



CODE ENFORCEMENT BOARD MEETING
MONDAY, NOVEMBER 18, 2024
CITY HALL at 685 WEST MONTROSE STREET
At 6:00 PM

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

MINUTES

Approval of the September 16, 2024 Minutes

OPENING STATEMENT

SWEARING IN WITNESSES

AGENDA

UNFINISHED BUSINESS

Item 1 - C2307-0013
Cortez/Wallace

Permacation LLC
516 W. Highway 50
(Artificial Grass Co.)

REQUEST:

Motion to Lien

Item 2 - C2304-0061 & C2405-0017
Cortez/Wallace

Jude Meus and Geralde Meus
1383 Laurel Hill Drive

REQUEST:

Motion to Lien

Item 3 - C2405-0008
Cortez/Wallace

Thoen Johannes L Trustee
251 Crestview Drive

REQUEST:

Reduction of Fine

Item 4 - C2404-0046, C2404-0048, C2404-0049
& C2404-0050
Snodgrass

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

REQUEST:

Reduction of Fine

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**CODE ENFORCEMENT BOARD MEETING
MONDAY, NOVEMBER 18, 2024
CITY HALL at 685 WEST MONTROSE STREET
At 6:00 PM**

* * * *

NEW BUSINESS

**Item 5 - C2409-0031
Cortez/Wallace**

Edward Emrick III
Cluster Oak Drive (Vacant Lot)

REPEAT VIOLATION:

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

**Item 6 - C2407-0026
Cortez/Snodgrass**

Fulvan at Clermont, LLC
791 SR 50 (English Laundry)

VIOLATION:

Sec. 125-522 Building Permit Required

**Item 7 - C2405-0039
Cortez/Wallace**

Baldwin Park Capital Partners, LLC
Overland Park Capital Partners, LLC
1555 Grand Highway (Miller's Ale
House)

VIOLATION:

Sec. 123-41 Maintenance & Pruning

**Item 8 - C2410-0011
Cortez/Wallace**

Temple Dundore
1190 W. Lakeshore Drive

VIOLATION:

Sec. 125-522 Building Permit Required

ADJOURN

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

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

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

CITY OF CLERMONT
CODE ENFORCEMENT BOARD
MINUTES
SEPTEMBER 16, 2024

CALL TO ORDER

Chair May called the meeting of the Code Enforcement Board to order on Monday, September 16, 2024, at 6:00 pm.

ROLL CALL

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

MEMBER ABSENT: Member Falcone

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

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

MINUTES

Motion to approve the Minutes for the July 15, 2024 Code Enforcement Board Meeting; Moved by Member Whitehead; Seconded by Vice-Chair Camps. Motion passed 6-0 with Member Falcone absent.

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.

OTHER BUSINESS

ITEM 1 – CASE NO. C2404-0069

Libre Real Estate LLC
1000 W. Montrose Street

LOCATION OF VIOLATION: 1000 W. Montrose Street

REQUEST: Motion to Lien

The Respondent was not present.

City Attorney Brandt introduced the case and explained at the July meeting this Board found that a violation existed on this property for weeds. As of today, this property is still not in compliance. The property owner and agent have been sent proper notice, and no one is present representing the property. The City is requesting a lien be placed on the property in the amount of \$4,800 and continue to accrue until the property comes into compliance.

Member Vice-Chair Camps made a motion to lien in Case No. C2404-0069; seconded by Member Forth. Motion passed 6-0 with Member Falcone absent.

UNFINISHED BUSINESS

ITEM 2 – CASE NO. C2404-0035

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

LOCATION OF VIOLATION: 1950 Kings Ridge Blvd

REQUEST: Reduction of Fine

City Attorney Brandt introduced the case and asked if anyone is present representing Kings Ridge. Representative Stephen Finch for Respondent was present and sworn in.

Stephen Finch, *Representative for Kings Ridge, 1950 Kings Ridge Boulevard*, asked for their fines to be reduced and explained the circumstances involved in order to come into compliance and get the violations resolved.

City Attorney Brandt explained Kings Ridge resolved the violation and have remained in compliance; and further, the City accepts the reduction request of \$500.

Member Fornoles made a motion to reduce the fine in Case No. C2404-0035 from \$2,000 to \$500 to be paid on or before October 16, 2024; and further, failure to pay will result in reverting the fine to its original amount of \$2,000; seconded by Vice-Chair Camps. Motion passed 6-0 with Member Falcone absent.

ITEM 3 – CASE NO. C2312-0017

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

LOCATION OF VIOLATION: 1295 W. Highway 50

REQUEST: Reduction of Fine

City Attorney Brandt introduced the case.
Representative Daniel Bell for Respondent was present and sworn in.

Daniel Bell, *1295 West Highway 50*, explained their steps to remedy the situation and asked for a reduction of fine.

City Attorney Brandt informed the Board the City supports reducing the fine to \$1,200.

Member Forth made a motion to reduce the fine in Case No. C2312-0017 from \$6,000 to \$1,200 to be paid on or before October 15, 2024; and further, failure to pay will result in reverting the fine to its original amount of \$6,000; seconded by Vice-Chair Camps. Motion passed 6-0 with Member Falcone absent.

ITEM 4 – CASE NO. C2405-0019

Linda Lalchan
1870 Vale Drive

LOCATION OF VIOLATION: 1870 Vale Drive

REQUEST: Reduction of Fine

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

Respondent Linda Lalchan stated she is requesting a reduction of fine and explained the circumstances surrounding her case.

City Attorney Brandt stated this is a repeat violation, which is now in compliance and has remained in compliance. He stated the City is amenable to a reduction of fine of 20 percent of the full amount of the fine, which would be \$6,100 to be paid in 30 days.

