



CODE ENFORCEMENT BOARD MEETING
MONDAY, SEPTEMBER 16, 2024
CITY HALL at 685 WEST MONTROSE STREET
At 6:00 PM

* * * *

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

MINUTES

Approval of the July 15, 2024 Minutes

OPENING STATEMENT

SWEARING IN WITNESSES

AGENDA

OTHER BUSINESS

Item 1 - C2404-0069
Cortez

Libre Real Estate LLC
1000 W. Montrose Street

REQUEST:

Motion to Lien

UNFINISHED BUSINESS

Item 2 - C2404-0035
Cortez

Kings Ridge Golf Club of Lake County
LLC
1950 Kings Ridge Blvd

REQUEST:

Reduction of Fine

Item 3 - C2312-0017
Snodgrass

GLORI-1295 LLC
(Noland's Roofing)
1295 W. Highway 50

REQUEST:

Reduction of Fine

Item 4 - C2405-0019
Snodgrass

Linda Lalchan
1870 Vale Drive

REQUEST:

Reduction of Fine

* * * *

**CODE ENFORCEMENT BOARD MEETING
MONDAY, SEPTEMBER 16, 2024
CITY HALL at 685 WEST MONTROSE STREET
At 6:00 PM**

* * * *

NEW BUSINESS

Item 5 - C2406-0022
Cortez

Libre Real Estate LLC
Vacant Lot on W. Montrose Street
Alt Key 3826383

REPEAT VIOLATION:

IPMC 302.4 Weeds

Item 6 - C2404-0038
Cortez

The Zentmeyers
1050 W. Magnolia Street

VIOLATION:

Sec. 125-522 Building Permit Required
IPMC Sections: 307.1 General, 605.1
Installation, 308.1 Accumulation of
Rubbish or Garbage, 112.2 Temporary
Safeguards, 304.1 General (Exterior
Structure), 304.1.1 Unsafe Conditions,
304.2 Protective Treatment and 304.6
Exterior Walls

Item 7 - C2405-0005
Cortez

Southern Villas Lot Owners Assn, Inc.
Vacant Lot on Villa Court
Alt Key 3776058

VIOLATION:

Sections 18-53 and 18-54 Nuisances and
Creating a Nuisance by Property Owner
Declared Unlawful
IPMC 302.4 Weeds

Item 8 - C2404-0061
Cortez

Aaron Jones
407 W. Highway 50

VIOLATION:

Sec. 117-8(11) Prohibited Signs;
Banners
Sec. 125-522 Building Permit Required

Item 9 - C2407-0039
Cortez

645 West Osceola Land Trust
645 W. Osceola Street

VIOLATION:

Florida Building Codes (FBC): 101.2
Scope, 101.3 Intent, 101.4.2 Buildings
Previously Occupied, 102.2 Building
Section 125-522 Building Permit

**CODE ENFORCEMENT BOARD MEETING
MONDAY, SEPTEMBER 16, 2024
CITY HALL at 685 WEST MONTROSE STREET
At 6:00 PM**

Required
IPMC Sections: 111.1.2 Unsafe Equipment, 111.1.3 Structure Unfit for Human Occupancy, 111.1.5 Dangerous Structure or Premises, 102.2 Maintenance, 102.5 Workmanship, 302.1 Sanitation, 302.3 Sidewalks and Driveways, 302.7 Accessory Structures, 304.1 General, 304.1.1 Unsafe Conditions, 304.2 Protective Treatment, 304.7 Roofs and Drainage, 304.9 Overhang Extensions, 304.10 Stairways, Decks, Porches and Balconys, 304.15 Doors, 304.18.1 Doors, 305.1 General, 305.3 Interior Surfaces, 305.4 Stairs and walking Surfaces, 305.6 Interior Doors, 306.1.1 Unsafe Conditions, 307.1 General, 309.1 Infestation, 404.4.4 Prohibited Occupancy, 504.1 and 505.1 General, 505.3 Supply, 506.1 General, 506.2 Maintenance, 603.1 Mechanical Equipment and Appliances, 604.3 Electrical System Hazards, 605.1 Installation, 605.2 Receptacles, 701.2 Responsibility, 702.3 Locked Doors, 704.6.1.2 Groups (Residential), 704.6.1.3 Installation Near Cooking Appliances, 705.1 General

**Item 10 - C2405-0038
Snodgrass**

DR FORCE LLC
4340 Renly Lane

VIOLATION:

Sections 18-53 and 18-54 Nuisances and Nuisance by Property Owner Declared Unlawful

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.

**CODE ENFORCEMENT BOARD MEETING
MONDAY, SEPTEMBER 16, 2024
CITY HALL at 685 WEST MONTROSE STREET
At 6:00 PM**

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
JULY 15, 2024

CALL TO ORDER

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

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 Snodgrass and Cortez; Code Enforcement Manager Wallace, Code Board Attorney Shepard, City Attorney Brandt, Development Services Director Henschel, and Development Services Coordinator Heard

ROLL CALL

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

MINUTES

Motion to approve the Minutes for the May 20, 2024 Code Enforcement Board Meeting; Moved by Member Whitehead; Seconded by Vice-Chair Camps. Motion passed 7-0.

OPENING STATEMENT

Chair May made the opening remarks.

SWEARING IN WITNESSES

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

UNFINISHED BUSINESS

ITEM 1 – C2404-0035

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

LOCATION OF VIOLATION: 1950 Kings Ridge Boulevard

REQUEST: Reduction of Fine

City Attorney Brandt asked if anyone is present on behalf of Kings Ridge Golf Club. With no one present, this item was not heard.

ITEM 2 – CASE NO. C2404-0064

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

LOCATION OF VIOLATION: 1203 W. Highway 50

REQUEST: Reduction of Fine

City Attorney Brandt introduced the case and said the City is in agreement for the fine reduction. The Representative for Respondent was present and sworn in.

Member Kilburn made a motion to reduce the fine in Case No. C2404-0064 from \$2,000 to \$125 to be paid on or before August 15, 2024; and further, failure to pay will result in reverting the fine to its original amount of \$2,500; seconded by Member Whitehead. Motion passed 7-0.

NEW BUSINESS

ITEM 3 – CASE NO. C2405-0019

Linda Lalchan
1870 Vale Drive

LOCATION OF VIOLATION: 1870 Vale Drive

REPEAT VIOLATION: Repeat with Fine, 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

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

Officer Snodgrass stated this case is a repeat with fine and explained the following violations: 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. He further stated this is a tenant 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 date taken, and read the violation, dates, and staff recommendation.

