



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

CALL TO ORDER

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE

MINUTES

Approval of the May 20, 2024 Minutes

OPENING STATEMENT

SWEARING IN WITNESSES

AGENDA

UNFINISHED BUSINESS

Item 1 - C2404-0035 Kings Ridge Golf Club of Lake County
Cortez LLC
1950 Kings Ridge Boulevard

REQUEST: Reduction of Fine

Item 2 - C2404-0064 Lou Natem LLC
Cortez 1203 West Highway 50

REQUEST: Reduction of Fine

NEW BUSINESS

Item 3 - C2405-0019 Linda Lalchan
Snodgrass 1870 Vale Drive

REPEAT VIOLATION: IPMC Sections: 305.3 Interior Surfaces,
504.1 Plumbing, 603.1 Mechanical
Equipment & Appliances, 704.6.2
Interconnection, 102.2 Maintenance,
304.7 Roofs & Drainage, 111.1.3
Structure Unfit for Human Occupancy
Sections 18-53 and 18-54 Nuisances

Item 4 - C2405-0017 The Meus'
Cortez 1383 Laurel Hill Drive

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

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

**Item 5 - C2401-0036
Cortez**

Advenir at Clermont LLC
600 River Birch Court

VIOLATION:

IPMC 603.1 Mechanical Equipment &
Appliances
Section 125-522(a) Building Permit
Required

**Item 6 - C2405-0003
Cortez**

Edward Emrick III
Cluster Oak Drive

VIOLATION:

Section 18-53 and 18-54 Nuisances
Section 125-522(i) Property
Maintenance
IPMC 302.4 Weeds

**Item 7 - C2404-0069
Cortez**

Libre Real Estate LLC
1000 West Montrose Street

VIOLATION:

IPMC 302.4 Weeds

ADJOURN

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

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

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

CITY OF CLERMONT
CODE ENFORCEMENT BOARD
MINUTES
MAY 20, 2024

CALL TO ORDER

Chair May called the meeting of the Code Enforcement Board to order on Monday, May 20, 2024, at 6:01 pm.

ROLL CALL

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

MEMBERS ABSENT: None

ALSO PRESENT: Code Enforcement Officers Cortez, Snodgrass, and Rebando; Code Enforcement Manager Wallace, Code Board Attorney Brackins, City Attorney Mantzaris, City Attorney 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 April 15, 2024 Code Enforcement Board Special Meeting; Moved by Member Kilburn; Seconded by Member Whitehead. Motion passed 7-0.

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 Brandt explained the agenda before them indicating they will begin with presenting cases where respondents were present.

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

ITEM 1 – CASE NO. C2301-0041

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

LOCATION OF VIOLATION: 1610 E. Bowman Street

REQUEST: Reduction of Fine

The Respondent was present and sworn in.

Officer Cortez introduced the case. He detailed the case summary and gave its history, exhibited pictures that are a true and accurate depiction of the property on the dates taken. He stated the property is currently in compliance with an outstanding fine of \$16,350, and the respondent has requested the fine be rescinded. Staff recommends reducing the fine to \$1,635.

Respondent Christian Arroyo, 1610 E. Bowman Street, explained his home is listed under his daughter's name, Angela Mojica, and he paid for the permit and placed the permit under his wife's name. He said he had to pay for the permit again to place it under his daughter's name. He further stated he had to pay for the permit four times to change the name.

Discussion ensued regarding the case.

Board Attorney Brackins explained the options the board can take.

City Attorney Brandt explained the case in more detail.

Board Attorney Brackins explained for the record that the board is looking through the documents the respondent submitted.

Member Fornoles made a motion to reduce the fine in Case No. C2301-0041 from \$16,350 to \$817.50 to be paid on or before June 19, 2024; and further, failure to pay will result in reverting the fine to its original amount of \$16,350; seconded by Vice-Chair Camps. Motion passed 7-0.

ITEM 2 – CASE NO. C2404-0064

Lou Natem LLC
615 E. Colonial Drive
Orlando, FL 32803

LOCATION OF VIOLATION: 1203 W. Highway 50

REPEAT VIOLATION: Repeat with Fine, Section 34-135 Local Business Tax Receipt, Section 34-126 Required, Section 34-132 Application for Business Tax Receipt

City Attorney Brandt introduced the case.

The Representative for Respondent was present and sworn in.

Officer Rebando stated this case is a repeat with fine and explained the following violations: Section 34-135 Local Business Tax Receipt, Section 34-126 Required, Section 34-132 Application for Business Tax Receipt. 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.

Jamie Zwicker, *First Capitol Property Group*, management company for Lou Natem LLC (Representative for Respondent), stated she was surprised this was a repeat violation and that it went straight to a hearing. She further explained the tenant was very responsive after she informed him of the violation. She asked for an appeal or fine reduction due to the tenant's oversight because of a family emergency.

Discussion ensued regarding repeat violations. It was clarified that this repeat violation does not mean that this tenant is a repeat violator. This violation is a repeat from a different tenant, but the violation is on the owner of the building. City Attorney Brandt explained that the repeat violation starts over on this date for the next five (5) years.

Vice-Chair Camps made a motion to find the Respondent was in repeat violation in Case No. C2404-0064; 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. Further, moved to impose a one-time fine of \$2,500 and order the City to record the Findings of Fact immediately; Seconded by Member Falcone. Motion passed 7-0.

City Attorney Brandt asked for a point of order stating that the wording in the motion was a fine of \$2,500; however, it should be \$250 per day for 10 days.

For clarification, Board Attorney Brackins recited the motion to state:

A fine of \$250 per day for every day in violation from April 23, 2024 to May 2, 2024, for a total fine amount of \$2,500.

Vice-Chair Camps stated "So moved." Seconded by Member Whitehead. Motion passed 7-0.

ITEM 3 – CASE NO. C2303-0012

EMF of Winter Park, Inc.
2964 Lake Jean Drive
Orlando, FL 32817

LOCATION OF VIOLATION: 185 US Highway 27

REQUEST: Reduction of Fine

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

Officer Cortez 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, results of inspection, fines owed and staff's recommendation.

Respondent Max Thakkar, 185 US Highway 27, explained the unit is under construction and explained his medical condition which affected his work.

Board Attorney Brackins clarified stating the City is recommending an 80% reduction to \$1,600, and the respondent is requesting the fines be reduced to zero. Respondent Thakkar answered in the affirmative due to his medical situation.

Member Forth made a motion to reduce the fine in Case No. C2303-0012 to \$1,600 to be paid on or before June 19, 2024; and further, failure to pay will result in the fine reverting back to the original amount of \$8,000; Seconded by Vice-Chair Camps. Motion passed 6-1 with Chair May opposing.

NEW BUSINESS

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

ITEM 5 – CASE NO. C2404-0041

Singh Ramlahkhan
13299 Highland Woods Drive
Clermont, FL 34711

LOCATION OF VIOLATION: 699 US Highway 27 (Gabby's Banquet Hall)

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

City Attorney Mantzaris introduced the case and stated they have been in contact with the respondent's attorney; and further, they have entered into a stipulated agreement. He explained no evidence will be presented, and the respondents are not disputing any issues, which involved the creation of a nuisance that happened on the premises that resulted in further activities. He stated they are requesting the board adopt their recommendations, which the respondent was in agreement to.

The Respondent was present and sworn in.

