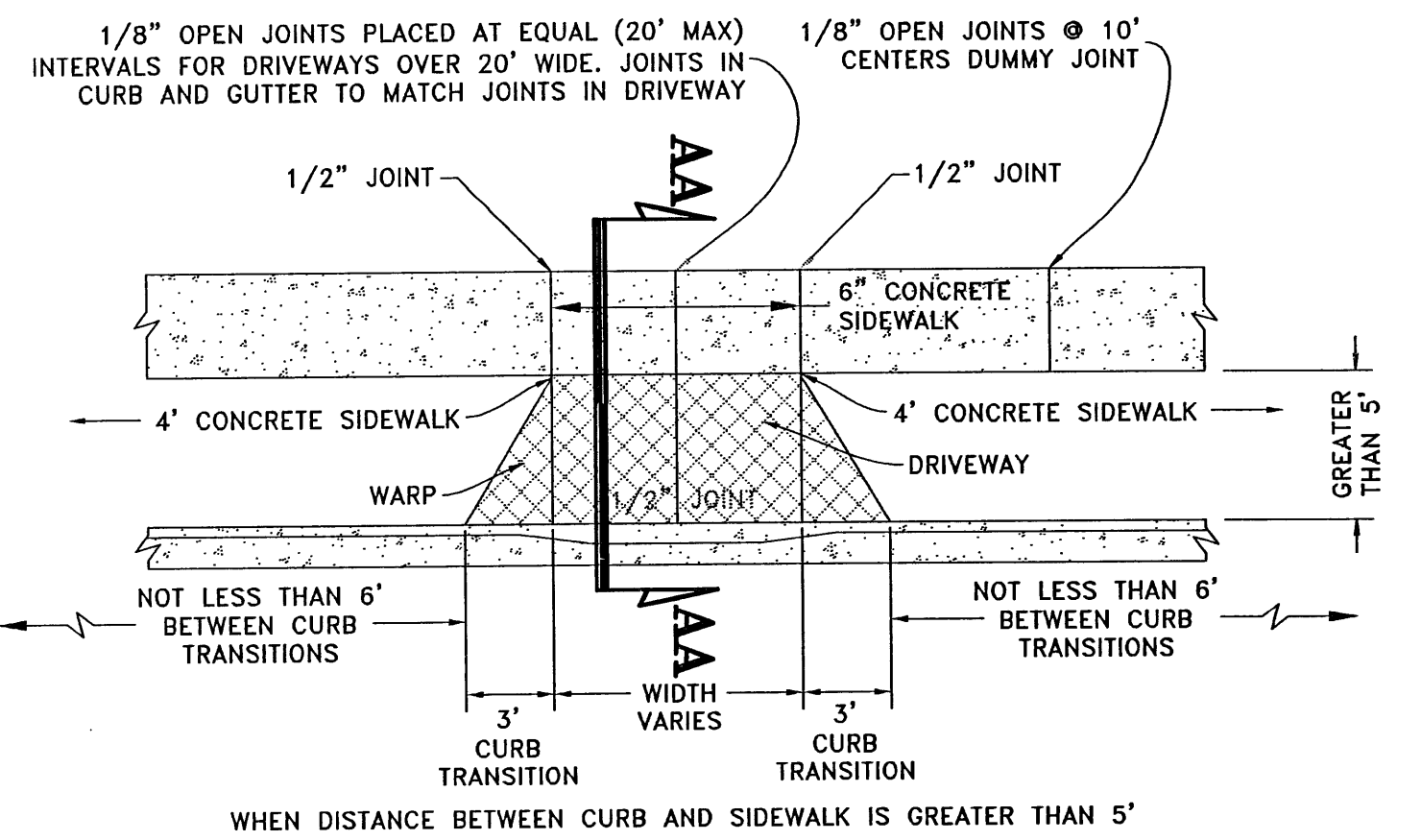
THE ENGINEER EXPRESSLY RESERVES THE EXCLUSIVE COMMONLAW COPYRIGHT AND PROPERTY RIGHTS TO THESE DRAWINGS WHICH MAY NOT BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER, NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT THE ENGINEERS WRITTEN CONSENT.



12/1/01

AERIAL OVERLAY		BLACKBURN SURVEYING, INC.	
ADVANCED WATERSHAPES		1214 BOWMAN ST.	
Sec. 25; Twp. 22 S; Rge. 25 E; City of Clermont, Lake County, FL		CLERMONT, FL 34711	
Advanced Watershapes		(352) 394-4417	
Mr. John C. Wetzel			
15620 Arabian Way Monteverde, FL 34756 (352) 394-3376			
JOB NO. 01-007		DESCRIPTION	
DATE March 2001			
DES. BY: RMc			
DWN. BY: RMc			
CHK'D BY: RMc			
APP'D BY: RMc			
SHEET 4 OF 7		REVISIONS	

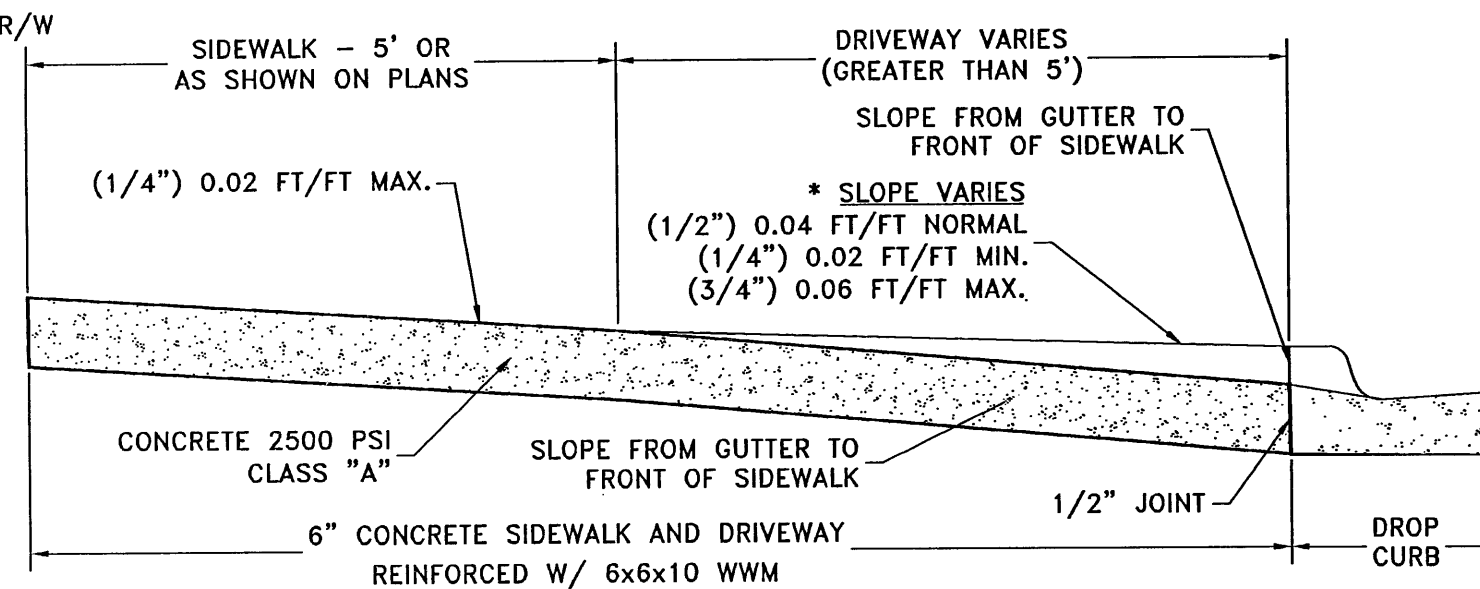
THE ENGINEER EXPRESSLY RESERVES THE EXCLUSIVE COMMON LAW COPYRIGHT AND PROPERTY RIGHTS TO THESE DRAWINGS WHICH MAY NOT BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER, NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT THE ENGINEER'S WRITTEN CONSENT.



PLAN VIEW

CHECK AND VERIFY THESE ITEMS

- 6" W/WIRE
- 5' SIDEWALK TO R/W
- 3" TAPER CUT SQUARE
- * SLOPE VARIES ** (1/2") .04 FT./FT. NORMAL (1/4") .02 FT./FT. MIN. (3/4") .06 FT./FT. MAX.