Member Falcone asked if anyone has lived in the home since July of last year. Officer Snodgrass explained tenants were present and living in the home at his May 9, 2024 inspection. The same tenants were the ones who called in the complaint, and they were evicted two weeks later.

Member Forth made a motion to find the Respondent was in repeat violation in Case No. C2405-0019, and is ordered to correct the violation on or before May 23, 2024. If Respondent does not comply with this order, a fine of \$500 per day for every day in violation after May 23, 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 Member Whitehead. Motion passed 7-0. (This Item was Reopened Later in the Meeting. See Below.)

ITEM 5 – CASE NO. C2401-0036

Advenir at Clermont LLC
600 River Birch Court

LOCATION OF VIOLATION: 600 River Birch Court

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

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

Officer Cortez explained the following violations: IPMC 603.1 Mechanical Equipment & Appliances, Section 125-522(a) Building Permit Required. He detailed the case summary stating the complaint was initiated by the City's in-house chief building inspector, and the property is currently not in compliance. He gave the history, violations with dates, and exhibited pictures that are a true and accurate depiction of the property on the dates taken. He further stated staff's recommendation.

Chair May asked for further clarification on the timeline.

Mr. Juan Alba, *Advenir Living LLC*, asked for an extension. He stated Advenir Living has recently purchased this property and needs time to get the units up to code.

Discussion ensued regarding the timeline for issuing permits. City Attorney Brandt explained different options the Board can take; and further, stated the importance of protecting the public. Discussion ensued regarding the number of units that are not up to code. City Attorney Brandt clarified that this is a single parcel with 250 total units with a quarter of the units out of compliance.

Chair May asked for clarification on the total number of buildings and units. Discussion ensued, and it was clarified that there are 12 buildings total with approximately eight (8) to 12 AC systems or units which may total approximately 60 systems out of compliance.

City Attorney Brandt recommended the Board consider the City's 60-day recommendation to revisit this and follow up at the next meeting on September 16th in order to find out what work was completed within that 60-day timeframe.

Member Forth made a motion to find the Respondent in violation in Case No. C2401-0036, and is ordered to correct the violations on or before September 13, 2024. If Respondent does not comply with this order, a fine of \$250 per day for every day in violation after September 13, 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 Falcone. Motion passed 7-0.

Code Board Attorney Shepard suggested the respondent bring back the following information to the next meeting: Progress to date, the scope of the remaining problems, and the timeline to complete.

City Attorney Brandt asked for a point of order due to the late arrival of Linda Lalchan (Item 3), which was already heard and voted on. He informed the Chair it is their discretion whether or not the respondent should be heard. Chair May indicated it is fine.

(Agenda Item Reopened)

ITEM 3 – CASE NO. C2405-0019

Linda Lalchan
1870 Vale Drive

LOCATION OF VIOLATION: 1870 Vale Drive

REPEAT VIOLATION: Repeat with Fine, 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

The Respondent was present and sworn in.

Respondent Linda Lalchan explained why she was late, and indicated she has before and after pictures of her property before the tenants destroyed her property.

Chair May stated the Board had already made a motion as a repeat violator and asked to hear from the board members on whether they would like to see more pictures or let the previous motion stand.

Officer Snodgrass advised the Board this is the third code enforcement case on this property with the same violations and conditions reported from tenants. Discussion ensued regarding the past cases.

Chair May asked the respondent if she uses a property management company to assist with the renting of her home. Respondent Lalchan explained her situation in more detail; and further, she stated once the home is in compliance, she is placing the house up for sale.

Chair May recommended that the motion stay as is.

City Attorney Brandt announced the City request the fine be recorded with the County immediately.

Member Falcone moved to order the City to record the Findings of Fact immediately; Seconded by Member Forth. Motion passed 7-0.

ITEM 4 – CASE NO. C2405-0017

Jude & Geralde Meus
1383 Laurel Hill Drive

LOCATION OF VIOLATION: 1383 Laurel Hill Drive

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

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

Officer Cortez explained the following violations: Section 125-522(a) Building Permit Required. He detailed the case summary stating the complaint was self-initiated, and the property is currently not in compliance. He gave the history, violations with dates, and exhibited pictures that are a true and accurate depiction of the property on the dates taken. He further stated staff's recommendation.

Member Camps made a motion to find the Respondent is in violation in Case No. C2405-0017; and is ordered to correct the violations until the property comes into compliance. If Respondent does not comply with this order, a fine of \$500 per day for every day in violation until the property comes into compliance, 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 6 – CASE NO. C2405-0003

Edward Emrick III
Cluster Oak Drive

LOCATION OF VIOLATION: Cluster Oak Drive (Vacant Commercial Parcel)

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

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

Officer Cortez explained the following violations: Section 18-53 and 18-54 Nuisances Section 125-522(i) Property Maintenance, IPMC 302.4 Weeds. 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.

Vice-Chair Camps made a motion to find the Respondent is in violation in Case No. C2405-0003; and is ordered to correct the violations on or before August 14, 2024. If Respondent does not comply with this order, a fine of \$150 per day for every day in violation after August 14, 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 Falcone. Motion passed 7-0.

ITEM 7 – CASE NO. C2404-0069

Libre Real Estate LLC
1000 West Montrose Street

LOCATION OF VIOLATION: 1000 West Montrose Street Vacant Commercial Parcel

VIOLATION: IPMC 302.4 Weeds

The Respondent was not present.

Officer Cortez explained the following violation, IPMC 302.4 Weeds. 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 stated staff's recommendation.

Member Falcone made a motion to find the Respondent is in violation in Case No. C2404-0069; and is ordered to correct the violations on or before August 14, 2024. If Respondent does not comply with this order, a fine of \$150 per day for every day in violation after August 14, 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.

AJDOURN

There being no further business, the meeting was adjourned at 7:33 pm.

Jenny May, Chair

Attest:

Kathy Heard, Recording Clerk

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

CITY OF CLERMONT
Petitioner,
vs.

Case No: 2404-0069
1000 W. Montrose St.
Clermont, Florida 34711

LIBRE REAL ESTATE LLC,
Respondent.
_____ /

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

YOU ARE HEREBY ADVISED that the Code Enforcement Board shall conduct a hearing on **SEPTEMBER 16, 2024, at 6:00 p.m. in the Council Chambers, City Hall, 685 West Montrose Street, Clermont, Florida**, to consider Petitioner’s request as set forth below for authorization to impose a fine and create a code enforcement lien in this matter.