Board Attorney Brackins asked if the respondent is in agreement with staff's recommendation.

Respondent Singh Ramlahkhan, 699 US Highway 27, stated he is in agreement with staff's recommendation.

Vice-Chair Camps made a motion to find the Respondent was in violation in Case No. C2404-0041. Further, if the Respondent repeats the violations, the Respondent may be brought back before the Code Enforcement Board as a repeat violation; Seconded by Member Kilburn. Motion passed 7-0.

ITEM 7 – CASE NO. C2312-0020

Karen Shaver
500 Shady Nook Drive
Clermont, FL 34711

LOCATION OF VIOLATION: 500 Shady Nook Drive

VIOLATION: Sec 18-92 Prohibition of Storage of Certain Items

City Attorney Mantzaris introduced the case.

The Respondent, Karen Shaver, was present and sworn in.

Officer Rebando explained the following violation: Sec 18-92 Prohibition of Storage of Certain Items. He stated this is a self-initiated case that is currently not 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 dates taken, read the violation, dates, and staff's recommendation.

Respondent Karen Shaver, 500 Shady Nook Drive, requested an extension stating the RV is a work in progress. She stated she started working full-time last week and should be able to get a tag on it fairly soon.

Board Attorney Brackins asked her how long she needs to come into compliance. Respondent indicated 60 days.

Member Kilburn made a motion to find the Respondent is in violation in Case No. C2312-0020, and is ordered to correct the violation on or before June 19, 2024. If Respondent does not comply with this order, a fine of \$150 per day for every day in violation after June 19, 2024, will accrue until corrected. And further, the Respondent is ordered to contact the Code Enforcement Office to arrange an inspection of the property to verify compliance; Seconded by Vice-Chair Camps. Motion passed 7-0.

ITEM 8 – CASE NO. C2404-0026

Fitsum Araia
231 Camelot Loop
Clermont, FL 34711

LOCATION OF VIOLATION: Bloxam Avenue (AK 1616646) (Vacant Lot)

VIOLATION: Sec 302.4 IMPC Weeds

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

Officer Rebando explained the following violation: Sec 302.4 IMPC Weeds. He stated this is a self-initiated case that is currently in compliance. He detailed the case summary and gave its history, read the violation, dates, exhibited pictures that are a true and accurate depiction of the property on the dates taken, and read staff's recommendation.

Respondent Fitsum Araia, 231 Camelot Loop, explained the circumstances surrounding this violation.

Member Falcone made a motion to find the Respondent was in violation in Case No. C2404-0026; however, the Respondent did correct the violation. If the Respondent repeats the violation, the Respondent will be brought back before the Code Enforcement Board as a repeat violation; Seconded by Member Forth. Motion passed 7-0.

ITEM 14 – CASE NO. C2405-0008

Tohen Johannes L Trustee
251 Crestview Drive
Clermont, FL 34711

LOCATION OF VIOLATION: 251 Crestview Drive

VIOLATION: Sec. 125-522 General Development Conditions, IPMC 111.1.4 Unlawful Structure, IPMC [F] 704.6.1.1 Group R-1, IPMC [P] 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

City Attorney Mantzaris introduced the case.
The Respondent, Attorney and Tenant were present and sworn in.

Officer Cortez explained the following violations: Sec. 125-522 General Development Conditions, IPMC 111.1.4 Unlawful Structure, IPMC [F] 704.6.1.1 Group R-1, IPMC [P] 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. He stated this complaint came in from a citizen, and the property is currently not in compliance. He detailed the case summary and gave its history, violations and dates, exhibited pictures that are a true and accurate depiction of the property on the dates taken. He further stated he consulted with the City's Building Official who directed him to condemn the structure as unsafe due to issues of health, safety, and welfare. He clarified that the tenant contacted code enforcement.

Lindsay Holt, Esq., *Crawford, Modica & Holt*, stated she represents the Respondent, Thoen Johannes L Trustee, and explained this property has a pending eviction with Lake County, and this complaint was made after the eviction notice. She further stated they stipulate that the property is in violation, and the respondent is almost in compliance with all of the violations, and requested the respondent be given until June 19th to come into compliance.

Rusche Lauren, *Tenant*, 2200 E. Highway 50, stated she had asked the respondent to fix certain things since last December. She explained the circumstances surrounding their landlord/tenant agreement and ongoing conflicts. In conclusion, she stated the respondent knew this dwelling was unsafe, but she continued to rent it out.

Lindsay Holt followed up by stating there are many pending landlord/tenant issues that are accounted for in the pending court case.

Member Forth made a motion to find the Respondent is in violation in Case No. C2405-0008; and is ordered to correct the violation on or before June 19, 2024. If Respondent does not comply with this order, a fine of \$250 per day for every day in violation after June 19, 2024, will accrue until corrected. The Respondent is ordered to contact the Code Enforcement Office to arrange an inspection of the property to verify compliance with the order. And further, the Board finds that the violations present a serious threat to the public health, safety, and welfare; Seconded by Member Fornoles. Motion passed 7-0.

ITEM 19 – CASE NO. C2404-0035

Kings Ridge Golf Club of Lake County LLC
1950 Kings Ridge Blvd
Clermont, FL 34711

LOCATION OF VIOLATION: 1950 Kings Ridge Blvd

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, Florida Fire Prevention Code 1, 10.10.6.1

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

Officer Cortez explained the following violations: 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, Florida Fire Prevention Code 1, 10.10.6.1. He stated this complaint came in via in-house by Clermont Fire Inspector Danny McAvoy, and is currently not in compliance. He detailed the case summary and gave its history, violations and dates and exhibited pictures that are a true and accurate depiction of the property on the dates taken. He further stated staff's recommendation with an order that the violations constitute a threat to the public health, safety and welfare.

City Attorney Mantzaris informed the board that Fire Inspector McAvoy is present if they have any questions for him.

Stephen Finch, Director of Golf at Kings Ridge Golf Course, 1950 Kings Ridge Blvd., (Representative for Respondent), stated the area is not operable at this time, and they are working with the health inspectors, city staff in getting the proper permitting to get it up to code. He explained they are currently working with engineers who will pull the proper permitting to get the structure up to city code. He further expressed they have roped off the kitchen area and nothing in the area is being used in any manner.

Chair May asked the fire inspector if the grills are currently a fire hazard. Fire Inspector McAvoy explained the grills should be disconnected and put away for safety purposes.

Discussion ensued regarding the permitting process and bringing the structure into compliance.

Member Fornoles made a motion to find the Respondent is in violation in Case No. C2404-0035; and is ordered to correct the violation on or before May 27, 2024. If Respondent does not comply with this order, a fine of \$250 per day for every day in violation after May 27, 2024, will accrue until corrected. The Respondent is ordered to contact the Code Enforcement Office to arrange an inspection of the property to verify compliance with the order. And further, the Board finds that the violations present a serious threat to the public health, safety, and welfare; Seconded by Vice-Chair Camps. Motion passed 7-0.

ITEM 20 – CASE NO. C2401-0029

Florida Property Shop Sales & Rentals, Inc.
101 E Hwy 50

LOCATION OF VIOLATION: 1950 Kings Ridge Blvd

VIOLATION: Sec. 123-41 Maintenance and pruning, Sec. 117-22 Signs on Vehicles, Prohibition of Storage of Certain Items

City Attorney Mantzaris introduced the case.

The Representative for Respondent was present and sworn in.