* SLOPES CAN BE ADJUSTED WITHIN THE RANGES SHOWN TO IMPROVE TIES TO ADJACENT PROPERTY AND ARE TO BE TRANSITIONED TO AVOID DISTORTION IN SIDEWALK CONTINUITY.

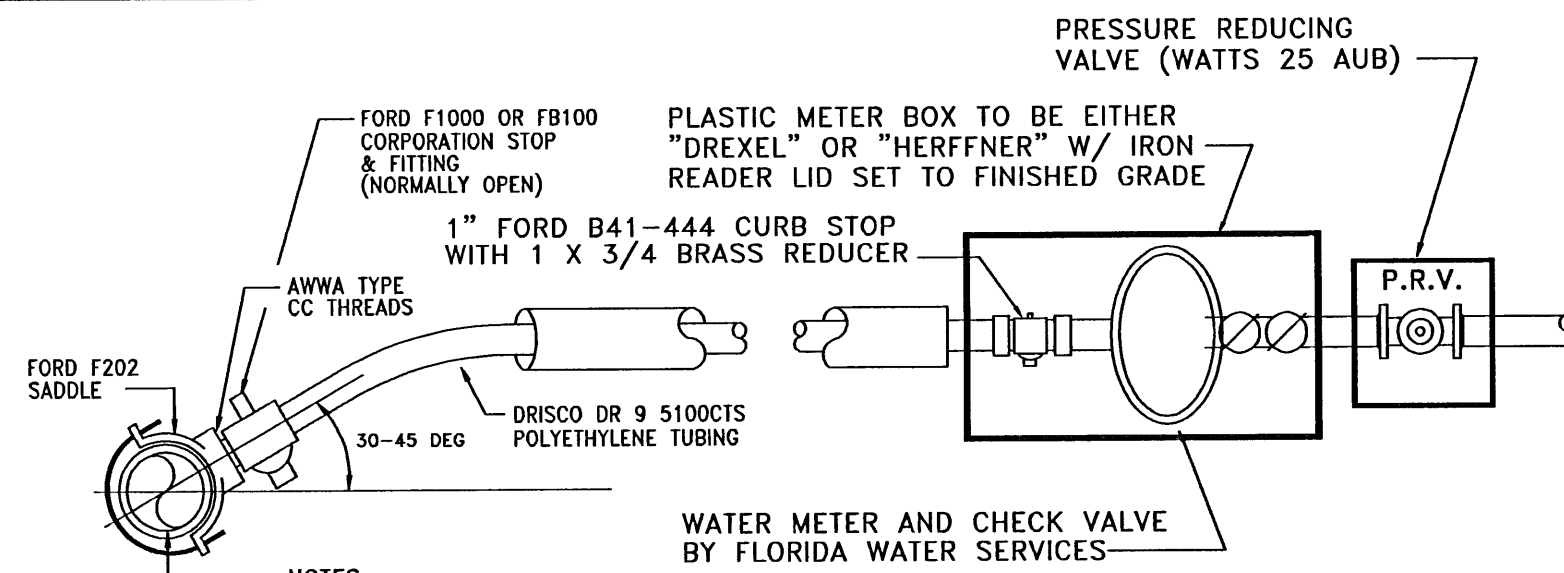
** SPECIAL PERMISSION MAY BE OBTAINED TO INCREASE OR DECREASE SLOPE OF DRIVEWAY TO IMPROVE TIES TO SIDEWALK AND GUTTER GRADE.

NOTE: DRIVEWAYS AND SIDEWALKS THROUGH DRIVEWAYS SHALL REQUIRE 6" X 6" REINFORCEMENT WIRE.

SECTION AA-AA

CONCRETE DRIVEWAY WITH SIDEWALK DETAIL

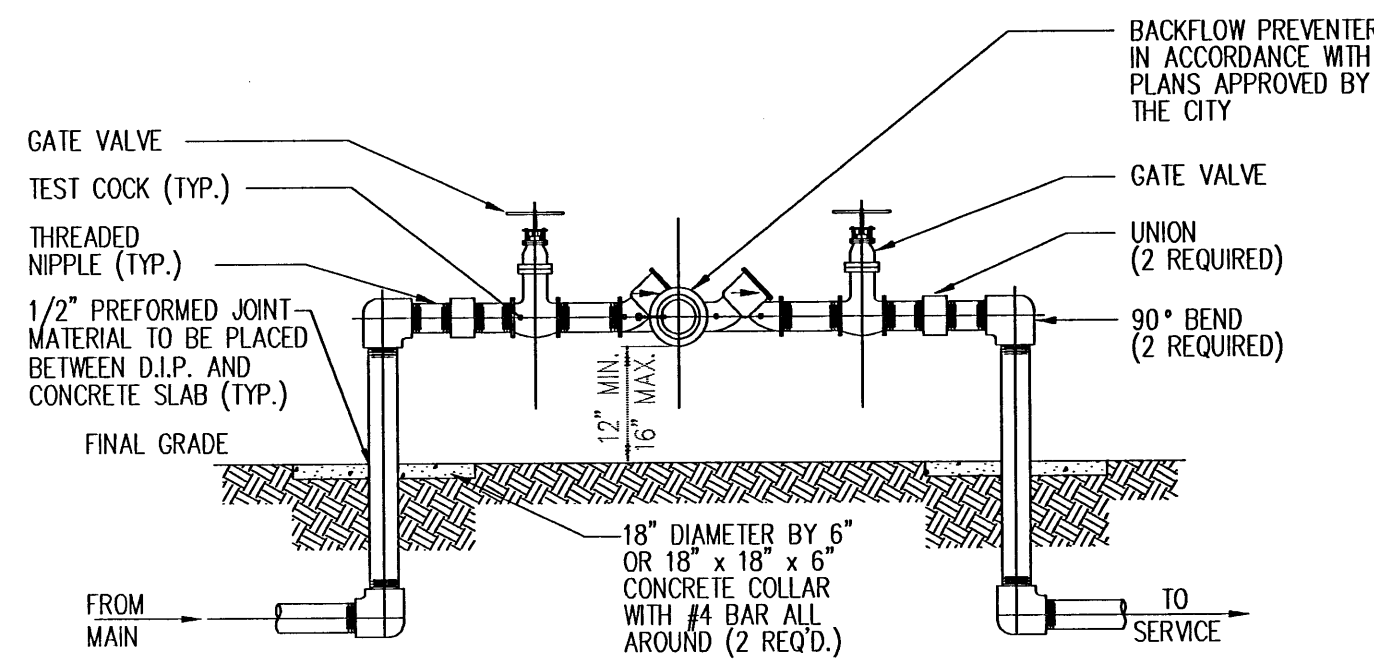
N.T.S.



NOTES:

1. ALL WATER SERVICES AND METER BOXES SHALL BE LOCATED OUTSIDE THE R/W LINE WITHIN THE 5' UTILITY EASEMENT. SERVICE LINES SHALL BE CONTINUOUS FROM CORPORATION STOP TO CURB STOP.
2. ALL FLORIDA WATER SERVICE LINES SHALL BE DISCO DR 9 5100CTS TYPE "P" POLYETHYLENE TUBING.
3. USE ONLY MUELLER OR FORD 1" CC MALE THREADED X 1" COMPRESSION BALL VALVE TYPE CONNECTION. CORPORATION STOPS SHALL BE PERMITTED.
4. EACH SERVICE SHALL TERMINATE AT A CURB STOP WHICH SHALL BE CLEARLY MARKED WITH A 2" X 2" X 18" SLOPE WITH THE TOP PAINTED BLUE AND MARKED WITH THE NUMBER OF THE LOT TO BE SERVED.
5. CURB STOPS SHALL BE 1" FORD OR MUELLER BALL VALVE TYPE WITH LOCKWING AND FITTED WITH A 1" MPT X 3/4 FPT BRASS BUSHING.
6. ALL WATER SERVICES CROSSING UNDER ROADWAYS TO BE ENCASED IN LARGER SIZE SCH. 40 PVC.
7. INSTALL PRESSURE REDUCING VALVES ON ALL SERVICE LINES.