This motion is pursuant to Chapter 162, Florida Statutes. At the JULY 15, 2024, public hearing of The City of Clermont Code Enforcement Board, Findings of Fact, Conclusion of Law and Order were issued finding that a violation of Clermont City Code; IPMC 302.4 Weeds existed on the property located at **1000 W. Montrose St., Clermont, Florida 34711**.

The order dated JULY 30th, 2024 imposed a fine of ONE HUNDRED FIFTY DOLLARS (\$150.00) per day for each day the nuisance persisted beyond August 14, 2024. As of the date of this hearing the fine will have accrued to FOUR THOUSAND EIGHT HUNDRED USD (\$4,800) representing thirty two (32) days the property has been in violation. The property remains in violation and fines continue to accrue.

WHEREFORE, the City of Clermont requests the Code Enforcement Board enter an Order Imposing Administrative Fine and Creating Lien in the amount of FOUR THOUSAND EIGHT HUNDRED USD (\$4,800.00) as provided in Chapter 162, Florida Statutes.

I HEREBY CERTIFY that on this 16th day of AUGUST 2024, a true and correct copy of this Motion for Order has been furnished by certified and regular U.S. mail to Respondent, LIBRE REAL ESTATE JV LLC. at 1420 CELEBRATION BLVD STE 247 CELEBRATION, FL 34747, LIBRE REAL ESTATE LLC. 1000 W. MONTROSE ST, CLERMONT FLORIDA 34711 and LIBRE REAL ESTATE LLC c/o TAX CARE MIRAMAR 15800 PINES BLVD SUITE 3015, PEMBROKE PINES, FL 33027.



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

9171 9690 0935 0307 8788 73
**CODE ENFORCEMENT BOARD
CITY OF CLERMONT, FLORIDA**

CITY OF CLERMONT
Petitioner,
-vs-

Case No: 2404-0069

LIBRE REAL ESTATE LLC.,
Respondent.

1000 W. Montrose St.
Clermont FL, 34711

FINDINGS OF FACT, CONCLUSION OF LAW and ORDER

THIS MATTER came before the Code Enforcement Board of the City of Clermont (“The Board”) for public hearing on JULY 15, 2024. A properly constituted quorum of The Board upon sworn testimony and evidence from Code Enforcement Officer JOSHUA CORTEZ for the Petitioner, and NO ONE APPEARING for the Respondent; issues the following Findings of Fact, Conclusion of Law, and Order

I. FINDINGS OF FACT

- 1) The Respondent is the owner in custody and control of “The Property” described in the style of this case.
- 2) At least one violation of Clermont City Code (CCC) or International Property Maintenance Code (IPMC), collectively “The Code” existed on The Property.
- 3) Notice of Violation was properly served upon Respondent as required by Florida Statutes Section 162.12.
- 4) The violation has not been corrected

II. CONCLUSION OF LAW

The Code Enforcement Board finds Respondent in violation of The Code; specifically:

Sec. 302.4 Weeds

III. ORDER

- 1) **RESPONDENT SHALL TAKE THE REMEDIAL ACTION** set forth in the Notice of Violation to correct all occurrences of the violations found or known by Respondent to exist on The Property as of the date of this hearing.
- 2) **IF RESPONDENT FAILS TO CORRECT** the violations on or before AUGUST 14, 2024, a fine shall accrue for each day the violation continues thereafter at the rate of:

ONE HUNDRED FIFTY DOLLARS (\$150.00) per day

RESPONDENT SHALL CONTACT the City of Clermont Code Enforcement Department at (352) 241-7303 to arrange for a re-inspection to verify the violations cited above have been corrected and The Property complies with City Code.


Done and Ordered this 27th day of JULY 2024.



Jenny 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 30th day of JULY 2024, a true and correct copy of this Order has been furnished by certified and regular mail to Respondent LIBRE REAL ESTATE LLC at 1420 CELEBRATION BLVD STE 247 CELEBRATION, FL 34747 or such address provided by Respondent for service.



Joshua Cortez
Code Enforcement Officer

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Code Enforcement Board

City of Clermont

ITEM 2

**NOTICE OF HEARING
FOR REDUCTION OF FINE**

CITY OF CLERMONT,

Case No. C2404-0035

Petitioner

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:

SEPTEMBER 16 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, KINGS RIDGE GOLF CLUB OF LAKE COUNTY LLC by the registered agent C T CORPORATION SYSTEM 1200 SOUTH PINE ISLAND ROAD PLANTATION, FL 33324
Certified Mail/Return Receipt Requested #

BY: 

JOSHUA CORTEZ, Code Enforcement Officer
this 1st day of August, 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

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:	

9171 9690 0935 0307 8435 12
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



CITY OF CLERMONT

Choice of Champions

Applicant's Name: <u>Daniel Bell</u>	Applicant's Phone Number: <u>407-473-8593</u>
Applicant's Mailing Address: <u>119 Bay St. Ocoee, FL 34761</u>	
Authorized Representative's Name (who will be present at the Hearing): <u>Daniel Bell</u>	
Current Property Owner's Name: <u>GLORI-1295 LLC</u>	
Current Property Owner's Mailing Address: <u>1295 W Highway 50 Clermont, FL 34711</u>	
Current Property Owner's Phone Number: <u>352-242-4322</u>	
Name of Property Owner when fine was assessed: <u>Greg Noland</u>	
Name of Person who lived at the property when the fine was placed: <u>Place of Business</u>	
Reason(s) violation(s) were not corrected before fine(s) were placed: <u>The lead time for Engineer and Geo technical firm and permit application caused delay and for the property to go into enforcement period.</u>	
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: <u>20%</u>	
Does this fine reduction relate to the sale of the property? (If yes, a Closing Disclosure Statement or HUD Settlement Statement must be attached) <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, Daniel Bell, do hereby submit this request for Reduction/Elimination of the fines, and in support offer the following statement:
Please see attached document



CITY OF CLERMONT

Choice of Champions

C2312-0017		1295 State Rd. 50 Clermont, FL 34711	
Name of Property Owner when fine was placed: Greg Noland			
Violation(s): 101-178			
Case was presented to the Code Enforcement Board on: April 16, 2024			
Daily Fine Imposed: \$ 250.00		Number of Days Fine Ran: 24 days	
Date Fine Began: June 17, 2024		Date Fine Ended: July 10, 2024	
Total Amount Due: \$ 6,000.00		Number of Days the Property was in Violation: 24 days	
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:			

September 9, 2024

Daniel Bell
119 Bay St.
Ocoee, FL 34761

Dear Sir/ Madam/ To Whom this may concern,

I am writing this letter on behalf of the owner, Greg Noland of property 1295 State Road 50 Clermont, FL 34711. Mr. Noland hired a paving company to start a project at the property. While the company was in the process of the site work, code enforcement arrived at the property and notified that there was no permit for the work being performed. Mr. Noland found out and immediately stopped construction on the property. Mr. Noland was not made aware that there was no permit issued nor applied for. No further construction was done on the site. I, Daniel Bell, was hired to help resolve the issue. An Engineer was contacted immediately for the permit. The lead time for Engineer, Geotechnical firm, and permit application is what caused delay and for the property to go into enforcement period. During this period, we had been communicating with Andrew Snodgrass to make him aware that we were actively working on the issue. We are asking for your consideration of reducing the fine to 20% of its original amount. Anything would be greatly appreciated.