Respondent Linda Lalchan stated she believes that is an unfair amount due to the situation of the tenant not allowing her access to the home. She stated she cannot afford to pay that fine, because she is not working; and further, she stated the house is currently on the market.

Robert Christiano, *Realtor, Winter Park*, explained the circumstances with the past tenant overflowing the upstairs tub to leak to the first floor, calling a code complaint and not paying rent; and further, not allowing him and the owner access to fix the problems. He stated the home has been on the market for 30 days.

Chair May informed the Board that she does not believe reducing the already reduced fee, and stated the fine can be paid from the sale of the home. She asked the Board if they have any recommendations.

Member Kilburn made a motion to order the City to record the fine of \$30,500 in Case No. C2405-0019; seconded by Vice-Chair Camps. Motion passed 6-0 with Member Falcone absent.

Member Kilburn made a motion to reduce the fine in Case No. C2405-0019 from \$30,500 to \$6,100 to be paid on or before December 16, 2024; and further, failure to pay will result in reverting the fine to its original amount of \$30,500; seconded by Member Forth. Motion passed 6-0 with Member Falcone absent.

Chair May asked staff for an update on a past case with Advenir at Clermont LLC, Case No. C2401-0036. City Attorney Brandt stated the case has been closed, because the property came into compliance.

NEW BUSINESS

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

ITEM 6 – CASE NO. C2404-0038

John & Cindy Zentmeyer
1050 W. Magnolia Street

LOCATION OF VIOLATION: 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

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

Officer Cortez explained the following violations: 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. He detailed the case summary stating the complaint was made by in-house staff Utility Billing Manager, 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.

Respondent John Zentmeyer explained he is currently working on repairing his property when he received this violation. He contacted the City who explained what needed to be done and recommended he retain an engineer. He currently has a contract with Engineer Rick McCoy who has a backlog of 60 days or longer. Once he receives the engineer work, he can apply for the permit. He further stated he secured the upstairs door so no entry can be made on the balcony.

Discussion ensued regarding securing the balcony. Board discussion ensued on the staff recommendation.

Vice-Chair Camps made a motion to find the Respondent is in violation in Case No. C2404-0038; and is ordered to correct the violations on or before October 16, 2024. If Respondent does not comply with this order, a fine of \$150 per day for every day in violation after October 16, 2024, will accrue until corrected. The Respondent is ordered to contact the Code Enforcement Officer to arrange an inspection of the property to verify compliance with the order; Seconded by Member Whitehead. Motion passed 6-0 with Member Falcone absent.

ITEM 8 – CASE NO. C2404-0061

Aaron Jones
407 W. Highway 50

LOCATION OF VIOLATION: 407 W. Highway 50

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

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

Officer Cortez explained the following violations, Sec. 117-8(11) Prohibited Signs; Banners, Sec. 125-522 Building Permit Required. He detailed the case summary stating the complaint was self-initiated by a code officer, 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 recommendations to the Board that the property was in violation of Sec. 117-8(11) Prohibited Signs, and is in violation of Sec. 125-522 Building Permit Required.

Respondent Mr. Jones explained he has a contractor working on the structure, and the permit for the fencing is pending.

Board Attorney Brackins instructed the Board to limit their motion to Sec. 125-522 Building Permit Required.

Member Forth made a motion to find the Respondent is in violation in Case No. C2404-0061; and is ordered to correct the violation on or before November 16, 2024. If Respondent does not comply with this order, a fine of \$150 per day for every day in violation after November 16, 2024, will accrue until corrected. The Respondent is ordered to contact the Code Enforcement Officer to arrange an inspection of the property to verify compliance with the order.

Board Attorney Brackins asked for a point of clarification on whether his motion entails violation of Sec. 125-522 Building Permit Required only. Member Forth answered in the affirmative.

Seconded by Vice-Chair Camps. Motion passed 5-1 with Member Fornoles opposing and Member Falcone absent.

ITEM 9 – CASE NO. C2407-0039

645 West Osceola Land Trust
645 W. Osceola Street

LOCATION OF VIOLATION: 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 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 Balconies, 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

City Attorney Brandt introduced the case.

Representative Curtis Wilson, Esquire, was present for Respondent and sworn in.

Officer Cortez explained the following violations, Florida Building Codes (FBC): 101.2 Scope, 101.3 Intent, 101.4.2 Buildings Previously Occupied, 102.2 Building, Section 125-522 Building Permit 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 Balconies, 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.

Officer Cortez detailed the case summary stating the complaint was made from a citizen, 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 that the apartment house be vacated by all tenants and not occupied until the building is deemed safe and fit for occupancy by the Building Official or Code Enforcement, to assess a fine of \$250 per day for every day the property remains in violation starting October 1, 2024; and further, order that the violations stated constitute a serious threat to the public health, safety and welfare.

Interim Fire Marshall Brian Hawthorn asked the Board if they had any questions with regards to the public health, safety and welfare. The Board had no questions.

Chair May asked what happened to the tenants. Officer Cortez said all tenants moved out by September 9th when it was condemned. Representative Wilson confirmed saying the home is unoccupied, locked; and further, that they have rehomed all tenants into different apartments.

Representative Wilson stated he has been working with the City since they received the first violation notice. He stated that this property is an R-2 Restoration and needs to be brought up to 1981 Codes, not 2024 Codes, which means there is only one (1) major violation which is the stairs. He further informed the Board that they are working with an engineer in order to get the permits, and the repairs may take at least 90 days due to the permitting process.