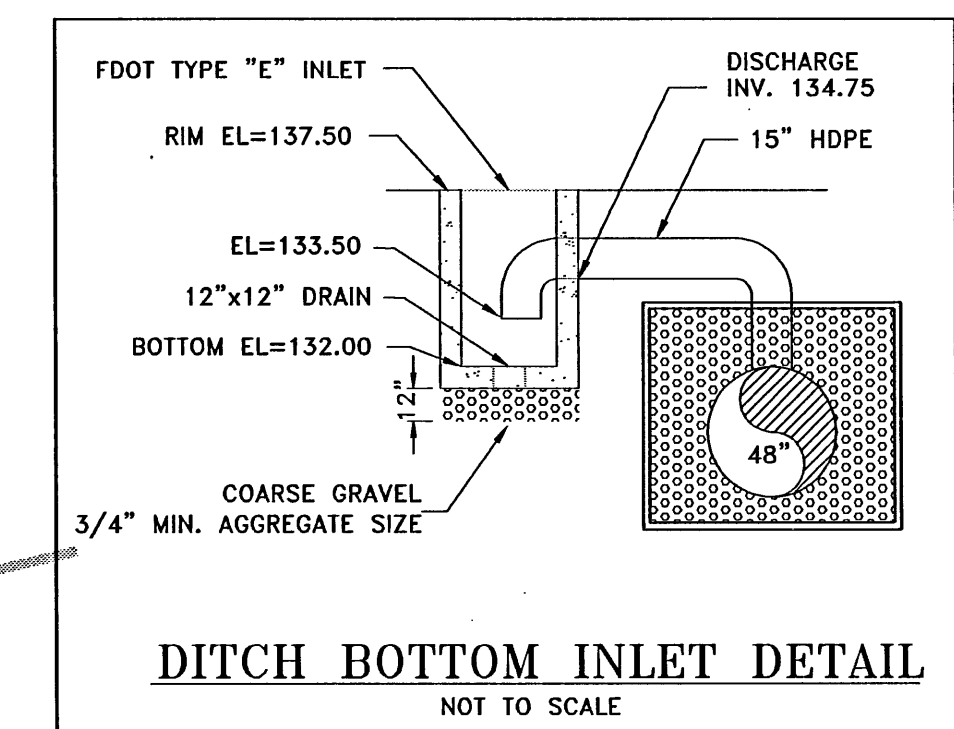
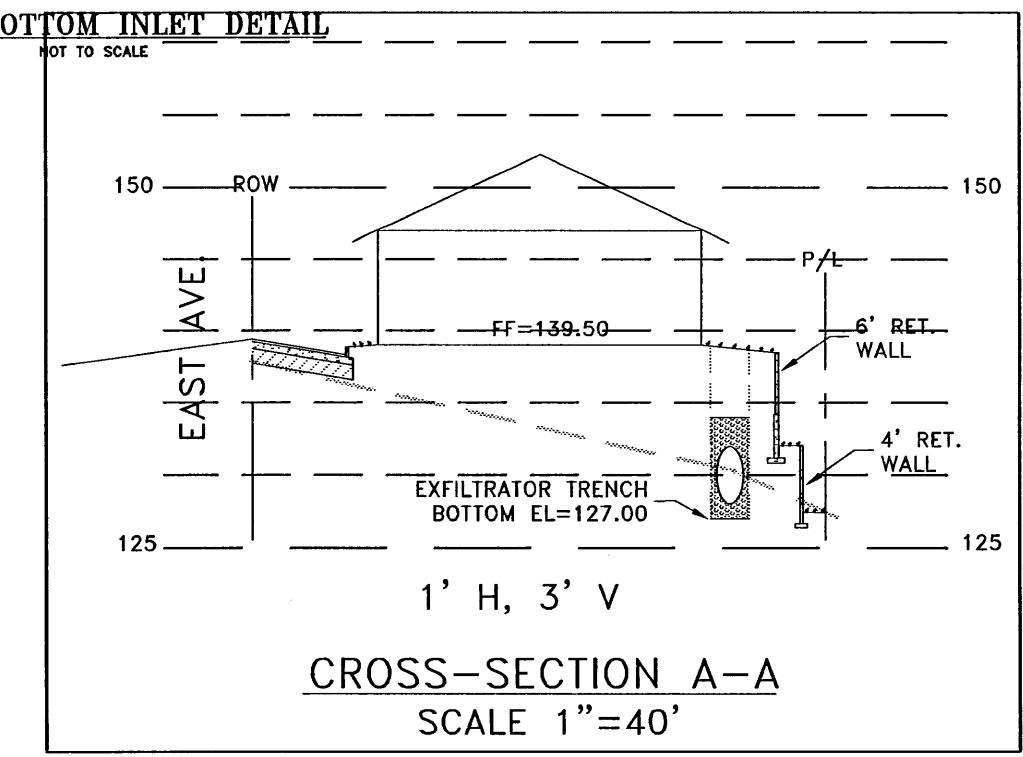
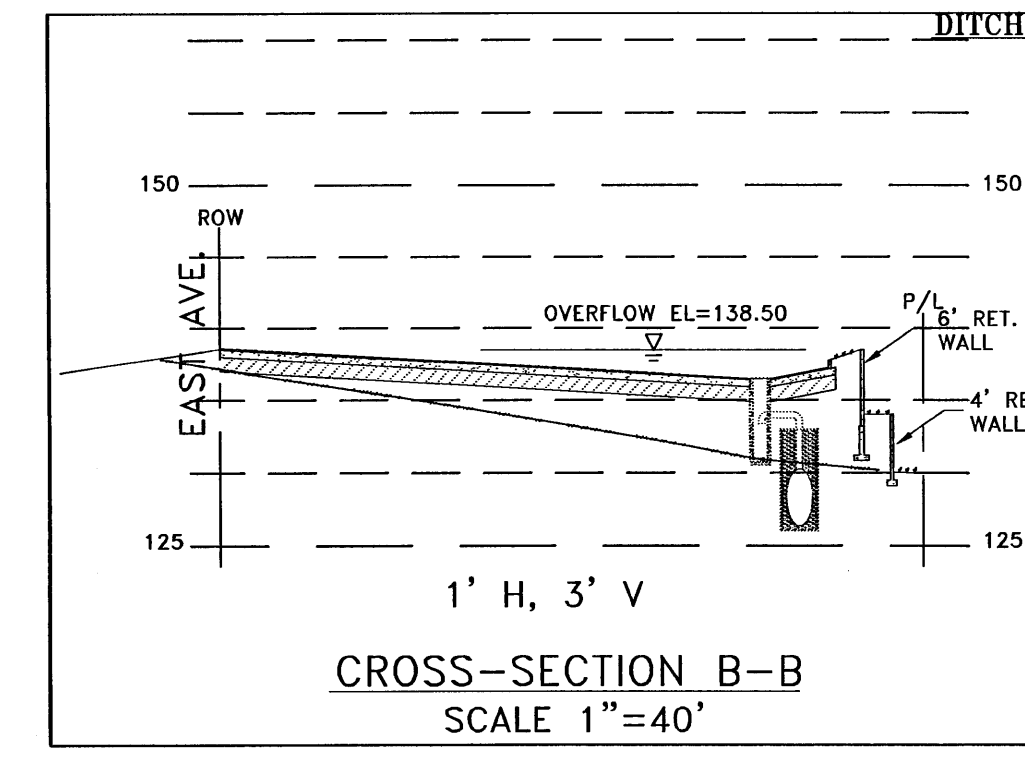
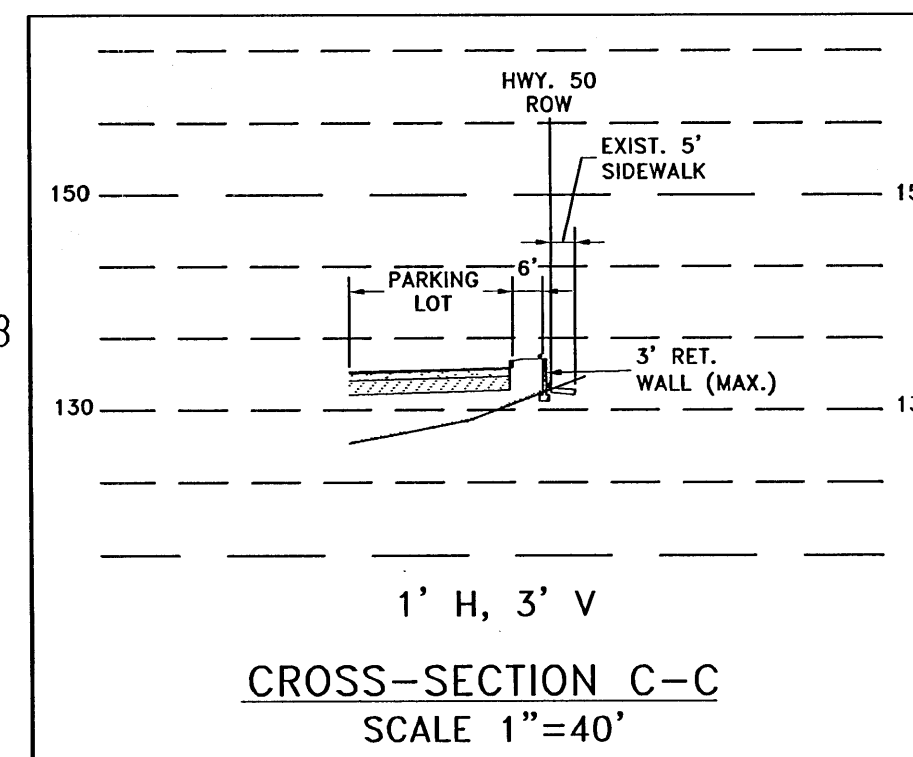
WATER SERVICE CONNECTION DETAILS