Sincerely,

A handwritten signature in black ink that reads "Daniel Bell". The signature is written in a cursive, flowing style with large, connected letters.

Daniel Bell

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

CITY OF CLERMONT
Petitioner,

Case No: C2312-0017
1295 W. Hwy 50
~~151 S. Grand Highway~~
Clermont, FL 34711

-vs-

GLORI LLC.,
Respondent.

_____ /

FINDINGS OF FACT, CONCLUSION OF LAW and ORDER

THIS MATTER came before the Code Enforcement Board of the City of Clermont for hearing on **APRIL 15, 2024**, and the Board having heard sworn testimony and received evidence from **Code Enforcement Officer Andrew Snodgrass** for the City, and Tyler Suddeth, PE for the Respondent; thereupon issues the following Findings of Fact, Conclusion of Law, and Order:

I. FINDINGS OF FACT

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

II. CONCLUSION OF LAW

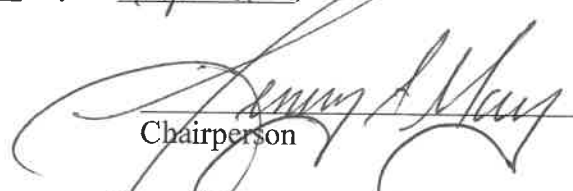
The Code Enforcement Board finds that Respondent, GLORI, LLC is in violation of IPMC Sec. 703.2 Unsafe Conditions, Section 125-522 General Development Conditions (a) Building Permit Required

III. ORDER

Respondent shall correct the above-stated violation on or before **JUNE 16, 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 violation continues past **JUNE 16, 2024**.

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 25 day of April, 2024.


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 25th day of April 2024, a true and correct copy of this Order has been furnished by certified and regular mail to Respondent, GLORI LLC
As ~~151 S. Grand Highway, Clermont FL 34711.~~
1295 W. Hwy 50


Code Enforcement Officer

9171 9690 0935 0308 0429 52



CITY OF CLERMONT

Choice of Champions

Applicant's Name: <u>Linda Lalchan</u>	Applicant's Phone Number: <u>352-460-9062</u>
Applicant's Mailing Address: <u>1870 Vale dr. Clermont FL 34711</u>	
Authorized Representative's Name (who will be present at the Hearing): 	
Current Property Owner's Name: <u>Linda Lalchan</u>	
Current Property Owner's Mailing Address: <u>1870 Vale dr Clermont FL 34711</u>	
Current Property Owner's Phone Number: <u>352-460-9062</u>	
Name of Property Owner when fine was assessed: <u>Gustavo Chavez, Maria Laura Sconze, Federico Chavez</u>	
Name of Person who lived at the property when the fine was placed: 	
Reason(s) violation(s) were not corrected before fine(s) were placed: <u>Tenant would not allow me in the property to do any work. My house was not in that condition the tenant damage my property because i was evicting them because of non payment of rent. My property was in perfect condition also my pool before they moved in.</u>	
Is money held in escrow pending the fine reduction/release Hearing: Yes No	
Proposed Reduced Fine Amount Proposed to be Paid: 	
Does this fine reduction relate to the sale of the property? (If yes, a Closing Disclosure Statement or HUD Settlement Statement must be attached) Yes <u>No</u>	

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, Linda Lalchan, do hereby submit this request for Reduction/Elimination of the fines, and in support offer the following statement:
I should not be responsible for that fine amount because my house was in perfect condition before the tenant move in. They would not allow me or the rector in the house to do any work or repair. I try multiple times to get in or on the property but could not.



CITY OF CLERMONT

Choice of Champions

my house means alot to me, I'm a single parent that work hard to take care of my family and house. It hurted me to see someone damage my house, I will cost me alot to repair it. I don't think it's fair that i have to be responsible for the damages they did because they didn't want to pay my rent!

Signature: Linda Lalchan

Date: 8-15-24

Printed Name: Linda Lalchan

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

CITY OF CLERMONT
Petitioner,

Case No: C2405-0019

-vs-

LINDA LALCHAN
Respondent.

1870
AW5 **1879 VALE DR.**
CLERMONT, FL 34711

FINDINGS OF FACT, CONCLUSION OF LAW and ORDER OF REPEAT VIOLATION

THIS MATTER came before the Code Enforcement Board of the City of Clermont (“The Board”) for public hearing on **JULY 15, 2024**. A properly constituted quorum of The Board upon sworn testimony and evidence from Code Enforcement Officer ANDREW SNODGRASS for the Petitioner, and LINDA LALCHAN for the Respondent; issues the following Findings of Fact, Conclusion of Law, and Order:

I. FINDINGS OF FACT

- 1) The Respondent is the owner in custody and control of “The Property” described in the style of this case.
- 2) At least one violation of Clermont City Code (CCC) or International Property Maintenance Code (IPMC), collectively “The Code” existed on The Property.
- 3) Notice of Violation was properly served upon Respondent as required by Florida Statutes Section 162.12.
- 4) Respondent had previously been found in violation of The Code.
- 5) The violation has not been corrected

II. CONCLUSION OF LAW

The Board finds that Respondent is in repeat violation of The Code; specifically:

- 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
- 18-53. - Prohibited items, conditions or actions constituting nuisances
- 18-54. - Creation or maintenance of nuisance by property owner declared unlawful.