City Attorney Brandt asked for a five-minute recess. Chair May called for a five-minute recess.
(Recess from 7:20 pm to 7:25 pm)

Ariana Jones, *Tenant*, stated she lived in Unit 1. She found out September 6th and was notified she had to move out by September 8th. She further stated she paid rent September 1st, and they were not rehomed, given any guidance or assistance, and her security deposit and partial rent is being sent by mail.

Jayvee Lemont, *Tenant*, stated Ariana is his girlfriend, and this was very unexpected. On September 6th they were notified to move out by Sunday, and everything would be disconnected on Monday. They just paid rent, and the lease was supposed to be valid for another six months.

Chair May asked if staff had anything further. City Attorney Brandt stated staff stands by their recommendations.

Representative Wilson stated after speaking with the property manager, prorated rents and deposits are being mailed out to the tenants; and further, there were offers to rehome, and at least one or two tenants did utilize that offer.

City Attorney Brandt made a point of clarification saying the property was built in 1911, which makes it 114 years old. He stated the City stands firm with the condemnation and the \$250 per day fine starting October 1st.

Representative Wilson asked for more time to work with the engineer and City. Chair May stated it was unfortunate that the poor tenants did not have more time to move out.

Board Attorney Brackins informed the Board that they will want to consider the compliance deadline when making the motion because of the health, safety and welfare issues.

Member Forth made a motion to find the Respondent is in violation in Case No. C2407-0039; and is ordered to correct the violations on or before October 1, 2024. If Respondent does not comply with this order, a fine of \$250 per day for every day in violation after October 1, 2024, will accrue until corrected; further, order that the property be vacated and the building is not to be occupied until the building is deemed safe and fit for occupancy by the Building Official, Code Enforcement and Fire Department; and further, that the violations stated constitute a serious threat to the public health, safety and welfare; Seconded by Member Whitehead. Motion passed 6-0 with Member Falcone absent.

ITEM 10 – CASE NO. C2405-0038

DR FORCE LLC
4340 Renly Lane

LOCATION OF VIOLATION: 4340 Renly Lane

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

City Attorney Brandt introduced the case.

Representative Priscilla DeLima for Respondent was present and sworn in.

Officer Snodgrass explained the following violations, Sections 18-53 and 18-54 Nuisances and Nuisance by Property Owner Declared Unlawful. He detailed the case summary stating the complaint was made by the neighbors, 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.

Representative for Respondent, Property Manager Priscilla DeLima, explained the home was rented, and it was the tenant's responsibility to take care of the pool. Once the property was vacant, they hired a pool company to take care of the problem. Unfortunately, that pool company did not fix the problem, and they have since hired another pool company. The new pool company started the new treatment on September 13th, and today they are coming back to do another round of treatment. She requested more time in order to get the pool up to code.

Chair May asked whether the pool company is recommending anything further because of the problems. Representative DeLima replied there was a problem with the motor after a storm. Chair May informed the property manager that if they do not replace the pool equipment, it will be an ongoing issue and a continued violation. Vice-Chair Camps shared she has a pool and the proper chemicals are needed to be put in on a constant basis in order to keep it clean. Member Fornoles asked if the new pool company is cleaning it on a weekly basis to which the representative answered affirmatively.

Board Attorney Brackins informed the Board of the motion for recurring violations for properties presently in violation.

Member Whitehead inquired whether they have a maintenance person working for the property. Representative DeLima answered they have a monthly inspection, but not weekly. Chair May asked who will maintain the pool once it is leased again. Representative DeLima stated maintaining the pool is the responsibility of the tenant. Chair May recommended the property management team hire a pool maintenance company to clean the pool regularly.

Vice-Chair Camps made a motion to find the Respondent is in violation in Case No. C2405-0038; and is ordered to correct the violation on or before October 16, 2024, and refrain from repeating the violation thereafter. If Respondent does not comply with this order, a fine of \$150 per day for every day in violation after October 16, 2024, will accrue until corrected. The Respondent is ordered to contact the Code Enforcement Officer to arrange an inspection of the property to verify compliance with the order; Seconded by Member Forth. Motion passed 6-0 with Member Falcone absent.

ITEM 5 – CASE NO. C2406-0022

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

LOCATION OF VIOLATION: Vacant Lot on W. Montrose Street

REPEAT VIOLATION: IPMC 302.4 Weeds

City Attorney Brandt introduced the case and informed the Board this is a continuing repeat violation. The City has placed a lien on this property, and this is to address the current violation.

The Respondent was not present.

Officer Cortez explained the following violations: IPMC 302.4 Weeds. He detailed the case summary stating the complaint was made by a citizen, 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.

Chair May asked whether they have called the realtor on the sign to get in contact with the owner. Officer Cortez said he called the number on the sign, and Code Enforcement Manager Wallace can provide more information regarding the phone call. Code Enforcement Manager Wallace explained she spoke with the realtor who is listed on the sign, and the realtor is not providing any contact information.

City Attorney Brandt stated his firm has exhausted their research in trying to locate the owners with performing a skip trace and certified mail to multiple addresses with no leads.

Board Attorney Brackins informed the Board of the motion for repeat violations for properties presently in violation.

Member Fornoles made a motion to find the Respondent is in violation in Case No. C2406-0022; further, move that the violations constitute a repeat violation of the prior order of this Board; and further, move to order that the Respondent committed the repeat violation on August 15, 2024. A fine of \$500 will be imposed for each day the violation is repeated from August 15, 2024, until the property comes into compliance. The Respondent is ordered to contact the Code Enforcement Officer to arrange an inspection of the property to verify compliance with the order; Seconded by Member Kilburn. Motion passed 6-0 with Member Falcone absent.