Officer Cortez explained the following violations: Sec. 123-41 Maintenance and Pruning, Sec. 117-22 Signs on Vehicles, Prohibition of storage of certain items. He stated this was an in-house complaint by the code enforcement manager that is currently not in compliance. He detailed the case summary and gave its history, read the violation, dates and exhibited pictures that are a true

and accurate depiction of the property on the dates taken. He further stated staff's recommendation, and said the trailer with the expired tag has been removed from the property.

Respondent Sarah Gholami, The Florida Property Shop, 101 E. Highway 50, stated they have planted bushes; however, half of the bushes are dead already due to the pollution from Highway 50.

Discussion ensued regarding the approved landscape plan and the requirements to adhere to the plan. Development Services Director Henschel explained the City's code requirements regarding landscape plans.

Further discussion ensued regarding the next steps the respondent can take such as applying for a variance, replant according to the current landscape plan, or applying for a new landscape plan.

Member Forth made a motion to find the Respondent is in violation in Case No. C2401-0029; and is ordered to correct the violation on or before July 19, 2024. If Respondent does not comply with this order, a fine of \$250 per day for every day in violation after July 19, 2024, will accrue until corrected. The Respondent is ordered to contact the Code Enforcement Office to arrange an inspection of the property to verify compliance with the order; Seconded by Member Kilburn. Motion passed 7-0.

ITEM 21 – CASE NO. C2404-0012

Martin Ben H & Tammi J
3030 Santa Marcos Drive

LOCATION OF VIOLATION: 3030 Santa Marcos Drive

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

Officer Cortez introduced the case and explained the following violations: Sec. 18-25 Sound Measurement, Sec. 18-24 Maximum Permissible Sound Level Limits. He stated this is a citizen-driven complaint that is currently in compliance. He detailed the case summary and gave its history, violation and dates, exhibited pictures that are a true and accurate depiction of the property on the dates taken, and played a short recording taken from the adjacent neighboring property demonstrating the sound measurement of the wind chimes. This is the fourth noise complaint received since 2022, and the second time the noise caused by the chimes was recorded over the maximum limit. He further stated staff's recommendation.

Respondent Ben Martin, 3030 Santa Marcos Drive, stated he has taken the wind chimes down and does not plan on putting them up again. He further stated he did not put them up to harass his neighbors.

Neighbor Deborah Hubbard, 3043 Santa Marcus Drive, stated they have lived there for 15 years and have been Mr. Martin's neighbors the entire time. She said as of tonight there are approximately 30 wind chimes hanging on one tree located on the corner of the house which is close to three of their bedrooms. She explained they have had many issues throughout the years with the neighbors.

Member Kilburn made a motion to find the Respondent was in violation in Case No. C2404-0012; however, the Respondent did correct the violation. The Respondent is ordered to refrain from repeating this violation. If Respondent repeats this violation, the Respondent may be brought back as a repeat violator; Seconded by Vice-Chair Camps. Motion passed 7-0.

ITEM 22 – CASE NOS. C2404-0046, C2404-0048, C2404-0049 & C2404-0050

Lakefront Village LLC

905 Lakefront Village Drive

LOCATION OF VIOLATION: 905, 915, 925 & 935 Lakefront Village Drive

VIOLATION: Sec. 125-522 General Development Conditions, Sec. 18-130 Accumulation of Certain Materials

City Attorney Mantzaris introduced the case.

The Representative for Respondent was present and sworn in.

Officer Snodgrass explained the following violations: Sec. 125-522 General Development Conditions, Sec. 18-130 Accumulation of Certain Materials. He stated this case is currently not in compliance. He detailed the case summary and gave its history, violations and dates, exhibited pictures that are a true and accurate depiction of the property on the dates taken. He further stated staff's recommendation.

Albert Bustamante, Esq., 20 S. Orange Ave., Orlando, (Representative for Respondent), stated he has been working with Lakefront Village since they acquired the property. He stated the developer has issues with the contractor. Once they received the violation notice, they started cleaning up the site. It is their understanding the permits have expired, and the plans need to go back through the site review process. He further stated 90 days is not enough time to go through the site review process and requested 120 days.

City Attorney Mantzaris stated it is up to the board if they want to give them more time. Discussion ensued regarding the site plan submission and permitting timelines.

John Howe, 920 Lakefront Village Drive (Representative for the Homeowners), stated they are still waiting for a wall to be built behind the homes and the other homes to be built. He further stated the homeowners would like to see the work concluded as soon as possible.

Member Forth made a motion to find the Respondent is in violation in Case Nos. C2404-0046, C2404-0048, C2404-0049 & C2404-0050; and is ordered to correct the violation on or before September 18, 2024 for the submittal and site review and obtaining of the permit and also assess a fine of \$60 per day for every day that does not come into compliance. Further, assess a fine of \$60 per day for every day after September 19, 2025, that the property remains in construction one year after the commencement of construction under a new building permit.

Board Attorney Brackins inquired if the City's recommendation changed withdrawing assessment of fines relating to construction. City Attorney Mantzaris agreed.

After discussion, Member Kilburn seconded. Motion failed 7-0.

Vice-Chair Camps made a motion to find the Respondent is in violation in Case Nos. C2404-0046, C2404-0048, C2404-0049 & C2404-0050; and is ordered to correct the violation on or before September 18, 2024. If Respondent does not comply with this order, a fine of \$250 per day for every day in violation after September 18, 2024, will accrue until corrected. The Respondent is ordered to contact the Code Enforcement Office to arrange an inspection of the property to verify compliance with the order; Seconded by Member Fornoles. Motion passed 7-0.

(Recess was taken from 9:15 – 9:22 pm)

ITEM 11 – CASE NO. C2404-0022

Ray Dana
PO Box 878
Minneola, FL 34755

LOCATION OF VIOLATION: 1144 West Desoto Street

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

City Attorney Brandt introduced the case.

The Respondent was not present. The Tenant was present and sworn in.

Officer Rebando explained the following violations: Sec. 18-54 Creation or Maintenance of Nuisance by Property Owner Declared Unlawful, Sec. 18-53 Prohibited Items, Conditions or Actions Constituting Nuisances, IPMC Sec. 302.4 Weeds. He detailed the case summary stating the complaint was self-initiated and is currently in compliance. He presented its history, read the violations and exhibited pictures that are a true and accurate depiction of the property on the dates taken. He further stated staff's recommendation.

Tenant Santos Rivera, 1144 W. Desoto Street, explained the circumstances surrounding this violation, and stated he currently has a company scheduled to take care of the lawn.

Member Fornoles made a motion to find the Respondent was in violation in Case No. C2404-0022; however, the Respondent did correct the violation. If the Respondent repeats the violation, the Respondent may be brought back before the Code Enforcement Board as a repeat violator; Seconded by Vice-Chair Camps. Motion passed 7-0.

(Item 12 and Item 13 were heard together)

ITEM 12 – CASE NO. C2401-0007

Clermont Office Park Condo Association
5555 S. Kirkman Road, Suite 201
Orlando, FL 32819

LOCATION OF VIOLATION: 17327 Pagonia Road

ITEM 13 – CASE NO. C2402-0062

Rio Dourado Investments LLC
7901 Kingspointe Pkwy, Suite 10
Orlando, FL 32819

LOCATION OF VIOLATION: 17311 Pagonia Road

VIOLATION: Sec. 105-84 Required Soil Conversation Measures, IPMC Sec. 507.1 Storm drainage

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

Officer Rebando explained the following violations: Sec. 105-84 Required Soil Conservation Measures, IPMC Sec. 507.1 Storm drainage. He detailed the case summary stating the complaint was self-initiated and the properties are currently not in compliance. He gave the history, violations and dates, and exhibited pictures that are a true and accurate depiction of the property on the dates taken. He further stated staff's recommendation.