III. ORDER

- 1) RESPONDENT SHALL TAKE THE REMEDIAL ACTION set forth in the Notice of Violation to correct all occurrences of the violations found or known by Respondent to exist on The Property as of the date of this hearing.
- 2) A FINE IS IMPOSED in the amount of **TWENTY-SIX THOUSAND FIVE HUNDRED DOLLARS (\$26,500.00) at FIVE HUNDRED USD (\$500.00)** per day for FIFTY-THREE (53) days the violations continued from MAY 23, 2024, until the date of this hearing. This fine shall be recorded in the Public Records of Lake County.
- 3) FINE SHALL CONTINUE TO ACCRUE FROM THE DATE THE REPEAT VIOLATION IS OBSERVED until, and including, the date The Property is determined by the City of Clermont Code Enforcement Department to be in compliance.
- 4) RESPONDENT SHALL CONTACT the City of Clermont Code Enforcement Department at (352) 241-7303 to arrange for a re-inspection to verify the violations cited above have been corrected and The Property complies with City Code.

Done and Ordered this 29th day of July 2024.



Jenny 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 29th day of July 2024, 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.

9171 9690 0935 0307 8787 50



Andrew Snodgrass
Code Enforcement Officer

City of Clermont

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

AFFIDAVIT OF COMPLIANCE

In the matter of:

Case # C2405-0019

LALCHAN LINDA

1870 VALE DR


CLERMONT, FL 34715

Violation Address: 1870 Vale Dr. Clermont, Fl. 34711

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

1. That on July 15, 2024, the Code Enforcement Board held a public hearing and issued an Order in the abovementioned case.
2. That, pursuant to said Order, the Respondent was found in violation as a repeat violator and fines accrued at the repeat rate of \$500/day. Fines began on May 23rd and continued until the property was in compliance.
3. That, an inspection was performed on July 25, 2024 and found that the corrective action ordered by the Code Enforcement Board was completed.
4. In accordance with the Code Enforcement Board's order, a fine of \$500.00 per day accrued from May 23, 2024 to July 23, 2024 per calendar day with a grand total of 61 days fines were accrued.

Sworn to and subscribed before me this 25th day of July, 2024.




Andrew Snodgrass
Code Enforcement Officer
City of Clermont, 685 W. Montrose Street
Clermont, FL 34711

The forgoing instrument was acknowledged before me this 25th day of July, 2024, by Andrew Snodgrass as the Code Enforcement Officer for the City of Clermont, who is personally known to me and who did take an oath.



Signature:



Printed Name:
Ellen Redmond

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

CITY OF CLERMONT,
Petitioner
vs.
LIBRE REAL ESTATE LLC
Respondent

Case No. C2406-0022


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:

SEPTEMBER 16 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 along with the previous finding of facts for case C2404-0069 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 16th day of August, 2024

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

CITY OF CLERMONT
CODE ENFORCEMENT DEPARTMENT

AFFIDAVIT OF POSTING

CITY OF CLERMONT
Petitioner

CASE# C2406-0022

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 W MONTROSE ST CLERMONT FL, 34711.(ALT KEY:3826383)PARCEL #24-22-25-0100-114-00200 Sworn to and subscribed before me this 4TH day of SEPTEMBER 2024.



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

The forgoing instrument was acknowledged before me this 4TH day of SEPTEMBER 2024., by Joshua Cortez as the Code Enforcement Officer for the City of Clermont, who is personally known to me and who did take an oath.



Signature: _____


Printed Name: _____
JENNIFER URTES

9171 9690 0935 0307 8789 96

City of Clermont

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

REPEAT VIOLATION NOTICE

August 16, 2024

Violation # C2406-0022

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

Violation/Property address: W MONTROSE ST CLERMONT FL, 34711(ALT KEY:3826383)

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 W MONTROSE ST CLERMONT FL, 34711(ALT KEY:3826383).

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: 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 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 STARTING AUGUST 15TH 2024 AND CONTINUING FOR EACH DAY THE PROPERTY REMAINS IN VIOLATION OF THE ABOVE CODE.

By:



JOSHUA CORTEZ
Code Enforcement Officer

9171 9690 0935 0307 8788 73
CODE ENFORCEMENT BOARD
CITY OF CLERMONT, FLORIDA

CITY OF CLERMONT
Petitioner,

Case No: 2404-0069

-vs-

LIBRE REAL ESTATE LLC.,
Respondent.

1000 W. Montrose St.
Clermont FL, 34711

FINDINGS OF FACT, CONCLUSION OF LAW and ORDER

THIS MATTER came before the Code Enforcement Board of the City of Clermont (“The Board”) for public hearing on JULY 15, 2024. A properly constituted quorum of The Board upon sworn testimony and evidence from Code Enforcement Officer JOSHUA CORTEZ for the Petitioner, and NO ONE APPEARING for the Respondent; issues the following Findings of Fact, Conclusion of Law, and Order

I. FINDINGS OF FACT

- 1) The Respondent is the owner in custody and control of “The Property” described in the style of this case.
- 2) At least one violation of Clermont City Code (CCC) or International Property Maintenance Code (IPMC), collectively “The Code” existed on The Property.
- 3) Notice of Violation was properly served upon Respondent as required by Florida Statutes Section 162.12.
- 4) The violation has not been corrected

II. CONCLUSION OF LAW

The Code Enforcement Board finds Respondent in violation of The Code; specifically:

Sec. 302.4 Weeds

III. ORDER

- 1) RESPONDENT SHALL TAKE THE REMEDIAL ACTION set forth in the Notice of Violation to correct all occurrences of the violations found or known by Respondent to exist on The Property as of the date of this hearing.
- 2) IF RESPONDENT FAILS TO CORRECT the violations on or before AUGUST 14, 2024, a fine shall accrue for each day the violation continues thereafter at the rate of:

ONE HUNDRED FIFTY DOLLARS (\$150.00) per day

RESPONDENT SHALL CONTACT the City of Clermont Code Enforcement Department at (352) 241-7303 to arrange for a re-inspection to verify the violations cited above have been corrected and The Property complies with City Code.


Done and Ordered this 29th day of JULY 2024.



Jenny 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 30th day of JULY 2024, a true and correct copy of this Order has been furnished by certified and regular mail to Respondent LIBRE REAL ESTATE LLC at 1420 CELEBRATION BLVD STE 247 CELEBRATION, FL 34747 or such address provided by Respondent for service.



Joshua Cortez
Code Enforcement Officer

Code Enforcement Board

City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Case No. C2404-0038

Petitioner

vs.