ITEM 7 – CASE NO. C2405-0005

Southern Villas Lot Owners Assn, Inc.

Vacant Lot on Villa Court

Alt Key 3776058

LOCATION OF VIOLATION: Vacant Lot on Villa Court

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

The Respondent was not present.

Officer Cortez explained the following violations, Sections 18-53 and 18-54 Nuisances and Creating a Nuisance by Property Owner Declared Unlawful, IPMC 302.4 Weeds. He detailed the case summary stating the complaint was self-initiated, and the property is currently 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 Kilburn made a motion to find the Respondent was in violation in Case No. C2405-0005; however, the Respondent did correct the violation. The Respondent is ordered to refrain from repeating this violation. Seconded by Vice-Chair Camps. Motion passed 6-0 with Member Falcone absent.

Chair May opened the floor for public comment. With no speakers present, the floor was closed.

AJDOURN

There being no further business, the meeting was adjourned at 8:03 pm.

Jenny May, Chair

Attest:

Kathy Heard, Recording Clerk

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

CITY OF CLERMONT
Petitioner,
-vs-
PERMACATION LLC.,
Respondent.

Case No: C2307-0013
Parcel: 24-22-25-0100-060-00701
516 W. HWY 50.
CLERMONT, FL 34711

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

YOU ARE HEREBY ADVISED

that at
6:00 p.m.
NOVEMBER 18, 2024
Council Chambers
Clermont City Hall
685 West Montrose Street,
Clermont, Florida 34711

The Code Enforcement Board of the City of Clermont shall conduct a hearing to consider the City of Clermont’s request for authorization to

IMPOSE FINE AND CREATE A CODE ENFORCEMENT LIEN

upon
Parcel: 24-22-25-0100-060-00701
516 W. HWY 50.
CLERMONT, FL 34711

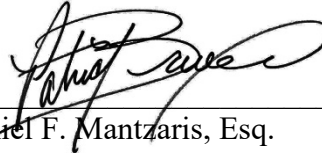
This motion is pursuant to Chapter 162, Florida Statutes. At the March 18, 2024, public hearing of The City of Clermont Code Enforcement Board, Findings of Fact, Conclusion of Law and Order were issued finding that a violation of Clermont City Code, existed at this property.

The order dated MARCH 27, 2024, provided a fine would accrue in the amount of TWO HUNDRED FIFTY DOLLARS (\$250.00) per day, for each day the violation continued past APRIL 17, 2024. As of the date of this Motion, the above-stated violation has not been corrected and as of the Board’s NOVEMBER 18, 2024 hearing, the total fine will have accrued to FIFTY-THREE THOUSAND SEVEN HUDRED FIFTY USD (\$53,750.00), for Two Hundred fifteen

(215) cumulative days the violation has continued upon the property. This fine shall continue to accrue until the violation is corrected.

WHEREFORE, the City of Clermont requests the Code Enforcement Board enter an Order Imposing Administrative Fine and Creating Lien in the amount of FIFTY-THREE THOUSAND SEVEN HUNDRED FIFTY USD (\$53,750.00), as provided in Chapter 162, Florida Statutes.

I HEREBY CERTIFY that on this 21st day of October 2024, a true and correct copy of this NOTICE has been furnished by certified and regular U.S. mail to Respondent, PERMACATION LLC., 516 W. Highway 50, Clermont, FL 34711.



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)

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

CITY OF CLERMONT,

Petitioner,

**Case No.: C2307-0013
516 W Highway 50
Clermont, FL 34711**

vs-

PERMACATION 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 **March 18, 2024**, and the Board having heard sworn testimony and received evidence from **Joshua Cortez, Code Enforcement Officer** for the Petitioner and **Kevin A. Henshaw** 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 Respondents and Respondent was present.
- 2) The Respondent is the owner of and in custody and control of the property described in the Notice of Violation dated July 10, 2023.
- 3) There exists on the property exterior roof damage, sidewalk, driveways and parking spaces in disrepair and interior work and renovations without a required permit.

II. CONCLUSION OF LAW

The Code Enforcement Board finds that the Respondent, **PERMACATION, LLC**, is in violation of Clermont City Code Section 125-522 "General development conditions", subsection (a) "Building Permit Required" and IPCM Sections: 302.3 "Sidewalks & Driveways", 304.1 "Exterior Structure", 304.1.1 "Unsafe Conditions" 305.1 "General" and 605.1 "Electrical Equipment"

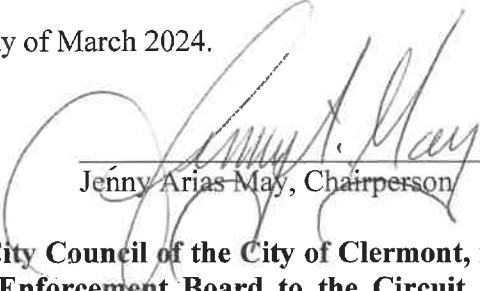
III. ORDER

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

1. Respondent shall correct the above-stated violation on or before **April 17, 2024**, by obtaining all permits required and necessary to take remedial action as set forth in the Notice of Violation dated July 10, 2023. If the Respondent fails to timely correct the violations a fine of **TWO HUNDRED FIFTY DOLLARS (\$250.00)** will accrue for EACH DAY the violation continues past April 17, 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 27th day of March 2024.



Jenny Arias-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 27th day of March, 2024, a true and correct copy of this Order has been furnished by certified and regular mail to Respondent Permacation, LLC, 516 W. Highway 50, Clermont, FL 34711 and Kevin A. Henshaw 1629 Lake Ave, Clermont FL 34711.