Bruce Myrick, 7749 Minnie Rouse Lane, Orlando, explained this is a bit of an unusual case and detailed the circumstances surrounding the violations. He stated they have cleaned out the storm drains a couple of times. He further explained silk fences will be going up tomorrow along with other repairs. As soon as all of the issues are taken care of, he stated they will clean out the storm drains once more. He further requested an extra 15 days to meet the deadline, because of the work Duke Energy needs to complete. Discussion ensued surrounding the violations, the silk fences and work timelines.

Vice-Chair Camps made a motion to find the Respondent is in violation in Case Nos. C2401-0007 and C2402-0062; and is ordered to correct the violations on or before June 30, 2024. If Respondent does not comply with this order, a fine of \$250 per day for every day in violation after June 30, 2024, will accrue until corrected. The Respondent is ordered to contact the Code Enforcement Office to arrange an inspection of the property to verify compliance with the order; Seconded by Member Whitehead. Motion passed 7-0.

ITEM 9 – CASE NO. C2401-0025

Tri Sky Properties LLC
100 Lincoln Road, Unit 301
Miami Beach, FL 33139

LOCATION OF VIOLATION: 218 W. Magnolia Street

VIOLATION: Section 125-522 Building Permit Required, Section 18-92 Prohibition of Storage of Certain Items, Section 110 Stop Work Order, Section 304.3 IPMC Premises Identification, Sec 125-522 General Development Conditions

City Attorney Brandt introduced the case.
The Respondent was not present.

Officer Rebando introduced the case explaining Section 125-522 Building Permit Required, Section 18-92 Prohibition of Storage of Certain Items, Section 110 Stop Work Order, Section 304.3 IPMC Premises Identification, Sec. 125-522 General Development Conditions. He detailed the case summary stating the complaint was self-initiated, and the property is currently not in compliance. He gave the history, violations and dates, and exhibited pictures that are a true and accurate depiction of the property on the dates taken. He further said the property has been cleaned up, but no new work has been done, and he stated staff's recommendation.

Member Forth made a motion to find the Respondent is in violation in Case No. C2401-0025; and is ordered to correct the violations on or before June 19, 2024. If Respondent does not comply with this order, a fine of \$250 per day for every day in violation after June 19, 2024, will accrue until corrected. The Respondent is ordered to contact the Code Enforcement Office to arrange an inspection of the property to verify compliance with the order.

Member Falcone asked for clarification on which violations are currently not in compliance.

After discussion, Seconded by Member Kilburn. Motion passed 7-0.

ITEM 10 – CASE NO. C2402-0018

Rios Felicita
1240 Winter Garden Vineland Road
Winter Garden, FL 34711

LOCATION OF VIOLATION: 783 E. Juniata Street

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

City Attorney Brandt introduced the case.
The Respondent was not present.

Officer Rebando explained the following violations: Section 18-92 Prohibition of Storage of Certain Items, Section 125-522 General Development Conditions, and Sec 18-53 Prohibited Items, Conditions or Actions Constituting Nuisances. He detailed the case summary stating the complaint was self-initiated, and the property is currently not in compliance. He gave the history, violations and dates, and exhibited pictures that are a true and accurate depiction of the property on the dates taken. He stated staff's recommendation; and further, said the only violation not in compliance is Section 18-92 Prohibition of Storage of Certain items.

Member Fornoles made a motion to find the Respondent is in violation in Case No. C2402-0018; and is ordered to correct the violation on or before June 19, 2024. If Respondent does not comply with this order, a fine of \$250 per day for every day in violation after June 19, 2024, will accrue until corrected. The Respondent is ordered to contact the Code Enforcement Office to arrange an inspection of the property to verify compliance with the order; Seconded by Vice-Chair Camps. Motion passed 7-0.

ITEM 6 – CASE NO. C2312-0028

FCH Properties LLC (Travel Camp)
4168 Southpoint Pkwy, Suite 201
Jacksonville, FL 32216

LOCATION OF VIOLATION: 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

City Attorney Brandt introduced the case.
The Respondent was not present.

Officer Cortez explained the following violations: Sec 302.2 Grading & Drainage, Sec 125-522 (i) Property Maintenance, Sec 105-120 Maintenance of Installed Systems, Sec 117-8 Prohibited Signs. He detailed the case summary stating the complaint was self-initiated, and the property is currently not in compliance. He gave the history, violations and dates, and exhibited pictures that are a true and accurate depiction of the property on the dates taken. He stated staff's recommendation.

Member Kilburn made a motion to find the Respondent is in violation in Case No. C2312-0028; and is ordered to correct the violations on or before June 19, 2024. If Respondent does not comply with this order, a fine of \$250 per day for every day in violation after June 19, 2024, will accrue until corrected. The Respondent is ordered to contact the Code Enforcement Office to arrange an inspection of the property to verify compliance with the order; Seconded by Member Forth. Motion passed 7-0.

ITEM 15 – CASE NO. C2402-0057

FCH Properties LLC (Travel Camp)
4168 Southpoint Pkwy, Suite 201
Jacksonville, FL 32216

LOCATION OF VIOLATION: 2480 South US Highway 27

VIOLATION: Sec. 125-522 General Development Conditions, IPMC 111.1.4 Unlawful structure, IPMC 102.3 Application of Other Codes, FBC 105.4.1 Permit Intent, FBC 105.4.1.1, FBC 105.4.1.2

City Attorney Brandt introduced the case.
The Respondent was not present.

Officer Cortez explained the following violations: Sec. 125-522 General Development Conditions, IPMC 111.1.4 Unlawful structure, IPMC 102.3 Application of Other Codes, FBC 105.4.1 Permit Intent, FBC 105.4.1.1, FBC 105.4.1.2. He detailed the case summary stating the complaint was self-initiated, and the property is currently not in compliance. He gave the history, violations and dates, and exhibited pictures that are a true and accurate depiction of the property on the dates taken. He stated staff's recommendation. Discussion ensued regarding the numerous permits that were not renewed or finalized.

Vice-Chair Camps made a motion to find the Respondent is in violation in Case No. C2402-0057; and is ordered to correct the violations on or before June 19, 2024. If Respondent does not comply with this order, a fine of \$250 per day for every day in violation after June 19, 2024, will accrue until corrected. The Respondent is ordered to contact the Code Enforcement Office to arrange an inspection of the property to verify compliance with the order; Seconded by Member Whitehead. Motion passed 7-0.

ITEM 17 – CASE NO. C2307-0044

Annette Lockhart
447 E. Desoto St
Clermont, FL 34711

LOCATION OF VIOLATION: 447 E. 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

City Attorney Brandt introduced the case.
The Respondent was not present.

Officer Cortez explained the following violations: 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. He detailed the case summary and stated the complaint was self-initiated, and the property is currently not in compliance. He gave its history, violations and dates and exhibited pictures that are a true and accurate depiction

of the property on the dates taken. He further stated staff's recommendation with an order that the violations constitute a threat to the public health, safety and welfare.