NOTES:

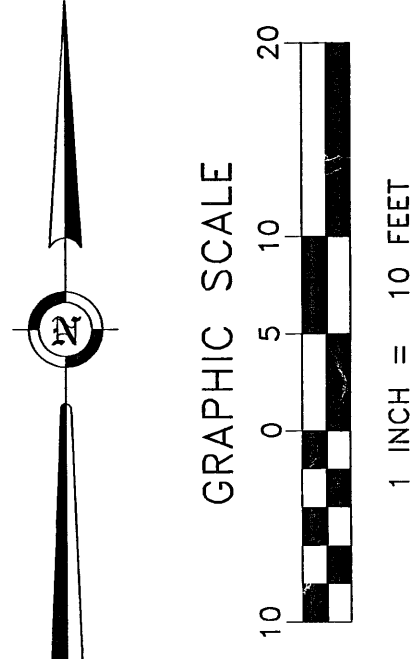
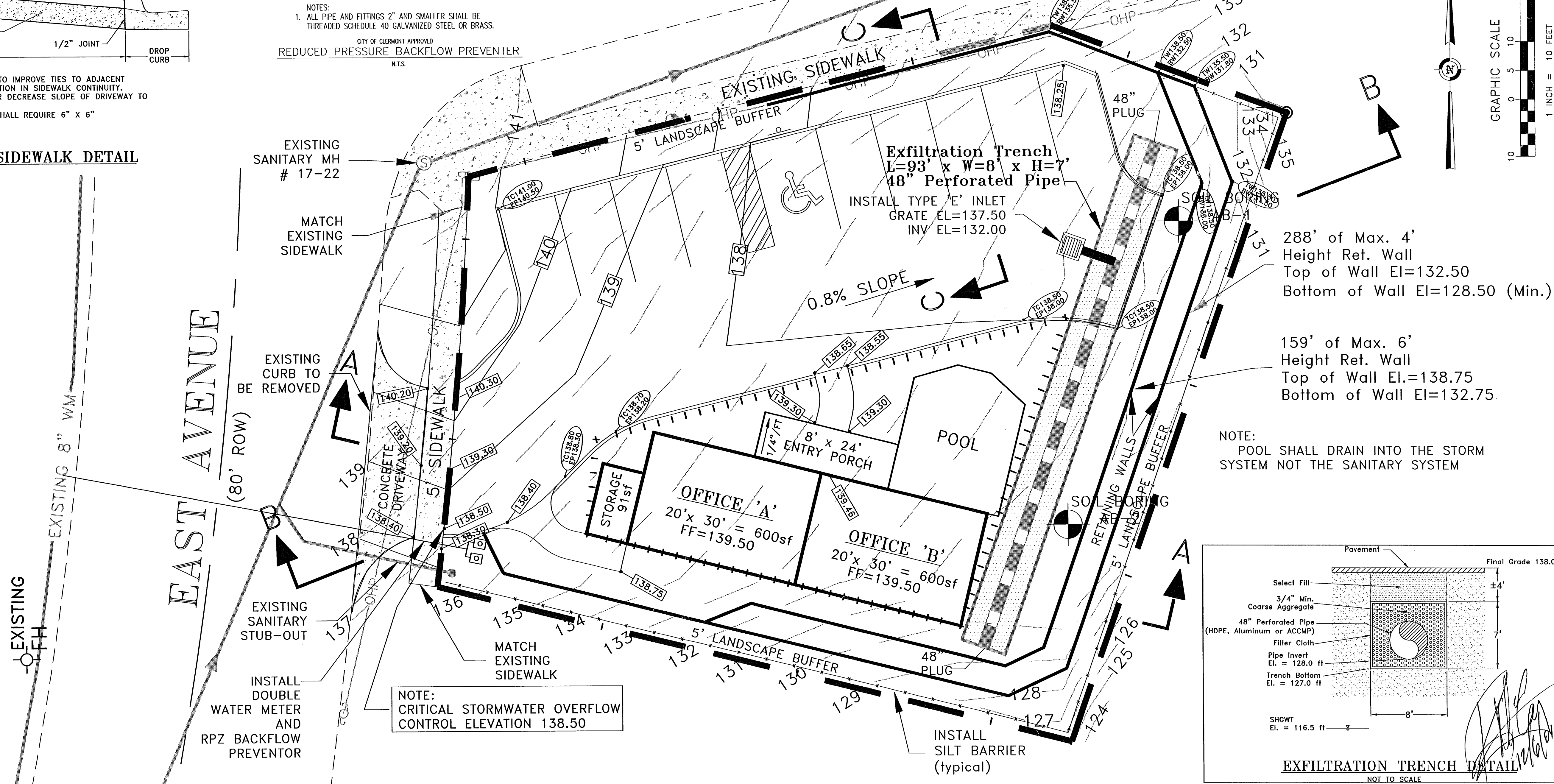
1. ALL PIPE AND FITTINGS 2" AND SMALLER SHALL BE THREADED SCHEDULE 40 GALVANIZED STEEL OR BRASS.

CITY OF CLERMONT APPROVED
REDUCED PRESSURE BACKFLOW PREVENTER
N.T.S.



STATE HIGHWAY 50

(100' ROW)



NO.	DATE	DESCRIPTION
1	7/17/01	REVISED CROSS-SECTIONS PER CITY REQ. OF 7-8-01
2	11/9/01	ADD RPZ TO WATER SERVICE PER CITY REQ. OF 10-2-01
3	11/9/01	ADDDRIVEWAY DETAIL PER CITY REQUEST OF 10-2-01