Joshua Cortez Code Enforcement Officer

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

**CITY OF CLERMONT
Petitioner,**

**Case No: C2304-0061
C2405-0017**

**Parcel: 20-22-26-1506-000-18900
1383 LAUREL HILL DR.
CLERMONT, FL 34711**

-vs-

**JUDE MEUS and
GERALDE MEUS,
Respondent.**

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

YOU ARE HEREBY ADVISED

that at

6:00 p.m.

NOVEMBER 18, 2024

Council Chambers

Clermont City Hall

685 West Montrose Street,

Clermont, Florida 34711

The Code Enforcement Board of the City of Clermont shall conduct a hearing to consider the City of Clermont's request for authorization to

IMPOSE FINE AND CREATE A CODE ENFORCEMENT LIEN

upon

Parcel: 20-22-26-1506-000-18900

1383 LAUREL HILL DR.

CLERMONT, FL 34711

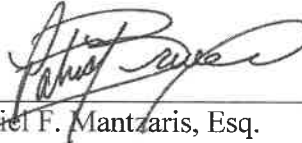
This motion is pursuant to Chapter 162, Florida Statutes. At the JULY 15, 2024, public hearing of The City of Clermont Code Enforcement Board, Findings of Fact, Conclusion of Law and Order were issued finding that a violation of Clermont City Code, had been repeated at this property.

The order dated JULY 28, 2023 provided a fine would accrue in the amount of ONE HUNDRED FIFTY DOLLARS (\$150.00) per day, for each day the violation continued past

Austust 16, 2023. The order dated JULY 30, 2024 provided a fine would accrue in the amount of FIVE HUNDRED DOLLARS (\$500.00) per day, for each day the repeat violations continued past May 8th, 2024. As of the date of this Motion, the above-stated violation has not been corrected and as of the Board's NOVEMBER 18, 2024 hearing, the total fine will have accrued to ONE HUNDRED EIGHTEEN THOUSAND NINE HUNDRED USD (\$118,900.00), for Two Hundred Sixty-Six (266) cumulative days the original violation accrued and One Hundred Fifty Eight (158) cumulative days the violation was repeated. This fine shall continue to accrue at the rate of FIVE HUNDRED USD (\$500.00) per day until the violation is corrected.

WHEREFORE, the City of Clermont requests the Code Enforcement Board enter an Order Imposing Administrative Fine and Creating Lien in the amount of ONE HUNDRED EIGHTEEN THOUSAND NINE HUNDRED USD (\$118,900.00), as provided in Chapter 162, Florida Statutes.

I HEREBY CERTIFY that on this _____ day of October 2024, a true and correct copy of this NOTICE has been furnished by certified and regular U.S. mail to Respondent, JUDE and GERALDE MEUS at 1383 Laurel Hill Dr., Clermont, FL 34711.



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)

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

**CITY OF CLERMONT
Petitioner,**

Case No: 2304-0061

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

-vs-

**JUDE MEUS and
GERALDE MEUS**

Respondent.

FINDINGS OF FACT, CONCLUSION OF LAW and ORDER

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

I. FINDINGS OF FACT

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

II. CONCLUSION OF LAW

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

III. ORDER

Respondent shall correct the above-stated violation on or before **August 16, 2023**, by taking the remedial action as set forth in the Violation Notice. If the Respondent fails to timely correct the violations a fine of **ONE HUNDRED FIFTY DOLLARS (\$150.00)** will accrue for each day the violation continues past **August 16, 2023**.

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

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


Justin Allender, Vice-Chairman

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

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


Code Enforcement Officer

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

**CITY OF CLERMONT
Petitioner,**

Case No: C2405-0017

-vs-

**JUDE & GERALDE MEUS
Respondents.**

**1383 LAUREL HILL
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 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) 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:

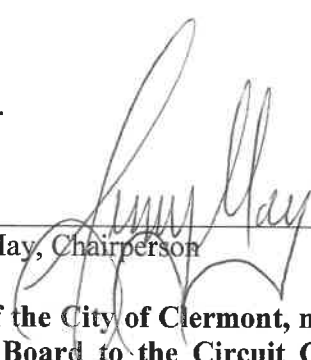
Sec. 125-522(a) Building Permit Required.

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 **THIRTY-FOUR THOUSAND FIVE HUNDRED USD (\$34,500)** for SIXTY-NINE days the violations continued on The Property from MAY 8, 2024, until the date of this hearing at **FIVE HUNDRED DOLLARS (\$500.00)** per day.

- 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 30th day of July 2024, a true and correct copy of this Order has been furnished by certified and regular mail to Respondent JUDE & GERALDE MEUS at The Property 1383 LAUREL HILL, CLERMONT FL 34711 or such address provided by Respondent for service.



Joshua Cortez
Code Enforcement Officer



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 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 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: <i>Phyllis Cross</i>	Applicant's Phone Number: <i>(352) 805-8492</i>
Applicant's Mailing Address: <i>251 Chestnut Drive, Clermont, FL 34411</i>	
Authorized Representative's Name (who will be present at the Hearing): <i>Phyllis Cross</i>	
Current Property Owner's Name: <i>Johannes Thoen Trustee & Phyllis Cross Trustee</i>	
Current Property Owner's Mailing Address: <i>251 Chestnut Dr, Clermont, FL 34411</i>	
Current Property Owner's Phone Number: <i>(352) 805-8492</i>	
Name of Property Owner when fine was assessed: <i>Johannes Thoen Trustee & Phyllis Cross Trustee</i>	
Name of Person who lived at the property when the fine was placed: <i>Phyllis Cross</i>	
Reason(s) violation(s) were not corrected before fine(s) were placed: <i>Violations 1. Fence 2. Bricks 3. Light Fixture 4. Smoke Alarm 5. Shower stall 30x30 6. Sink Replacement too - All done by May 20, 2024 in 1 week. However, 7. Door & Toilet Replacement - Engineer Difficult to find contracted 4 companies taking 3 wks. RoMac took job completing in 1 week.</i>	
Is money held in escrow pending the fine reduction/release Hearing: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>completing in 1 week.</i>	
Proposed Reduced Fine Amount to be Paid: <i>Reduction/Elimination of fines.</i>	
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, Phyllis Cross, do hereby submit this request for Reduction/Elimination of the fines, and in support offer the following statement:

I am not working and have almost exhausted all resources in paying for permits and work to be up to code. Relying on my church support and food from friends and food bank.