Member Fornoles made a motion to find the Respondent is in violation in Case No. C2307-0044; and is ordered to correct the violation on or before June 19, 2024. If Respondent does not comply with this order, a fine of \$250 per day for every day in violation after June 19, 2024, will accrue until corrected. The Respondent is ordered to contact the Code Enforcement Office to arrange an inspection of the property to verify compliance with the order. And further, the Board finds that the violations present a serious threat to the public health, safety, and welfare; Seconded by Member Whitehead. Motion passed 7-0.

(The following agenda items were not heard.)

ITEM 4 – CASE NO. C2207-0008

Turk Andrea Trustee

1326 East Ave.

Clermont, FL 34711

LOCATION OF VIOLATION: West Avenue (AK 2668148) Vacant Lot

REQUEST: Reduction of Fine

Not heard due to the Respondent was not present.

ITEM 16 – CASE NO. C2401-0039

HWY 50 Clermont LLC

PO Box 17922

Tampa, FL 33682

LOCATION OF VIOLATION: 158 West HWY 50

VIOLATION: 302.7 Accessory Structures, 102.5 Workmanship

Not heard due to the case coming into compliance.

ITEM 18 – CASE NO. C2402-0048

HEP-11-CLER2 LC

PO Box 120550

Clermont, FL 34711

LOCATION OF VIOLATION: Hartwood Marsh Rd (AK 3801640) (Vacant Lot)

VIOLATION: IPMC 308.1 Rubbish and Garbage

Not heard due to the case coming into compliance.

PUBLIC COMMENT - None

AJDURN

There being no further business, the meeting was adjourned at 10:27 pm.

Jenny May, Chair

Attest:

Kathy Heard, Recording Clerk



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 Manager 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: Amitt Sandhu	Applicant's Phone Number: 6477020165
Applicant's Mailing Address: 1950 Kings Ridge Blvd, Clermont, FL 34711	
Authorized Representative's Name (who will be present at the Hearing): Stephen Finch	
Current Property Owner's Name: Kings ridge golf club of lake county LLC	
Current Property Owner's Mailing Address: 1950 Kings Ridge Blvd, Clermont, FL 34711	
Current Property Owner's Phone Number: 3522424653	
Name of Property Owner when fine was assessed: Kings ridge golf club of lake county LLC	
Name of Person who lived at the property when the fine was placed: Kings ridge golf club of lake county LLC	
Reason(s) violation(s) were not corrected before fine(s) were placed: Initial plan was to submit a building permit to bring the current structure up to code. Upon in-depth consultation and review with a local designer and general contractor, it was determined that the extent of the renovation would be too great to complete in the allocated time. Based on this, we proceeded with dismantling and removing the existing structure that was considered not compliant.	
Is money held in escrow pending the fine reduction/release Hearing: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Proposed Reduced Fine Amount Proposed to be Paid: \$500.00	
Does this fine reduction relate to the sale of the property? (If yes, a Closing Disclosure Statement or HUD Settlement Statement must be attached) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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, Amitt Sandhu, do hereby submit this request for Reduction/Elimination of the fines and/or liens, and in support offer the following statement: I understand it took us longer to comply with the requirement to remove the existing structure but it was due to the complexity of the build and also following the plan that we would be applying for a building permit to bring the



CITY OF CLERMONT

Choice of Champions

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

Code Enforcement Case Number: C2404-0035	Property Address: 2950 KINGS RIDGE BLVD
Name of Property Owner when lien was placed: N/A	
Violation(s): SEC. 125-522, IPMC 111.1, 111.1.4, 112.2, 111.1.2 NFPA 10.10.6.1	
Case was presented to the Code Enforcement Board on: MAY/20 / 2024	
Daily Fine Imposed: \$ 250	Number of Days Fine Ran: 8
Date Fine Began: MAY/28/2024	Date Fine Ended: JUN/5/2024
Total Amount Due: \$ 2000	Number of Days the Property was in Violation: 54
Is the violation a heightened health or safety concern: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Has the Property Owner been cooperative with Code Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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
FOR REDUCTION OF FINE

CITY OF CLERMONT,

Petitioner

Case No. C2404-0035

vs.

KINGS RIDGE GOLF CLUB OF LAKE COUNTY 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:

JULY 15 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 the registered agent C T CORPORATION SYSTEM for the Respondent KINGS RIDGE GOLF CLUB OF LAKE COUNTY LLC 1200 SOUTH PINE ISLAND ROAD PLANTATION, FL 33324 Certified Mail/Return Receipt Requested #

BY: _____



JOSHUA CORTEZ, Code Enforcement Officer
this 29th day of June, 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, FLORIDA**

**CITY OF CLERMONT,
Petitioner,**

Case No: C2404-0035

vs-

**KINGS RIDGE
GOLF CLUB OF LAKE COUNTY LLC
Respondents.**

**1950 KINGS RIDGE BLVD
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 **May 20, 2024**, the Board having heard sworn testimony and received evidence from **Code Enforcement Officer JOSHUA CORTEZ** for the Petitioner and **STEPHEN FINCH** appearing 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 and STEPHEN FINCH was present
- 2) The Respondent is the owner of and in custody and control of the property described in the Notice of Violation dated APRIL 19, 2024.
- 3) There existed on the property one or more violations of the Clermont City Code.
- 4) The violations had NOT been corrected by the time of this meeting of the CEB.

II. CONCLUSION OF LAW

The Code Enforcement Board finds that Respondent is in violation of Clermont City Code Section:

Sec. 125-522 General Development Conditions (a) 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
Florida Fire Prevention Code 1, 10.10.6.1
AND FURTHER ORDER THAT THE VIOLATIONS STATED CONSTITUTE A
THREAT TO THE PUBLIC HEALTH, SAFETY AND WELFARE

III. ORDER

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

Respondent shall correct the above-stated violation on or before **MAY 27, 2024**, by taking the remedial action as set forth in the Violation Notice. If the Respondent fails to timely correct the violations, a fine of **TWO HUNDRED FIFTY DOLLARS (\$250.00)** will accrue for each day the violations continue past this stated date of compliance.

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 violations have 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 23 day of May 2024.



Jenny A. May, Chairperson

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

I HEREBY CERTIFY that on this 24 day of May 2024, a true and correct copy of this Order has been furnished by certified and regular mail to Respondent, **KINGS RIDGE GOLF CLUB LLC, 1950 KINGS RIDGE BLVD, CLERMONT, FL 34711.**



Joshua Cortez Code Enforcement Officer

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Case No. C2404-0064

Petitioner

vs.