BLACKBURN SURVEYING, INC.
1214 BOWMAN ST.
CLERMONT, FL 34711
(352) 394-4417

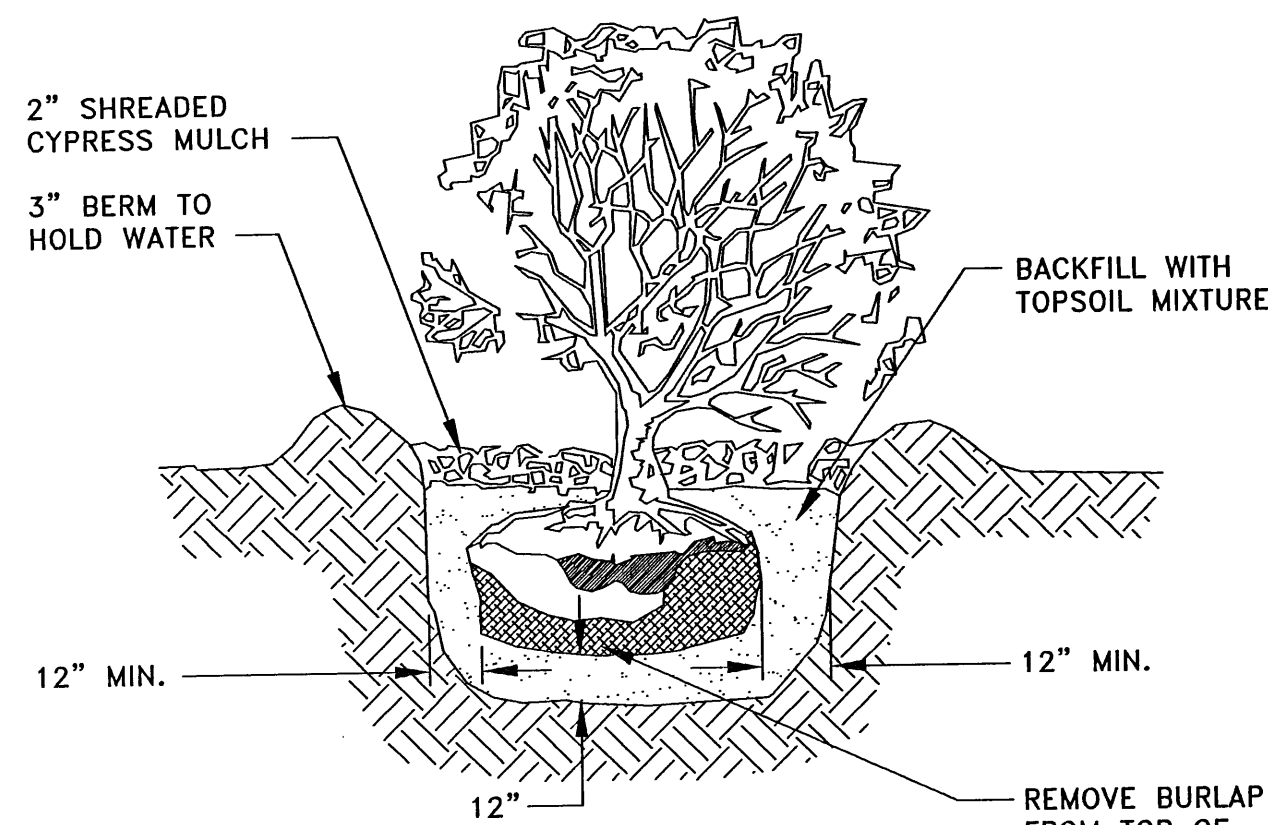
McCOY & ASSOCIATES
ENGINEERS & LAND PLANNERS
715 WEST MONTROSE ST. CLERMONT, FLORIDA 34711
(352) 394-5756
FAX (352) 394-5758
CA# 8874

GRADING, DRAINAGE & UTILITY PLAN
ADVANCED WATERSHAPES
Sec. 25; Twp. 22 S; Rge. 25 E; City of Clermont, Lake County, FL
OWNER: Advanced Watershapes/John C. Wetzel
15620 Arabian Way Montverde, FL 34756 (352) 394-2075

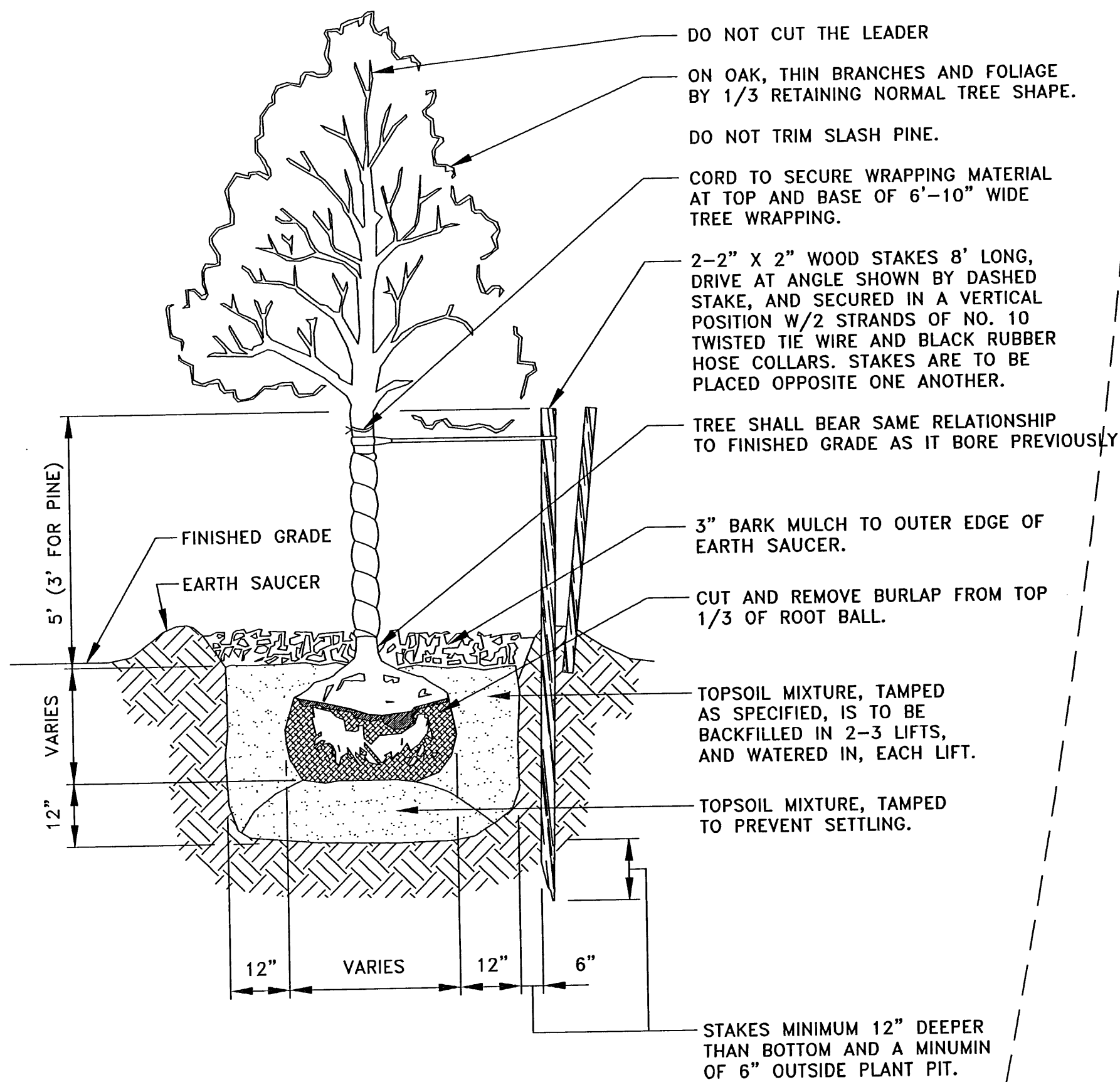
JOB NO. 01-007
DATE May 2001
DES. BY: RMc
DWN. BY: RMc
CHK'D BY: RMc
APP'D BY: RMc
SHEET 5 OF 7

LANDSCAPE NOTES:

1. ALL LANDSCAPING SHALL COMPLY WITH THE CITY OF CLERMONT LANDSCAPE REQUIREMENTS, (LDR Chapter-118).
2. MINIMUM LANDSCAPE BUFFER WIDTHS SHALL BE 5' OF LEVEL GROUND.
3. TREES SHALL BE 3" @ 4-1/2' DBH, UNLESS OTHERWISE NOTED, AND SHALL BE PLANTED AT 50' CENTERS ALONG THE STREET RIGHTS-OF-WAY AND AT 75' CENTERS ALONG ALL OTHER PROPERTY LINES.
4. SHRUBS SHALL BE 24" IN HEIGHT AND PLANTED AT 30" CENTERS.
5. ALL AREAS NOT RECIEVING LANDSCAPING SHALL BE SODDED.
6. A PERMANENT IRRIGATION SYSTEM AND PRIVATE IRRIGATION WELL SHALL BE INSTALLED FOR THE LANDSCAPING AND THE SODDED AREAS. ALL SYSTEMS (PIPING AND COMPONENTS) INSTALLED ON THE EAST SIDE OF HWY. 27 SHALL BE COMPATIBLE WITH RE-USE WATER (USE PURPLE PIPE).
7. THE IRRIGATION SYSTEM SHALL BE SUPPLIED WITH A RAIN SENSOR GUAGE AND DOUBLE CHECK BACKFLOW PREVENTOR (FEBCO Model 805Y or approved equal) IN ACCORDANCE WITH THE S.J.R.W.M.D. REQUIREMENTS. THE BACKFLOW PREVENTOR SHALL BE TESTED AND CERTIFIED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.