Code Enforcement Board
City of Clermont
NOTICE OF HEARING
FOR REDUCTION OF FINE

CITY OF CLERMONT,

Petitioner

Case No. C2405-0008

vs.

THOEN JOHANNES L TRUSTEE &

Respondent

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

NOVEMBER 18 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, THOEN JOHANNES L TRUSTEE &. 251 CRESTVIEW DR CLERMONT, FL 34711

Certified Mail/Return Receipt Requested #

BY:



Joshua Cortez, Code Enforcement Officer
this 26th 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.

9171 9690 0935 0307 8434 99

9171 9690 0935 0307 8436 59

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

**CITY OF CLERMONT,
Petitioner,**

Case No: C2405-0008

vs-

**THOEN JOHANNES L TRUSTEE.
Respondents.**

**251 CRESTVIEW DR
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 the **respondent PHYLLIS CROSS** and **Attorney LINDSAY HOLT** 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 Respondent and Attorney was present
- 2) The Respondent is the owner of and in custody and control of the property described in the Notice of Violation dated May 7, 2024.
- 3) There existed on the property multiple violations of the Clermont City Code.
- 4) As of the date and time of this meeting of the CEB, the violations had NOT been corrected.

II. CONCLUSION OF LAW

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

The Code Enforcement Board finds that Respondent was in violation of Clermont City Code Sections:

City Code Sec. 125-522. - General development conditions subsection (a)

Building permit required

IPMC 111.1.4 Unlawful structure

IPMC [F] 704.6.1.1 Group R-1.

IPMC [P] 504.2 Fixture clearances.

IPMC 605.1 Installation.

IPMC 111.1 Unsafe conditions.

City Code Sec. 18-130. - Accumulation of certain materials.

City Code Sec. 125-521. - Fences and walls.

AND FURTHER ORDER THAT VIOLATIONS STATED CONSTITUTE A SERIOUS THREAT TO THE PUBLIC HEALTH, SAFETY AND WELFARE.

III. ORDER

Respondent shall correct the above-stated violation on or before **June 19, 2024**, by taking the remedial action as set forth in the Notice of Violation. 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 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, THOEN JOHANNES L TRUSTEE, 251 CRESTVIEW DR, CLERMONT, FL 34711 and HOLT LAW 702 W. MONTROSE ST, CLERMONT, FL 34711.



Joshua Cortez Code Enforcement Officer

City of Clermont

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

AFFIDAVIT OF COMPLIANCE

In the matter of:

Case # C2405-0008

THOEN JOHANNES L TRUSTEE &

251 CRESTVIEW DR

CLERMONT, FL 34711

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

Personally appeared before me, Evie Wallace Code Enforcement Officer of the City of Clermont:

1. That on May 20, 2024, the Code Enforcement Special Magistrate held a public hearing and issued an Order in the abovementioned case.
2. That, pursuant to said Order, the Respondent was to have taken certain corrective action by or before for this violation or a \$250.00 per day fine was to be imposed.
3. That, an inspection was performed on August 15, 2024 by hired engineer and found that the corrective action ordered by the Special Magistrate was completed.
4. In accordance with the Special Magistrate's order, a fine of \$250.00 per day accrued from June 20, 2024 to July 18, 2024 per calendar day with a grand total of \$7,000 of fines accrued.

Sworn to and subscribed before me this 16th day of August, 2024.

Evie Wallace

Code Enforcement Manager

City of Clermont, 685 W. Montrose Street

Clermont, FL 34711

The forgoing instrument was acknowledged before me this 16th day of August, 2024, by Evie Wallace 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

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 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 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.**



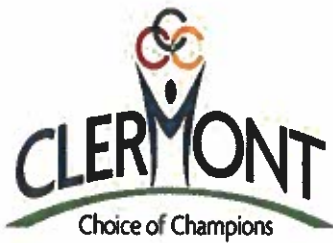
CITY OF CLERMONT

Choice of Champions

Applicant's Name: Lakefront Village LLC	Applicant's Phone Number: 407.405.5326
Applicant's Mailing Address: 2300 Maitland Center Parkway, suite 215 – Maitland 32751	
Authorized Representative's Name (who will be present at the Hearing): Ross Jermano	
Current Property Owner's Name: Lakefront Village LLC	
Current Property Owner's Mailing Address: 2300 Maitland Center Parkway, suite 215 – Maitland 32751	
Current Property Owner's Phone Number: 407.405.5326	
Name of Property Owner when fine was assessed: Lakefront Village LLC	
Name of Person who lived at the property when the fine was placed: Under Construction	
Reason(s) violation(s) were not corrected before fine(s) were placed: Awaiting permits to be released by the City of Clermont	
Is money held in escrow pending the fine reduction/release Hearing: <input type="checkbox"/> Yes x <input checked="" type="checkbox"/> 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) <input type="checkbox"/> Yes x <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, Ross Jermano, do hereby submit this request for Reduction/Elimination of the fines, and in support offer the following statement: Lakefront Village Building 3 was under construction, the GC at the time did not manage the project appropriately and allowed



CITY OF CLERMONT

Choice of Champions

the permits to expire. In several instances we tried to have the GC continue working on the project but were unable to do so. We have currently hired a new General Contractor and also a construction management firm to finalize the last 2 buildings at this location. We understand the cities and residents of Lakefronts' frustrations and are working to improve the quality of work. We have been actively cleaning and maintaining the site per the city's recommendations and have seeked a more qualified General Contractor to finalize the work. Our plan and at the City of Clermont's' recommendation, is to have Building 3 done in the next 6 months and have building 1 finalized shortly thereafter.