LOU NATEM 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:

JULY 15TH 2024 AT 6PM.

at

685 West Montrose Street, Clermont, Florida.

Council Chambers of City Hall

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

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

I hereby certify that a true and correct copy of the above and foregoing Notice of Hearing has been furnished by Certified Mail/Personal Service to Respondent, LOU NATEM LLC. 615 E COLONIAL DR ORLANDO , FL 32803

Certified Mail/Return Receipt Requested #

9171 9690 0935 0307 8433 90

BY: 

JORDAN REBANDO, Code Enforcement Officer
this 28th 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

Choice of Champions

Applicant's Name: Lou Natem, LLC	Applicant's Phone Number: 407-872-0209, Ext 109
Applicant's Mailing Address: C/O First Capital Property Group, Inc, 615 E. Colonial Dr, Orlando, 32803	
Authorized Representative's Name (who will be present at the Hearing): Jamie Zwicker with First Capital Property Group	
Current Property Owner's Name: Lou Natem, LLC	
Current Property Owner's Mailing Address: C/O First Capital Property Group, Inc, 615 E. Colonial Dr, Orlando, 32803	
Current Property Owner's Phone Number: 407-872-0209- Ext. 109	
Name of Property Owner when fine was assessed: Lou Natem, LLC	
Name of Person who lived at the property when the fine was placed: N/A, is a commerical property	
Reason(s) violation(s) were not corrected before fine(s) were placed: Tenant said he never recived the bill, called the city and they were looking into. Then his brother died, and he forgot about it. Please also see attached letter that includes this information as well.	
Is money held in escrow pending the fine reduction/release Hearing: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Proposed Reduced Fine Amount Proposed to be Paid: \$125.00	
Does this fine reduction relate to the sale of the property? (If yes, a Closing Disclosure Statement or HUD Settlement Statement must be attached) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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, Jamie Zwicker as agent for Lou Natem,, do hereby submit this request for Reduction/Elimination of the fines and/or liens, and in support offer the following statement:
please see attached letter.



October 6, 2022

City of Clermont
685 W. Montrose St.
Clermont, FL 34711

Dear Jordan Rebando,

We are requesting a fine reduction in reference to case # C2404-0064.

The tenant, Hal Borrero (Primerica), had not received his renewal invoice and went to City Hall to get one and was told that it would be mailed to him. Unfortunately, around this time the tenant's brother passed away and he forgot about the issue as he was dealing with this family emergency. When we (the property management company) were informed of the violation, we immediately reached out to the tenant (April 24, 2024) while he was out of town at his brother's funeral. He then called the City of Clermont and paid \$62.50 on April 25, 2024. However, the violation wasn't cleared until May 2, 2024, when the inspector came back to the tenant's unit to verify that the violation had been cleared.

Management was also unaware that due to a previous tenant having the same violation within the past 5 years it would cause the violation to be more expensive. While we fully understand and acknowledge that this is a violation on the property owner, these expenses are passed down to the tenant as it is a requirement of their lease to keep all licenses up to date. We feel that the fine of \$2,500 is a high amount in comparison to the actual cost to renew their license. We ask that this amount be lowered to \$250.00 or lower since we were informed of the violation on April 24, 2024 and the tenant paid and renewed his license on April 25, 2024.

Thank you for your time and I look forward to hearing from you soon.

Sincerely,

Jamie Zwicker
Senior Property Manager
As Agent for Lou Natem, LLC
First Capital Property Group, Inc.



CITY OF CLERMONT

Choice of Champions

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

Code Enforcement Case Number: C2404-0024	Property Address: 1203 W. Hwy 50
Name of Property Owner when lien was placed : LOW NATEN, LLC	
Violation(s): BUSINESS TAX RECEIPT	
Case was presented to the Code Enforcement Board on: 5-20-24	
Daily Fine Imposed: \$ 250	Number of Days Fine Ran: 10
Date Fine Began: 4.23.24	Date Fine Ended: 5.2.24
Total Amount Due: \$ 2,500	Number of Days the Property was in Violation: 10
Is the violation a heightened health or safety concern: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Has the Property Owner been cooperative with Code Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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, FLORIDA**

**CITY OF CLERMONT,
Petitioner,**

Case No: C2404-0064

vs-

**LOU NATEM, LLC.
Respondents.**

**1203 W HWY 50
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 **May 20, 2024**, the Board having heard sworn testimony and received evidence from **Code Enforcement Officer JORDAN REBANDO** for the City and **Property Manager JAMIE ZWICKER** 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 REPEAT VIOLATION NOTICE dated APRIL 23, 2024.
- 3) There existed on the property multiple violations of the Clermont City Code.
- 4) As of the date and time of this meeting of the CEB, the violation had been corrected.

II. CONCLUSION OF LAW

The Code Enforcement Board finds that Respondent LOU NATEM, LLC. was in repeat violation of Clermont City Code Sections:

Sec. 34-135 – Local business tax receipt shall be posted;

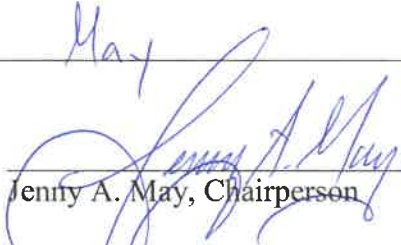
Sec. 34-126 – Business Tax Receipt required;

Sec. 34-132 – Application for business tax receipt.

III. ORDER

Based on the above-stated findings and conclusion of law, it is hereby Ordered that Respondent is fined **TWO THOUSAND FIVE HUNDRED USD (\$2,500)** for TEN (10) days the violation remained on the property. Respondent shall **refrain from repeating the violations** as set forth above. If the violations are repeated, the Petitioner may impose a fine of **FIVE HUNDRED USD (\$500)** for each day the violation continues from the date the violation is observed.

Done and Ordered this 23 day of May 2024.



Jenny A. May, Chairperson

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

I HEREBY CERTIFY that on this 28 day of May 2024,
a true and correct copy of this Order has been furnished by certified and regular mail to
Respondent, LOU NATEM LLC, 615 East Colonial Drive, Orlando, Fl. 32803



Code Enforcement Officer

**Code Enforcement Board
City of Clermont
NOTICE OF HEARING**

CITY OF CLERMONT,

Petitioner

vs.

LALCHAN LINDA

Respondent

Case No. C2405-0019

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:

July 15, 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, LALCHAN LINDA.

Certified Mail/Return Receipt Requested #

9171 9690 0935 0307 8438 19

BY:



Andrew Snodgrass, Code Enforcement Officer

this 13th 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 13, 2024

Violation # C2405-0019

To: LALCHAN LINDA
1870 VALE DR
CLERMONT, FL 34715

Violation/Property address: 1870 Vale Dr. Clermont, Fl. 34711

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at 1870 Vale Dr. Clermont, Fl. 34711.

Compliance with the Violation(s) listed will be when the following condition(s) are met: The violations listed below must all be brought into compliance and the property must have a secondary inspection to verify that it is safe and habitable for occupants. The smoke detectors are not interconnected. When testing the smoke alarm on the first floor, it made such a faint sound that I had to climb on a chair to be able to hear it. The door leading from the garage to the home does not have a locking mechanism. The front porch has been repaired and is missing the flashing and fascia on the right side of the home. There is a shed in the back that was not permitted and is dilapidated. The pool system is not functioning and there are three inch tadpoles in the stagnant water. There is also green colored water and algae. The upstairs bathroom shower will not shutoff and has a steady leak. The air conditioner is not functional. The dishwasher does not work and has a large accumulation of pests. The kitchen ceiling is falling in due to water damage. A 3 x 4 section of the ceiling is open and falling allowing for water to leak through, but this is on the first floor, so the second floor has water intrusion. The ceiling on both floors shows signs of water intrusion and damage. The irrigation system in the garage has multiple low voltage wires exposed and is not functioning. The second floor bedroom entrance has a wavy floor and is mushy or soft when stepped on, showing that water has sat under the vinyl flooring. The windows do not all have insect screens. The rear door to the pool area has shards of glass from a broken pane still in the frame and pieces protrude. The kitchen drawer has screws that protrude out, sharp end out, from the handle of the drawer. One of the upstairs bathroom is unusable due to the noises in the pipes (unsure of the issue with the pipes, but it appears there is air intrusion causing a "hammering" of the pipes).