ZENTMEYER JOHN E & CINDY JEAN

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:

SEPTEMBER 16 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, ZENTMEYER JOHN E & CINDY JEAN. 1050 W MAGNOLIA ST, CLERMONT, FL, 34711

Certified Mail/Return Receipt Requested #

BY: 

JOSHUA CORTEZ, Code Enforcement Officer
this 24th day of July, 2024

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

City of Clermont

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

VIOLATION NOTICE

April 12, 2024

Violation # C2404-0038

To: ZENTMEYER JOHN E & CINDY JEAN
1050 W MAGNOLIA ST
CLERMONT, FL 34711

Violation/Property address: 1050 W MAGNOLIA ST CLERMONT FL, 34711(ALT KEY:1621933)

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 1050 W MAGNOLIA ST CLERMONT FL, 34711(ALT KEY:1621933).

Compliance with the Violation(s) listed will be when the following condition(s) are met: SECOND STORY BALCONY NEEDS A TEMPORARY SAFEGUARD PUT IN PLACE IMMEDIATELY AND A PERMANENT GUARDRAIL WILL NEED TO BE INSTALLED WITH AN ISSUED BUILDING PERMIT. THE DAMAGED AND EXPOSED EXTERIOR SURFACES AND ELECTRICAL AT THE PORCH AND SURROUNDING AREA WILL NEED TO BE REPAIRED WITH AN ISSUED BUILDING PERMIT. TREE DEBRIS MUST BE REMOVED FROM THE STREET AND PROPERTY. I CAN BE CONTACTED AT THE EMAIL OR PHONE NUMBER PROVIDED BELOW.

Type of Violation: 125-522 BUILDING PERMIT REQUIRED SECTION

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

Type of Violation: IPMC 307.1 General.

Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface that is more than 30 inches (762 mm) above the floor or grade below shall have guards. Handrails shall be not less than 30 inches (762 mm) in height or more than 42 inches (1067 mm) in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall be not less than 30 inches (762 mm) in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface

Type of Violation: IPMC 605.1 Installation.

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

Type of Violation: IPMC 308.1 Accumulation of rubbish or garbage.

Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

Type of Violation: IPMC 112.2 Temporary safeguards.

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

Type of Violation: IPMC 304.1 General

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

Type of Violation: IPMC 304.1.1 Unsafe conditions.

The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings 4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight 7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects. 12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

Type of Violation: IPMC 304.2 Protective treatment.

Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

Type of Violation: IPMC 304.6 Exterior walls.

Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

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 6/23/2024. Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

By:



Joshua Cortez Code Enforcement Officer

Code Enforcement Board

City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2405-0005

vs.

SOUTHERN VILLAS LOT OWNERS ASSN INC

Respondent

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

SEPTEMBER 16 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 SOUTHERN VILLAS LOT OWNERS ASSN INC registered agent MAHNKE, ALICE F 620 N WYMORE RD SUITE 270 MAITLAND, FL 32751

Certified Mail/Return Receipt Requested #

BY:



JOSHUA CORTEZ, Code Enforcement Officer

this 7th 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.

9171 9690 0935 0307 8436 80

City of Clermont

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

VIOLATION NOTICE

May 23, 2024

Violation # C2405-0005

To: SOUTHERN VILLAS LOT OWNERS ASSN INC
1001 N LAKE DESTINY RD STE 125
MAITLAND, FL 32751

Violation/Property address: VILLA CT CLERMONT FL, 34711(PARCEL #19-22-26-1900-00A-00000)(ALT KEY:3776058)

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 VILLA CT CLERMONT FL, 34711(PARCEL #19-22-26-1900-00A-00000)(ALT KEY:3776058)

Compliance with the Violation(s) listed will be when the following condition(s) are met: MOW ALL GRASS AND WEEDS ON THE 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: 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 6/6/2024. Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

By: 

JOSHUA CORTEZ
Code Enforcement Officer

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

CITY OF CLERMONT,
Petitioner

Case No. C2404-0061

vs.
JONES AARON JR
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:

SEPTEMBER 16 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 Hearing has been furnished by Certified Mail/Personal Service to Respondent, JONES AARON JR. 407 W HIGHWAY 50 CLERMONT, FL 34711

Certified Mail/Return Receipt Requested #

BY: 

JOSHUA CORTEZ, Code Enforcement Officer
this 23rd day of July, 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 22, 2024

Violation # C2404-0061

To: JONES AARON JR
407 W HIGHWAY 50
CLERMONT, FL 34711

Violation/Property address: 407 W HWY 50 CLERMONT FL, 34711 (ALT KEY:1612411)

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 407 W HWY 50 CLERMONT FL, 34711 (ALT KEY:1612411).

Compliance with the Violation(s) listed will be when the following condition(s) are met: BANNER SIGN OBSERVED IN FRONT OF THE PROPERTY IS REMOVED. NEW FENCE AND STRUCTURE WITH A ROOF HAVE AN ISSUED PERMIT.

Type of Violation: 117-8 (11)PROHIBITED SIGNS: EXCEPTIONS BANNER SIGNS

IT SHALL BE UNLAWFUL TO ERECT, CAUSE TO BE ERECTED, MAINTAIN OR CAUSE TO BE MAINTAINED ANY SIGN DESCRIBED AS FOLLOWS: BANNER SIGNS,

Type of Violation: SEC. 125-522. - GENERAL DEVELOPMENT CONDITIONS.

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

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

You are directed to take action by 6/19/2024. Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

By: 
JORDAN REBANDO
Code Enforcement Officer

Code Enforcement Board

City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2407-0039

vs.

645 WEST OSCEOLA LAND TRUST

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:

SEPTEMBER 16 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, 645 WEST OSCEOLA LAND TRUST, 122 E LAKE AVE, LONGWOOD, FL, 32750

Certified Mail/Return Receipt Requested #

BY:



JOSHUA CORTEZ, Code Enforcement Officer
this 6th day of September, 2024

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

CITY OF CLERMONT
CODE ENFORCEMENT DEPARTMENT

AFFIDAVIT OF POSTING

CITY OF CLERMONT
Petitioner


CASE# C2407-0039

VS.

645 WEST OSCEOLA LAND TRUST
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 645 W OSCEOLA ST CLERMONT FL, 34711 (ALT KEY:1789371). Sworn to and subscribed before me this 6TH day of September 2024.



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

The forgoing instrument was acknowledged before me this 6TH day of September 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

City of Clermont

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

VIOLATION NOTICE

HEALTH SAFETY WELFARE

August 07, 2024

Violation # C2407-0039

To: 645 WEST OSCEOLA LAND TRUST
122 E LAKE AVE
LONGWOOD, FL 32750

Violation/Property address: 645 W OSCEOLA ST CLERMONT FL, 34711(ALT KEY:1789371)

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 645 W OSCEOLA ST CLERMONT FL, 34711(ALT KEY:1789371).