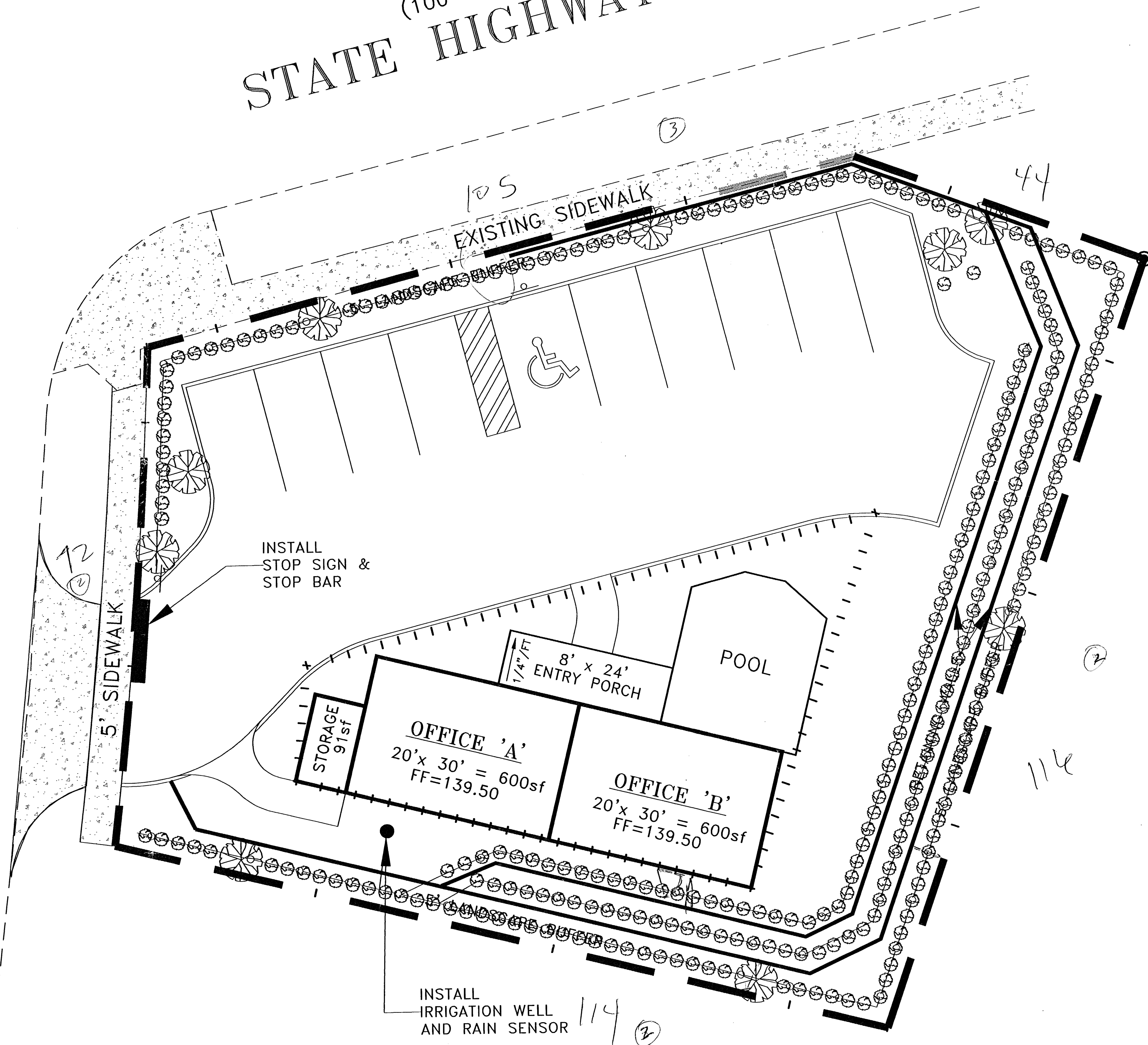
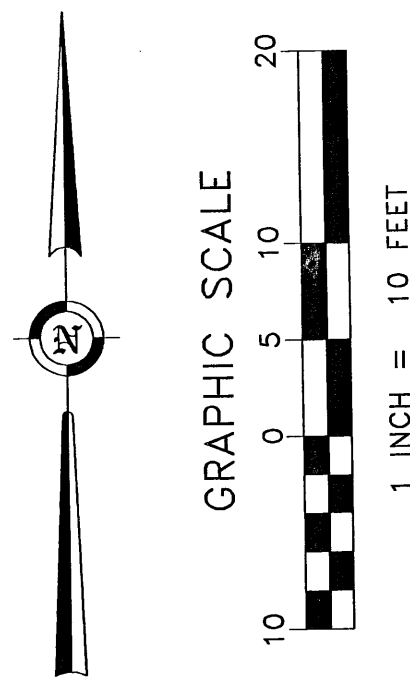
SHRUBS
N.T.S.



TREES / PALM TREES
N.T.S.

LANDSCAPE SUMMARY TABLE		
	REQUIRED	PROVIDED
TREES	(1) per 50lf of R.O.W. boundary (134lf of R.O.W. boundary = 3 trees)	3 TREES
	(1) per 75lf of property boundary (261lf of property boundary = 4 trees)	4 TREES
	(1) per 100sf of island or fraction thereof (187sf of island = 2 trees)	2 TREES
SHRUBS	24" IN HEIGHT PLANTED 30" O.C.	158 SHRUBS
	(1) per 5' of wall (447' of wall=90 shrubs)	122 SHRUBS

STATE HIGHWAY 50
(100' ROW)



NO.	DATE	DESCRIPTION
1	7/17/01	REVISED LANDSCAPE SHEET & NOTES PER CITY REQ. OF 7-9-01

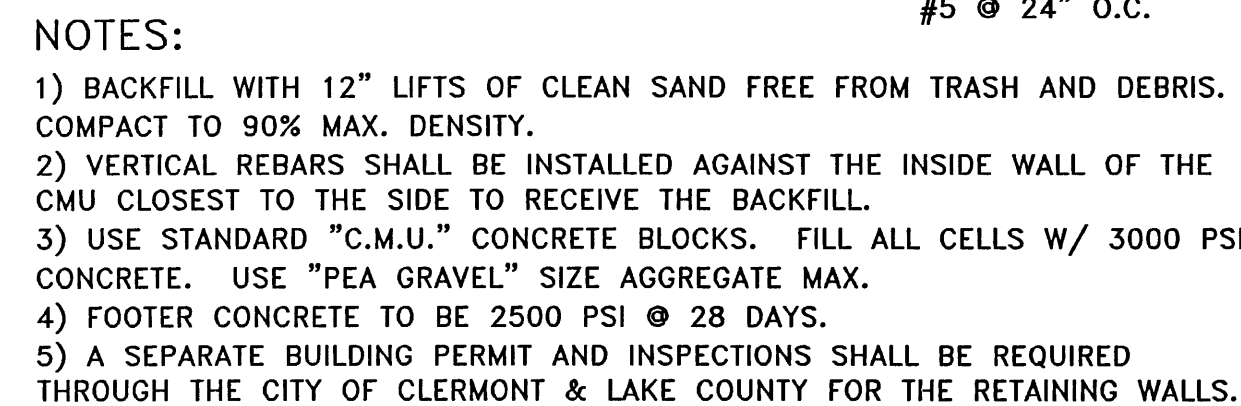
BLACKBURN
SURVEYING, INC.
1214 BOWMAN ST.
CLERMONT, FL 34711
(352) 394-4417

MC
& A
MCCOY & ASSOCIATES
ENGINEERS & LAND PLANNERS
713 WEST MONTROSE ST. CLERMONT, FLORIDA 34711
(352) 394-5756
FAX (852) 394-5758
CA# 8874