Type of Violation: 305.3 Interior surfaces.

Interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

Type of Violation: 504.1 General.

Plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. Plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

Type of Violation: 603.1 Mechanical equipment and appliances.

Mechanical equipment, appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

Type of Violation: 704.6.2 Interconnection.

Where more than one smoke alarm is required to be installed within an individual dwelling or sleeping unit, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

Type of Violation: 102.2 Maintenance.

Equipment, systems, devices and safeguards required by this code or a previous regulation or code under which the structure or premises was constructed, altered or repaired shall be maintained in good working order. An owner, owner's authorized agent, operator or occupant shall not cause any service, facility, equipment or utility that is required under this section to be removed from, shut off from or discontinued for any occupied dwelling, except for such temporary interruption as necessary while repairs or alterations are in progress. The requirements of this code are not intended to provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures. Except as otherwise specified herein, the owner or the owner's authorized agent shall be responsible for the maintenance of buildings, structures and premises.

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, gutters 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: 304.15 Doors.

Exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3.

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:

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

(10)Stagnant water. Any accumulation of stagnant water permitted or maintained on any lot or piece of ground.

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: 111.1.3 Structure unfit for human occupancy

A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

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. This is a health, safety, and welfare issue and a repeat violation for this address. The previous case with the same owner and same violation was case #C2306-0020. A daily fine is accruing on this property. A Notice of Hearing is included with this notice of violation for a hearing date of July 15, 2024. 9171 9690 0935 0307 8438 19

By:



Andrew Snodgrass
Code Enforcement Officer

CITY OF CLERMONT
CODE ENFORCEMENT DEPARTMENT

AFFIDAVIT OF POSTING

CITY OF CLERMONT
Petitioner

CASE# C2405-0019


VS.

Lalchan, Linda

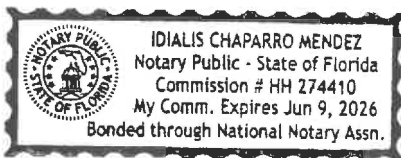
Personally appeared before me, Andrew Snodgrass, Lead Code Enforcement Officer of the City of Clermont:

That a copy of the Hearing Notice and Notice of Violation 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 1870 Vale Dr. Clermont, Fl. 34711, on the 13th day of June 2024

Sworn to and subscribed before me this 13th day of June 2024.


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

The forgoing instrument was acknowledged before me this 13th day of June 2024, by Andrew Snodgrass as a Code Enforcement Officer for the City of Clermont, who is personally known to me and who did take an oath.



Signature: 

Printed Name: Idialis Chaparro Mendez

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

**CITY OF CLERMONT
Petitioner,**

Case No: 2306-0020

**1870 Vale Dr
Clermont, FL 34711**

-vs-

LINDA LALCHAN

Respondent.

FINDINGS OF FACT, CONCLUSION OF LAW and ORDER

THIS MATTER came before the Code Enforcement Board of the City of Clermont for hearing on **JULY 17, 2023**, and the Board having heard sworn testimony and received evidence from **Code Enforcement Officer Andrew Snodgrass** for the City and Defendant **Linda Lalchan**; thereupon issues the following Findings of Fact, Conclusion of Law, and Order:

I. FINDINGS OF FACT

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

II. CONCLUSION OF LAW


The Code Enforcement Board finds that Respondent, **LINDA LALCHAN** is in violation of IPMC Sec. 111.1.3 Structure Unfit for Human Occupancy, Section 18-53 Nuisance

III. ORDER

Respondent shall correct the above-stated violation on or before **August 10, 2023**, by taking the remedial action as set forth in the Violation Notice. If the Respondent fails to timely correct the violations a fine of **ONE HUNDRED FIFTY DOLLARS (\$150.00)** will accrue for each day the violation continues past **August 10, 2023**.

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

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


Justin Allender, Vice-Chairman

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

I HEREBY CERTIFY that on this 28th day of July, 2023, a true and correct copy of this Order has been furnished by certified and regular mail to Respondent, **LINDA LALCHAN, 1870 Vale Dr. Clermont, FL 34711 and 712 Brooks Field Dr Winter Garden, FL 34787**


Code Enforcement Officer

9171 9690 0935 0307 8433 07

Code Enforcement Board

City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

vs.

MEUS JUDE & GERALDE

Respondent

Case No. C2405-0017

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

JULY 15 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, Notice of Hearing, and previous Finding of Facts from case number #C2304-0061 has been furnished by Certified Mail/Personal Service to Respondent, MEUS JUDE & GERALDE 1383 LAUREL HILL DR CLERMONT, FL 34711
Certified Mail/Return Receipt Requested #

BY:



JOSHUA CORTEZ, Code Enforcement Officer

this 8th 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
REPEAT VIOLATION NOTICE

May 08, 2024

Violation # C2405-0017

To: MEUS JUDE & GERALDE
1383 LAUREL HILL DR
CLERMONT, FL 34711

Violation/Property address: 1383 LAUREL HILL DR CLERMONT FL, 34711(ALT KEY:3816264)

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 1383 LAUREL HILL DR CLERMONT FL, 34711(ALT KEY:3816264).

Compliance with the Violation(s) listed will be when the following condition(s) are met: PERMIT 23-4334 FOR ADDITION OF PATIO W/ SCREEN WALLS & WOOD DECK HAS EXPIRED AS OF 5/7/2024. YOU MUST RENEW THE PERMIT, SCHEDULE A FINAL INSPECTION, AND PASS THE INSPECTION TO FINAL THE PERMIT OR YOU MUST DECONSTRUCT AND REMOVE THE ADDITION FROM THE PROPERTY ENTIRELY.

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 development services department of the city acting as administrative officer of the regulations contained in this land development code. The words "planning and development services department," as used in this land development code, shall also mean the planning official or the designated representative thereof. All development, as defined in this land development code, shall be required to obtain development approval (i.e., a development permit/development order) prior to initiating development activity.

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

YOU ARE DIRECTED TO COME INTO COMPLIANCE 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 OF \$500.00 USD TO ACCRUE DAILY EACH DAY THE PROPERTY REAMINS IN VIOLATION.

By:



JOSHUA CORTEZ
Code Enforcement Officer

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

CITY OF CLERMONT
Petitioner,

Case No: 2304-0061

**1383 Laurel Hill Dr.
Clermont, FL 34711**

-vs-

**JUDE MEUS and
GERALDE MEUS**

Respondent.

FINDINGS OF FACT, CONCLUSION OF LAW and ORDER

THIS MATTER came before the Code Enforcement Board of the City of Clermont for hearing on **JULY 17, 2023**, and the Board having heard sworn testimony and received evidence from **Code Enforcement Officer Joshua Cortez** for the City and Defendants **JUDE MEUS and GERALDE MEUS**; thereupon issues the following Findings of Fact, Conclusion of Law, and Order:

I. FINDINGS OF FACT

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

II. CONCLUSION OF LAW

The Code Enforcement Board finds that Respondent, **JUDE MEUS and GERALDE MEUS**, were in violation of **Sec. 122-522 (A) Building Permit Required**.