Compliance with the Violation(s) listed will be when the following condition(s) are met: NUMEROUS CODE VIOLATIONS WERE OBSERVED UPON INSPECTION OF THE PROEPRTY AND ITS ASSOCIATED UNITS. IN ACCORDANCE WITH DIRECTION FROM THE BUILDING OFFICIAL, YOU MUST OBTAIN AN ISSUED PERMIT FOR RESTORATION OF THE STRUCTURE TO ITS ORIGINAL CONDITION AT THE TIME IT WAS ISSUED A CERTIFICATE OF OCCUPANCY AS A MULTI FAMILY FOUR UNIT APARTMENT HOUSE AS OF 1981. CONTACT THE BUILDING OFFICIAL MARK GRENIER AT 352-241-7311. CONTACT THE PERMIT DEPT MANAGER DAWN STALNAKER AT 352-241-7300.

Type of Violation:

FBC [A]101.2 Scope.

The provisions of this code shall apply to the construction, alteration, relocation, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

FBC [A]101.3 Intent.

The purpose of this code is to establish the minimum requirements to provide a reasonable level of safety, public health and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide a reasonable level of safety to fire fighters and emergency responders during emergency operations.

FBC [A]101.4.2 Buildings previously occupied.

The legal occupancy of any building existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the Florida Fire Prevention Code, or as is deemed necessary by the code official for the general safety and welfare of the occupants and the public.

FBC 102.2 Building.

The provisions of the Florida Building Code shall apply to the construction, erection, alteration, modification, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every public and private building, structure or facility or floating residential structure, or any appurtenances connected or attached to such

buildings, structures or facilities. Additions, alterations, repairs and changes of use or occupancy group in all buildings and structures shall comply with the provisions provided in the Florida Building Code, Existing Building

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.

IPMC 111.1.2 Unsafe equipment.

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

IPMC 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.

IPMC 111.1.5 Dangerous structure or premises.

For the purpose of this code, any structure or premises that has any or all of the conditions or defects described as follows shall be considered to be dangerous:

1. Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the approved building or fire code of the jurisdiction as related to the requirements for existing Buildings
9. A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, ventilation, mechanical or plumbing system, or otherwise, is determined by the code official to be insanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.

IPMC 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.

IPMC 102.5 Workmanship.

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

IPMC 302.1 Sanitation.

Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition

IPMC 302.3 Sidewalks and driveways.

Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

IPMC 302.7 Accessory structures.

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

IPMC 304.1 General.

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

IPMC 304.1.1 Unsafe conditions.

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

for existing buildings:

3. Structures or components thereof that have reached their limit state.
4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight.
5. Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects.
10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
11. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or that are

anchored with connections not capable of supporting all nominal loads and resisting all load effects.

12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects

IPMC 304.2 Protective treatment.

Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

IPMC 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.

IPMC 304.9 Overhang extensions.

Overhang extensions including, but not limited to, canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. Where required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

IPMC 304.10 Stairways, decks, porches and balconies.

Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

IPMC 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.

IPMC 304.18.1 Doors.

Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is

rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort and shall have a minimum lock throw of 1 inch (25 mm). Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, a sliding bolt shall not be considered an acceptable deadbolt lock.

IPMC 305.1 General.

The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure that they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property

IPMC 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

IPMC 305.4 Stairs and walking surfaces.

Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.

IPMC 305.6 Interior doors.

Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware

IPMC 306.1.1 Unsafe conditions.

Where any of the following conditions cause the component or system to be beyond its limit state, the component or system shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:

Wood that has been subjected to any of the following conditions:

6.2. Deterioration

6.8. Inadequate support.

IPMC 307.1 General.

Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface that is more than 30 inches (762 mm) above the floor or grade below shall have guards. Handrails shall be not less than 30 inches (762 mm) in height or more than 42 inches (1067 mm) in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall be not less than 30 inches (762 mm) in height above the floor of the landing,

balcony, porch, deck, or ramp or other walking surface.

IPMC 309.1 Infestation. Structures shall be kept free from insect and rodent infestation. Structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation

IPMC 404.4.4 Prohibited occupancy.

Kitchens and nonhabitable spaces shall not be used for sleeping purposes

IPMC 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

IPMC 505.1 General.

Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. Kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the International Plumbing Code.

IPMC 505.3 Supply.

The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks.

IPMC 506.1 General.

Plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system.

IPMC 506.2 Maintenance.

Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects.

IPMC 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.

IPMC 604.3 Electrical system hazards.

Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

IPMC 605.1 Installation.

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

IPMC 605.2 Receptacles.

Every habitable space in a dwelling shall contain not less than two separate and remote receptacle outlets. Every laundry area shall contain not less than one grounding-type receptacle or a receptacle with a ground fault circuit interrupter. Every bathroom shall contain not less than one receptacle. Any new bathroom receptacle outlet shall have ground fault circuit interrupter protection. All receptacle outlets shall have the appropriate faceplate cover for the location.

IPMC 701.2 Responsibility.

The owner of the premises shall provide and maintain such fire safety facilities and equipment in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any premises that do not comply with the requirements of this chapter

IPMC 702.3 Locked doors.

Means of egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort, except where the door hardware conforms to that permitted by the International Building Code

IPMC 704.6.1.2 Groups R-2, R-3, R-4 and I-1.

Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and I-1 regardless of occupant load at all of the following locations:

1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
2. In each room used for sleeping purposes.
3. In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

IPMC 704.6.1.3 Installation near cooking appliances.

Smoke alarms shall not be installed in the following locations unless this would prevent placement of a smoke alarm in a location required by Section 704.6.1.1 or 704.6.1.2.

1. Ionization smoke alarms shall not be installed less than 20 feet (6096 mm) horizontally from a permanently installed cooking appliance.
2. Ionization smoke alarms with an alarm-silencing switch shall not be installed less than 10 feet (3048 mm) horizontally from a permanently installed cooking appliance.
3. Photoelectric smoke alarms shall not be installed less than 6 feet (1829 mm) horizontally from a permanently installed cooking appliance

IPMC 705.1 General.

Carbon monoxide alarms shall be installed in dwellings in accordance with Section 1103.9

of the International Fire Code, except that alarms in dwellings covered by the International Residential Code shall be installed in accordance with Section R315 of that code

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

REMEDY THE ABOVE VIOLATION(S) ON OR BEFORE SEPTEMBER 5 2024. Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

By:



JOSHUA CORTEZ

Code Enforcement Officer



Clermont Fire Dept.