Signature: 

Date: NOV. 5, 2024

Printed Name: ROSS JERMAINO



CITY OF CLERMONT

Choice of Champions

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

Code Enforcement Case Number: C2404-0046, 0048, 0049, 0050	Property Address: 905, 915, 925, 935 Lakefront Village Dr. Clermont, FL
Name of Property Owner when fine was placed: Lakefront Village LLC	
Violation(s): Sec 125-522, Sec 18-130	
Case was presented to the Code Enforcement Board on: May 20, 2024	
Daily Fine Imposed: \$ 240.00 (60/parcel)	Number of Days Fine Ran: 22
Date Fine Began: September 19, 2024	Date Fine Ended: October 10, 2024
Total Amount Due: \$ 5,280.00 (1,320.00/parcel)	Number of Days the Property was in Violation: 22
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:	

From: Andrew Snodgrass
Sent: Monday, October 28, 2024 4:29 PM
To: 'ross.jermano@rm-plus.com' <>
Subject: Lakefront Villages Fine reduction

Good afternoon,

Per our conversation, attached is the fine reduction packet for the City of Clermont. The next available date for the reduction to be heard would be November 18th. Fine reductions require a representative to be present during the hearing. If you have any questions about the packet or need any other information, please feel free to reach out. Below is a short summary of the cases. Only one reduction packet is required for all four of the cases.

This case was for permits that were expired and a cessation of forward movement on the construction of the building. The code enforcement board on May 20, 2024, set a compliance date of September 18th, 2024. Compliance was to be met when the permits for the building were issued. Permits were found to be issued on October 11th, 2024. From September 19th to October 10, 2024, 22 days of fines accrued at a rate of \$240.00 per day (\$60/day for each of the four parcels) for a total of \$1,320.00 per parcel, or \$5,280.00 combined.

Please return the attached packet as soon as possible. Once the packet is returned, you will be scheduled for the next available code board hearing. Currently our next board is scheduled for November 18th at 6 pm. Please be advised that when requesting a fine reduction, the board will provide a 30 day timeframe to have the reduced fine paid or the fine would revert back to the original amount.



Andrew Snodgrass
Lead Code Enforcement Officer
685 W. Montrose St., Clermont, FL 34711
Tel 352-241-7316 | Fax 352-394-3542
asnodgrass@clermontfl.org
www.ClermontFL.gov

Our mission: To preserve and enhance the quality of life for the Clermont community by providing exceptional services.



City of Clermont

Date: 10-16-2024

To: Lakefront Village LLC

From: Andrew Snodgrass

Ref: Lakefront Village Clermont, Fl. 34711

Regarding Case#C2404-0046, C2404-0048, C2404-0049, and C2404-0050

Good afternoon,

Enclosed is the finding of fact and the affidavit of compliance for the Lakefront Village development in Clermont. There are four different cases for the single building since it is broken into four separate parcels. Fines began on September 19th, 2024. The permits for the building were issued on October 11th, 2024. This resulted in 22 days of fines accruing at a rate of \$60 per day per parcel. $22 \text{ days} \times \$60/\text{day} = \$1,320.00 \times 4 \text{ parcels} = \$5,280.00$ in total.

Professionally,

Andrew Snodgrass

Code Enforcement

City of Clermont

685 W. Montrose Street

Clermont, Fl. 34711

asnodgrass@clermontfl.org

352-241-7316

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

**CITY OF CLERMONT,
Petitioner,**

v.

**LAKEFRONT VILLAGE LLC.,
Respondents.**

Case No: C2404-0046, C2404-0048, C2404-0049, and C2404-0050

905, 915, 925, & 935 Lakefront LAKEFRONT VILLAGE DR. 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 ANDREW SNODGRASS** for the City, **JOHN HOWE** for the Complainant, **Attorney ALBERT BUSTAMONTE and Developer MARCELLO MARQUES** 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.
- 2) The Respondent is the owner of and in custody and control of the property described in the VIOLATION NOTICE dated APRIL 17, 2024.
- 3) There existed on the property one or more violations of the Clermont City Code.
- 4) The violation had NOT been corrected by the time of this meeting of the CEB.

II. CONCLUSION OF LAW

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

**Sec. 125-522. - General development conditions
Sec. 18-130 – Accumulation of Certain Materials**

III. ORDER

Respondent shall correct the above-stated violation on or before **SEPTEMBER 18, 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 **SIXTY DOLLARS (\$60.00)** will accrue on each property for each day the violation continues past this stated date of compliance for a total of **TWO HUNDRED FORTY USD (\$240.00)** per day.

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 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 24th day of May 2024, a true and correct copy of this Order has been furnished by certified and regular mail to Respondent, **Lakefront Village LLC, 2300 Maitland Center Pkwy. #215, Maitland, FL 32751.**



Code Enforcement Officer *Andrew Snodgrass*

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

REPEAT VIOLATION NOTICE

September 23, 2024

Violation # C2409-0031

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

Violation/Property address: CLUSTER OAK DR CLERMONT FL, 34711(ALT KEY:3804453)

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at CLUSTER OAK DR CLERMONT FL, 34711(ALT KEY:3804453).