III. ORDER

Respondent shall correct the above-stated violation on or before **August 16, 2023**, by taking the remedial action as set forth in the Violation Notice. If the 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 **August 16, 2023**.

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

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


Justin Allender, Vice-Chairman

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

I HEREBY CERTIFY that on this 28 day of JULY 2023, a true and correct copy of this Order has been furnished by certified and regular mail to Respondent, **JUDE MEUS and GERALDE MEUS, 1383 Laurel Hill Dr. Clermont, FL**


Code Enforcement Officer

9171 9690 0935 0307 8434 75

Code Enforcement Board

City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

vs.

ADVENIR@CLERMONT LLC

Respondent

Case No. C2401-0036

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:

JULY 15 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, ADVENIR@CLERMONT LLC. 17501 BISCAYNE BLVD STE 300 ADVENTURA, FL 33160
Certified Mail/Return Receipt Requested #

BY:



JOSHUA CORTEZ, Code Enforcement Officer
this 22nd 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

March 21, 2024

Violation # C2401-0036

To: ADVENIR@CLERMONT, LLC
17501 BISCAYNE BLVD STE 300
AVENTURA, FL 33160 ,

Violation/Property address: 600 RIVER BIRCH CT CLERMONT FL, 34711(ALT KEY:3695488)

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 600 RIVER BIRCH CT CLERMONT FL, 34711(ALT KEY:3695488).

Compliance with the Violation(s) listed will be when the following condition(s) are met: AT SEVERAL DIFFERENT BUILDINGS WITHIN THE COMPLEX AIR CONDITIONING UNITS HAVE BEEN INSTALLED IMPROPERLY AND ARE NOT CODE COMPLIANT. A LICENSED CONTRACTOR MUST OBTAIN A BUILDING PERMIT AND EVERY NEWER IMPROPERLY INSTALLED NON CODE-COMPLIANT UNIT MUST BE MADE CODE COMPLIANT. CONTACT THE CODE ENFORCEMENT OFFICER IN CHARGE OF THIS CASE AT THE PHONE NUMBER OR EMAIL PROVIDED BELOW AT THE BOTTOM OF THIS NOTICE. CONTACT THE BUILDING OFFICIAL MARK GRENIER AT 352-241-7311. CONTACT THE PERMIT DEPT AT 352-241-7315.

Type of Violation: 603.1 Mechanical equipment and appliances


Mechanical equipment, appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

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

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

If you have any questions concerning this matter, please contact me at (352)-241-7356 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 **5/21/2024**. Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

By: 

JOSHUA CORTEZ
Code Enforcement Officer

City of Clermont

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

VIOLATION NOTICE

January 24, 2024

Violation # C2401-0036

To: CLERMONT LL LLC
280 PARK AVE
NEW YORK, NY 10017

Violation/Property address: 600 RIVER BIRCH CT CLERMONT FL, 34711(ALT KEY:3695488)

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 600 RIVER BIRCH CT CLERMONT FL, 34711(ALT KEY:3695488).

Compliance with the Violation(s) listed will be when the following condition(s) are met: AT SEVERAL DIFFERENT LOCATIONS AT VARIOUS BUILDINGS IN THE COMPLEX NEW AIR CONDITIONING UNITS HAVE BEEN INSTALLED IMPROPERLY AND ARE NOT CODE COMPLIANT. A LICENSED CONTRACTOR MUST OBTAIN A BUILDING PERMIT AND EVERY NEWER IMPROPERLY INSTALLED NON CODE-COMPLIANT UNIT MUST BE MADE CODE COMPLIANT. CONTACT THE CODE ENFORCEMENT OFFICER IN CHARGE OF THIS CASE AT THE EMAIL OR PHONE NUMBER PROVIDED BELOW AT THE BOTTOM OF THIS NOTICE. CONTACT THE BUILDING OFFICIAL MARK GRENIER AT 352-241-7311. CONTACT THE PERMIT DEPT AT 352-241-7315.

Type of Violation: 603 MECHANICAL EQUIPMENT


603.1 Mechanical Appliances. All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

Type of Violation: BUILDING PERMIT REQUIRED SECTION 122-344

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

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

YOU ARE DIRECTED TO TAKE ACTION BY: 3/24/2024. 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

9171 9690 0935 0307 8434 82

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

vs.

EMRICK EDWARD E III

Respondent

Case No. C2405-0003

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:

JULY 15 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, EMRICK EDWARD E III. 3831 BRECKINGRIDGE LN CLERMONT, FL 34711

Certified Mail/Return Receipt Requested #

BY: 

JOSHUA CORTEZ, Code Enforcement Officer
this 23rd 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.

9171 9690 0935 0307 8432 53

City of Clermont

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

VIOLATION NOTICE

May 02, 2024

Violation # C2405-0003

To: EMRICK EDWARD E III
3831 BRECKINGRIDGE LN
CLERMONT, FL 34711

Violation/Property address: CLUSTER OAK DR CLERMONT FL, 34711(PARCEL #29-22-26-0100-000-00400)(ALT KEY:3804453)

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 CLUSTER OAK DR CLERMONT FL, 34711(PARCEL #29-22-26-0100-000-00400)(ALT KEY:3804453)

Compliance with the Violation(s) listed will be when the following condition(s) are met: MOW PROPERTY AND MAINTAIN ALL GRASS AND WEEDS UNDER 18 INCHES THEREAFTER.

Type of Violation: City Code 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: City Code 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: City Code 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: IPMC 302.4 Weeds.

Premises and exterior property shall be maintained free from weeds or plant growth in excess of 18 inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

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 ABOVE VIOLATION TO BE COMPLETED BY: 5/16/2024. 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,

Case No. C2404-0069

Petitioner

vs.

LIBRE REAL ESTATE 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:

JULY 15 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, LIBRE REAL ESTATE LLC. 1420 CELEBRATION BLVD STE 247 CELEBRATION, FL 34747

Certified Mail/Return Receipt Requested #

BY:



JOSHUA CORTEZ, Code Enforcement Officer

this 9th 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.

9171 9690 0935 0307 8433 38

City of Clermont

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

VIOLATION NOTICE

April 25, 2024

Violation # C2404-0069

To: LIBRE REAL ESTATE LLC
1420 CELEBRATION BLVD STE 247
CELEBRATION, FL 34747

Violation/Property address: 1000 W MONTROSE ST CLERMONT FL, 34711(ALT KEY:1789419)

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at 1000 W MONTROSE ST CLERMONT FL, 34711(ALT KEY:1789419).

Compliance with the Violation(s) listed will be when the following condition(s) are met: PROPERTY NOT BEING MAINTAINED. MOW PROPERTY AND MAINTAIN ALL GRASS AND WEEDS UNDER 18 INCHES THEREAFTER.


Type of Violation: IPMC 302.4 Weeds.

Premises and exterior property shall be maintained free from weeds or plant growth in excess of 18 inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

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 5/8/2024. 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:



JOSHUA CORTEZ
Code Enforcement Officer

CITY OF CLERMONT
CODE ENFORCEMENT DEPARTMENT

AFFIDAVIT OF POSTING

CITY OF CLERMONT
Petitioner


CASE# C2404-0069

VS.

LIBRE REAL ESTATE LLC
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 1000 W MONTROSE ST CLERMONT FL, 34711. Sworn to and subscribed before me this 27th day of June 2024.



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

The forgoing instrument was acknowledged before me this 27th day of June 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