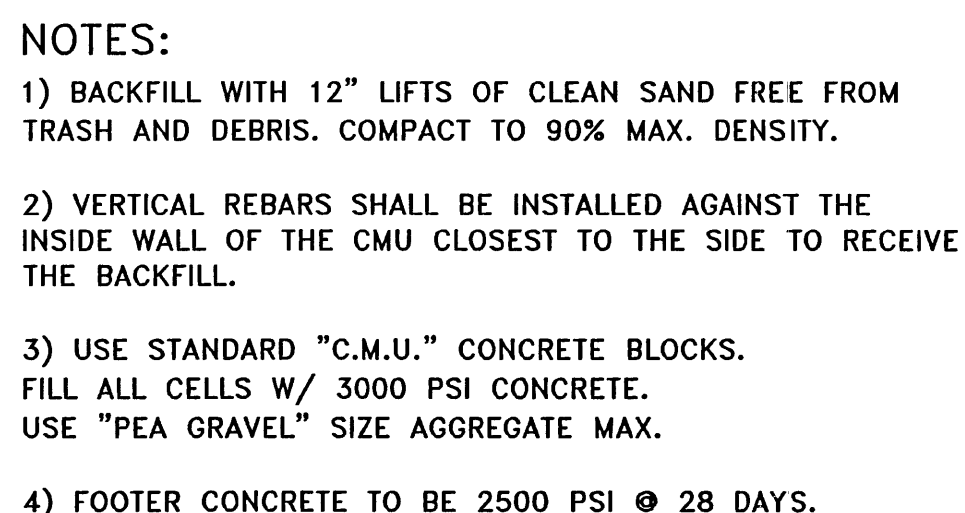
LANDSCAPING & SIGNAGE PLAN
ADVANCED WATERSHAPES
OWNER: City of Clermont, Lake County, FL
Sec. 25, Twp. 22 S, Rge. 25 E
15620 Arabian Way Montverde, FL 34756 (352) 394-2075

JOB NO.	01-007
DATE	May 2001
DES. BY:	RMc
DWN. BY:	RMc
CHK'D BY:	RMc
APP'D BY:	RMc

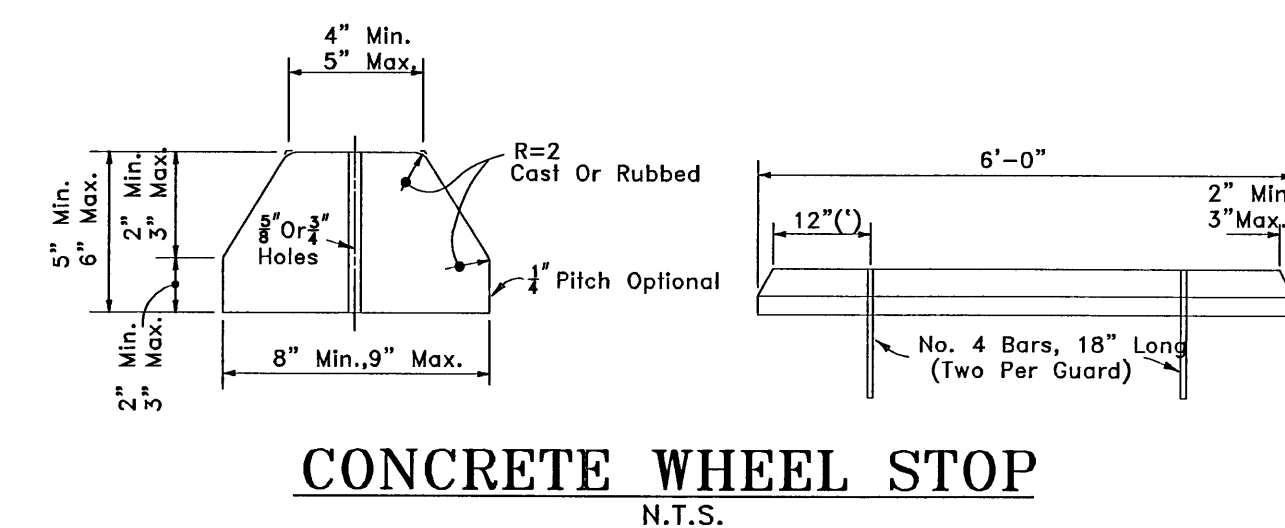
SHEET
6 OF 7



N.T.S.



N.T.S.



N.T.S.



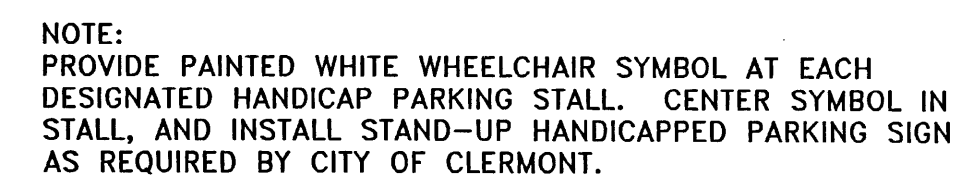
CITY OF CLERMONT Planning and Zoning



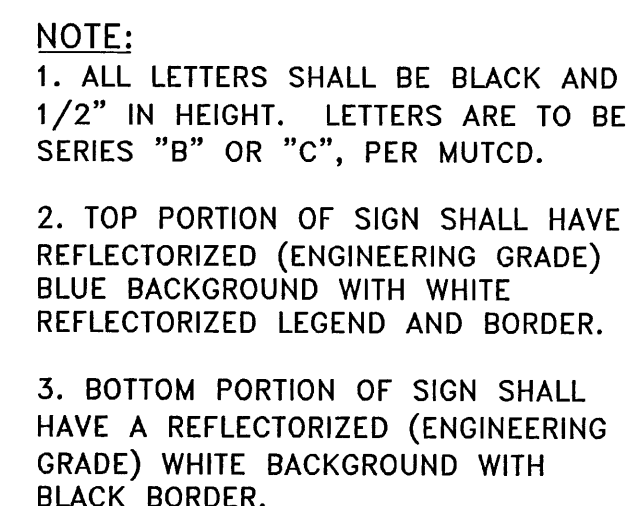
STEEL GRATE

- [illegible]

NTS



NTS



4. ONE SIGN REQUIRED FOR EACH PARKING SPACE.
5. SIGN SHALL BE POST MOUNTED W/ THE HEIGHT CONFORMING TO SECTION 24-23 OF THE MANUAL ON UNIFORMED TRAFFIC CONTROL DEVICES (MUTCD)

NTS

**BLACKBURN
SURVEYING, INC.**

1214 BOWMAN ST.
CLERMONT, FL 34711
(352) 394-4417

**Mc
&A**

McCOY & ASSOCIATES
ENGINEERS & LAND PLANNERS
713 WEST MONTROSE ST. CLERMONT, FLORIDA 34711
(352) 394-5756 FAX (352) 394-2758
CA #: 8374

PROJECT DETAILS

ADVANCED WATERSHAPES

Sec. 25; Twp. 22 S; Rge. 25 E; City of Clermont, Lake County, FL
Advanced Watershapes
Mr. John C. Wetzel
15620 Arabian Way Montverde, FL 34756 (352) 394-3376

JOB NO. 01-007

DATE May 2001

DES. BY: LCS
DWN. BY: LC'
CHK'D BY: R'
APP'D BY: F

SHEET 7 OF

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

vs.

FLORIDA PROPERTY SHOP SALES & RENTALS INC

Respondent

Case No. C2401-0029

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:

MAY 20 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 hand delivery to FLORIDA PROPERTY SHOP SALES & RENTALS INC staff on March 20th 2024 located at 101 E HWY 50 CLERMONT FL 34711.

BY: _____



JOSHUA CORTEZ, Code Enforcement Officer
this 20th 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.

**FLORIDA PROPERTY SHOP
SALES & RENTALS INC**

Respondent

Case No: C2401-0029

Before me, the undersigned authority, personally appeared Joshua Cortez as the Code Enforcement Officer for the City of Clermont, says:

1. That he hand delivered a Notice of Hearing and a Notice Violation to Jaleh Gholami the front desk receptionist for FLORIDA PROPERTY SHOP SALES & RENTALS INC at 101 E HWY 50 CLERMONT FL, 34711, on 20th day of March 2024. At approx. 10:30am
2. That a copy of the document(s) served is attached to this Affidavit.

FURTHER AFFIANT SAYETH NOT.

Dated this 20th day of March 2024.



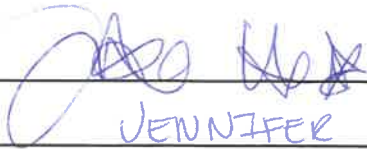
Joshua Cortez
Code Enforcement 352-241-7356
City of Clermont, 685 West Montrose Street
Clermont, FL 34711

The forgoing instrument was acknowledged before me dated this 20th day of March 2024 by Joshua Cortez as the Code Enforcement Officer for the City of Clermont, who is personally known to me and who did take an oath.



Signature:

Printed Name:



JENNIFER URTES

City of Clermont

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

VIOLATION NOTICE

April 03, 2024

Violation # C2404-0012

To: MARTIN BEN H & TAMMI J
3030 SANTA MARCOS DR
CLERMONT, FL 34715

Violation/Property address: 3030 SANTA MARCOS DR CLERMONT FL, 34715(ALT KEY:3841654)

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 3030 SANTA MARCOS DR CLERMONT FL, 34715(ALT KEY:3841654).

