

*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property is currently in compliance with an outstanding fine of \$16,350, and the respondent has requested the fine be rescinded.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 Rebanda 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 19<sup>th</sup> 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

**AJDOURN**

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

Attest:

  
Kathy Heard, Recording Clerk

  
Jenny May, Chair