Occupancy: **WEST OSCEOLA LAND TRUST Building**
Occupancy ID:
Address: **645 W OSCEOLA ST Clermont FL 34711**

Inspection Type: **Hazard Complaint**

Inspection Date: **8/5/2024** By: Hawthorne , Brian (0901)

Time In: **10:00** Time Out: **11:30**

Authorized Date: **08/07/2024** By: Hawthorne , Brian (0901)

Next Inspection Date: **No Inspection Scheduled**

Form: PREVENTION-FIRE
INSPECTION FORM

Inspection Topics:

Egress/Exits

Exit sign Emergency Illumination.

Exit signs connected to, or provided with, a battery-operated emergency illumination source where required, shall be tested and maintained.

Status: FAIL

Notes: Florida Fire Prevention Code 101, Chapter 7 No Egress Lighting or Emergency Lighting provided in the stairwells.

Exit ways and doors are easily recognizable, unobstructed and functional.

In every occupied building or structure, means of from all parts of the building shall be maintained free and unobstructed.

Status: FAIL

Notes: Florida Fire Prevention Code 101, Chapter 7

Exit doors are obstructed and inoperable. Some are sealed shut. There are no proper Egress windows or means of escape provided for some of the bedrooms. Provide code compliant Egress Windows, and/or proper means of escape from each bedroom and apartment. The exterior and interior stairs seem to be rotten and possibly unsound. There are no or inadequate handrails on the stairs Provide an evaluation of all of the exit stairs by a Structural Engineer and provide a sealed letter verifying that the stairs are safe, or outlining repairs necessary.

Illumination of means of egress.

Illumination of means of egress shall be continuous during the time that conditions of occupancy require that means of egress be available for use.

Status: FAIL

Notes: Florida Fire prevention Code 1

Provide functional lighting in the enclosed stairs and at the exterior exits.

Stairwell used for storage.

Combustible materials shall not be stored in or under the stairwell.

Status: FAIL

Notes: Florida Fire Prevention Code 101, Chapter 7

Remove storage obstruction and stored under stairwells.

Fire Extinguishers

Fire extinguisher present.

Fire extinguishers shall be provided where required by Code.

Status: FAIL

Notes: Florida Fire Prevention Code 1, Chapter 13.6

No Fire Extinguishers provided. Provide a 2A-10BC Fire extinguisher for each apartment and a Fire Extinguisher for the laundry room. Extinguishers shall be properly mounted and tagged by a fire extinguisher company.

Electrical

Electrical wires protected and secured.

Permanent wiring shall be installed and maintained according to Code.

Status: FAIL

Notes: Florida Fire Prevention Code 1

The Electrical Service needs to be Evaluated by a Licensed Electrician. Outlets in Apartment 4 were arching. All residents are complaining of Breakers tripping in their Apartments. Replace missing Covers on outlets. Provide a Letter Certifying the System is Code Compliant

Storage

Storage of fueled equipment.

Fueled equipment, including but not limited to motorcycles, moped, lawn-care equipment, and portable cooking equipment shall not be stored, operated or repaired within a building.

Status: FAIL

Notes: Florida Fire Prevention Code 1

Provide 3ft Clearance of all storage to the gas water heaters.

Fire Protection Systems

Other Fire Protection System Deficiency.

Inspector specific.

Status: FAIL

Notes: NFPA 101, Chapter 31

Smoke Detector and Carbon Monoxide Detectors are not provide. Provide Smoke and Carbon Dioxide Detectors in Accordance with the Florida Fire prevention Code for all units.

Fire Prevention

Emergency Procedure Plan.

Emergency Plans shall be provided for all high rise, health care, ambulatory health care, residential board and care, assembly, educational and daycare occupancies where required by the AHJ.

Status: FAIL

Notes: FFPC 101, Chapter 31

Provide Documentation that Emergency Instructions for Residents are provided for each Apartment Annually regarding location of alarms , egress paths and actions to be taken in response to a fire and the sounding of the smoke and carbon monoxide detectors.

Employees trained in extinguisher use.

Employees of mercantile occupancies shall be periodically instructed in the proper use of portable fire extinguishers.

Status: FAIL

Notes: Florida Fire Prevention Code 101, Chapter 31

No extinguishers provided. Provide documentation that the residents have be trained in the location of the Fire Extinguishers and how to use them once they are installed.

Misc

Other.

Specify.

Status: FAIL

Notes: FLorida Fire Prevention Code 1

There is an Excessive build up of Lint in the Dryer vents and laundry room. Discontinue use of the clothes dryers until the vents and dryers are cleaned and a re inspection has been done by the fire department.

Other.

Specify.

Status: FAIL

Notes: Provide RF Truss warning signs in accordance with FI Statute 633 for the building.

Additional Time Spent on Inspection:

Category	Start Date / Time	End Date / Time
Notes: No Additional time recorded		

Total Additional Time: 0 minutes
Inspection Time: 90 minutes
Total Time: 90 minutes

Summary:

Overall Result: Failed with No Reinspection Fee
Inspector Notes: Turned Report over to Code Enforcement. This was a Fire hazard Complaint.

Inspector:

Name: Hawthorne , Brian
Rank: Fire Inspector
Email(s): bhawthorne@clermontfl.org
Hawthorne , Brian:



Signed on: 08/07/2024 08:58

Signature

Date

Representative Signature:

Signature

Date

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

Case No. C2405-0038

CITY OF CLERMONT,
Petitioner
vs.
DR FORCE 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:

September 16, 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, DR FORCE LLC. at 1000 Brickell Ave. Ste 201 Miami, FL. 33131

Certified Mail/Return Receipt Requested #

9171 9690 0935 0307 8787 36

BY: 
Andrew Snodgrass, Code Enforcement Officer
this 20th day of August, 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

July 25, 2024

Violation # C2405-0038

To: DR FORCE LLC
1000 BRICKELL AVE STE 201
MIAMI, FL 33131

Violation/Property address: 4340 RENLY LN. 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 4340 RENLY LN. Clermont, Fl. 34711

Compliance with the Violation(s) listed will be when the following condition(s) are met: The unsanitary conditions of the pool must be corrected. The pool is dark green and has attracted mosquitos and frogs. The property management group has been aware of the situation since May 28th of 2024.

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:

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

(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.

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.

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.

Allotted time to correct – 2 weeks – 8/8/2024. 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: 

Andrew Snodgrass
Code Enforcement Officer

9171 9690 0935 0307 8787 74