Compliance with the Violation(s) listed will be when the following condition(s) are met: WIND CHIMES LOCATED ON THE FRONT OF THE PROPERTY ARE PRODUCING NOISE IN VIOLATION OF CITY ORDINANCE 18-24 AND 18-25. REMOVE SOME OR ALL OF THE WIND CHIMES TO ELIMINATE EXCESSIVELY LOUD NOISE.

Type of Violation: Other Violations

Sec. 18-25. - Sound measurement.

Except as may otherwise be provided in section 18-23(b), sound measurements taken under this article shall be made with a sound level meter. Recorded measurement shall be taken so as to secure and ensure an accurate representation of the sound. All periods of observation made hereunder shall be determined with regard to the character of the noise being measured and the particular instrument used to make the measurement.

Type of Violation: Other Violations

Sec. 18-24. - Maximum permissible sound level limits.

(a)The following applicable sound level limits are established for the following applicable times when measured at or within the property lines of the following applicable receiving land use categories:

Single-family residential dwelling lot, parcel, or area; any other lot, parcel or area zoned for residential use except a multifamily residential dwelling unit; any noise-sensitive zone

Time 7:00 a.m.—9:00 p.m.

Sound Level Limit (dBA)60

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

You are directed to take action by 4/24/2024 . Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

By:



JOSHUA CORTEZ
Code Enforcement Officer

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2404-0012

vs.

MARTIN BEN H & TAMMI J

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:

MAY 20 2024 AT 6PM

at

685 West Montrose Street, Clermont, Florida.

Council Chambers of City Hall

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

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

I hereby certify that a true and correct copy of the above and foregoing Notice of Hearing and Notice of Violation has been furnished by Certified Mail/Personal Service to Respondent, MARTIN BEN H & TAMMI J. 3030 SANTA MARCOS DR CLERMONT, FL 34715

Certified Mail/Return Receipt Requested #

BY: _____



JOSHUA CORTEZ, Code Enforcement Officer

this 25th 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.

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2404-0050

vs.

LAKEFRONT VILLAGE LLC

Respondent

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

May 20, 2024 @ 6 p.m.

at

685 West Montrose Street, Clermont, Florida.

Council Chambers of City Hall

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

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

I hereby certify that a true and correct copy of the above and foregoing Notice of Hearing has been furnished by Certified Mail/Personal Service to Respondent, LAKEFRONT VILLAGE LLC. @ 2300 Maitland Center Pkwy. Suite 215 Maitland, Fl. 32751

Certified Mail/Return Receipt Requested # 9171 9690 0935 0308 0429 14

BY:



Andrew Snodgrass, Code Enforcement Officer
this 17th 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.

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2404-0049

vs.

LAKEFRONT VILLAGE LLC

Respondent

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

May 20, 2024 @ 6 p.m.

at

685 West Montrose Street, Clermont, Florida.

Council Chambers of City Hall

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

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

I hereby certify that a true and correct copy of the above and foregoing Notice of Hearing has been furnished by Certified Mail/Personal Service to Respondent, LAKEFRONT VILLAGE LLC. @ 2300 Maitland Center Pkwy. Suite 215 Maitland, Fl. 32751

Certified Mail/Return Receipt Requested # 9171 9690 0935 0308 0429 14

BY: 

Andrew Snodgrass, Code Enforcement Officer
this 17th 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.

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2404-0048

vs.

LAKEFRONT VILLAGE LLC

Respondent

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

May 20, 2024 @ 6 p.m.

at

685 West Montrose Street, Clermont, Florida.

Council Chambers of City Hall

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

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

I hereby certify that a true and correct copy of the above and foregoing Notice of Hearing has been furnished by Certified Mail/Personal Service to Respondent, LAKEFRONT VILLAGE LLC. @ 2300 Maitland Center Pkwy. Suite 215 Maitland, Fl. 32751

Certified Mail/Return Receipt Requested # 9171 9690 0935 0308 0429 14

BY: _____

Andrew Snodgrass, Code Enforcement Officer
this 17th 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.

City of Clermont

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

VIOLATION NOTICE

April 17, 2024

Violation # C2404-0050

To: LAKEFRONT VILLAGE LLC
2300 MAITLAND CENTER PKWY STE
215
MAITLAND, FL 32751

Violation/Property address: 935 Lakefront Village Dr. Clermont, Fl. 34711 Alternate Key# 3903881

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 935 Lakeshore Village Dr. Clermont, Fl. 34711.

Compliance with the Violation(s) listed will be when the following condition(s) are met: The permits for the construction at 905, 915, 925, and 935 Lakefront Village Dr. have all expired. Due to the cessation of construction, the lack of forward progress, and the violations that currently exist on the property, This case will be heard at the May 20th Code enforcement board hearing. These permits will not be renewed until the board's decision is made regarding the limitations and restrictions to be placed on this development.

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.

Type of Violation: Sec. 18-130. - 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.

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 immediately. 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

City of Clermont

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

VIOLATION NOTICE

April 17, 2024

Violation # C2404-0049

To: LAKEFRONT VILLAGE LLC
2300 MAITLAND CENTER PKWY STE
215
MAITLAND, FL 32751

Violation/Property address: 925 Lakefront Village Dr. Clermont, Fl. 34711 Alternate Key# 3903880

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 905 Lakeshore Village Dr. Clermont, Fl. 34711.

Compliance with the Violation(s) listed will be when the following condition(s) are met: The permits for the construction at 905, 915, 925, and 935 Lakefront Village Dr. have all expired. Due to the cessation of construction, the lack of forward progress, and the violations that currently exist on the property, This case will be heard at the May 20th Code enforcement board hearing. These permits will not be renewed until the board's decision is made regarding the limitations and restrictions to be placed on this development.

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.

Type of Violation: Sec. 18-130. - 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.

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 immediately. 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

City of Clermont

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

VIOLATION NOTICE

April 17, 2024

Violation # C2404-0048

To: LAKEFRONT VILLAGE LLC
2300 MAITLAND CENTER PKWY STE
215
MAITLAND, FL 32751

Violation/Property address: 915 Lakefront Village Dr. Clermont, Fl. 34711 Alternate Key# 3903879

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 905 Lakeshore Village Dr. Clermont, Fl. 34711.

Compliance with the Violation(s) listed will be when the following condition(s) are met: The permits for the construction at 905, 915, 925, and 935 Lakefront Village Dr. have all expired. Due to the cessation of construction, the lack of forward progress, and the violations that currently exist on the property, This case will be heard at the May 20th Code enforcement board hearing. These permits will not be renewed until the board's decision is made regarding the limitations and restrictions to be placed on this development.

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.

Type of Violation: Sec. 18-130. - 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.

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 immediately. 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

City of Clermont

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

VIOLATION NOTICE

April 17, 2024

Violation # C2404-0046

To: LAKEFRONT VILLAGE LLC
2300 MAITLAND CENTER PKWY STE
215
MAITLAND, FL 32751

Violation/Property address: 905 Lakefront Village Dr. Clermont, Fl. 34711 Alternate Key# 3903878

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 905 Lakeshore Village Dr. Clermont, Fl. 34711.

Compliance with the Violation(s) listed will be when the following condition(s) are met: The permits for the construction at 905, 915, 925, and 935 Lakefront Village Dr. have all expired. Due to the cessation of construction, the lack of forward progress, and the violations that currently exist on the property, This case will be heard at the May 20th Code enforcement board hearing. These permits will not be renewed until the board's decision is made regarding the limitations and restrictions to be placed on this development.

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.

Type of Violation: Sec. 18-130. - 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.

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 immediately. 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

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2404-0046

vs.

LAKEFRONT VILLAGE LLC

Respondent

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

May 20, 2024 @ 6 p.m.

at

685 West Montrose Street, Clermont, Florida.

Council Chambers of City Hall

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

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

I hereby certify that a true and correct copy of the above and foregoing Notice of Hearing has been furnished by Certified Mail/Personal Service to Respondent, LAKEFRONT VILLAGE LLC. @ 2300 Maitland Center Pkwy. Suite 215 Maitland, Fl. 32751

Certified Mail/Return Receipt Requested #

9171 9690 0935 0308 0429 14

BY:



Andrew Snodgrass, Code Enforcement Officer
this 17th 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.