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

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

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

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

Type of Violation: Sec. 18-54. - Creation or maintenance of nuisance by property owner declared unlawful.

It shall be unlawful for any person to create a nuisance, or suffer or permit a nuisance to exist, upon property which is under the person's care, custody or control.

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

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

Type of Violation: Weeds Section 302.4-IPMC

All premises and exterior property shall be maintained free from weeds or plant growth in excess of 18 inches.

If you have any questions concerning this matter, please contact me at (352)-241-7356 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 SEPTEMBER 23RD 2024 AND CONTINUING FOR EACH DAY THE PROPERTY REMAINS IN VIOLATION OF THE ABOVE LISTED CODES

By:



JOSHUA CORTEZ
Code Enforcement Officer

9171 9690 0935 0307 1425 23

Code Enforcement Board

City of Clermont

**NOTICE OF HEARING
REPEAT VIOLATION**

CITY OF CLERMONT,

Petitioner

Case No. C2409-0031

vs.

EMRICK EDWARD E III

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:

NOVEMBER 18 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, EMRICK EDWARD E III, 3831 BRECKINGRIDGE LN CLERMONT, FL 34711

Certified Mail/Return Receipt Requested #

BY:



JOSHUA CORTEZ, Code Enforcement Officer
this 23rd day of 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

C2409-0031

To: Emrick Edward E III

Date: 9/30/2024

This letter is to inform you that your property located at Cluster Oak Dr Clermont FL, 34711(alt key:3804453) is in compliance as of 9/28/2024. Due to the repeat nature of the violation(s) a fine of \$500.00 USD accrued each day the property was in violation for five (5) days for a total fine amount of \$2500.00 USD. Currently a Code Enforcement Board hearing is scheduled for November 18 2024 at 6pm. All notices have been sent to the property owner in accordance with Florida Statute 162.

Respectfully,

Joshua Cortez

Code Enforcement Officer

City of Clermont

jcortez@clermontfl.org 352-241-7356

9171 9690 0935 0307 8788 42
CODE ENFORCEMENT BOARD
CITY OF CLERMONT, FLORIDA

CITY OF CLERMONT
Petitioner,

Case No: 2403-0003

-vs-

EDWARD EMRICK III,
Respondent.

CLUSTER OAK DR.
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. 18.53 Nuisance
Sec. 18.54 Nuisance
Sec. 125-522(i) Property Maintenance
Sec. 302.4 Weeds

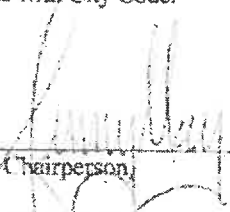
III. ORDER

- 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

- 3) 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.

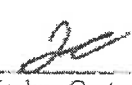
Done and Ordered this 29th day of JULY 2024.



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 EMRICK EDWARD E III at 3831 BRECKINGRIDGE LN CLERMONT, FL 34711 or such address provided by Respondent for service.



Joshua Cortez
Code Enforcement Officer

9171 9690 0935 0307 8788 35

City of Clermont

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

VIOLATION NOTICE

July 25, 2024

Violation # C2407-0026

To: FULVAN AT CLERMONT LLC
1724 E 12TH ST
BROOKLYN, NY 11229

Violation/Property address: 791 STATE ROAD 50 CLERMONT FL, 34711(ALT KEY:1618363)

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 791 STATE ROAD 50 CLERMONT FL, 34711(ALT KEY:1618363).


Compliance with the Violation(s) listed will be when the following condition(s) are met: INTERIOR WORK PERFORMED WITHOUT PERMIT, INCLUDING BUT NOT LIMITED TO NEW MECHANICAL, ELECTRIC, PLUMBING, FRAMING, AND ALTERATION TO THE EXISTING FLOOR LAYOUT. YOU MUST OBTAIN AN ISSUED PERMIT FOR THE ALL OF THE CHANGES TO THE INTERIOR OF THE STRUCTURE. CONTACT THE PERMIT DEPT AT 352-241-7315. CONTACT THE CODE OFFICER IN CHARGE OF THE CASE, JOSHUA CORTEZ, AT 352-241-7356.

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

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

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 TO BE COMPLETED BY 9/23/2024 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

9171 9690 0935 0307 1425 61

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

vs.

FULVAN AT CLERMONT LLC

Respondent

Case No. C2407-0026

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:

NOVEMBER 18 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 FULVAN AT CLERMONT LLC via registered agent CASSUTO, PAUL at the listed address of 701 STATE ROAD 50 CLERMONT, FL 34711
Certified Mail/Return Receipt Requested #

BY: 

JOSHUA CORTEZ, Code Enforcement Officer
this 24th 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# C2407-0026

VS.

FULVAN AT CLERMONT LLC
Respondent

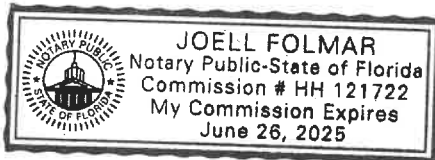
Personally appeared before me, Joshua Cortez, Code Enforcement Officer of the City of Clermont:

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 791 STATE ROAD 50 CLERMONT FL, 34711(ALT KEY:1618363). Sworn to and subscribed before me this 30th day of October 2024.



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

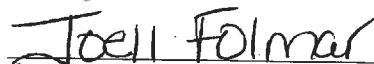
The forgoing instrument was acknowledged before me this 30th day of October 2024, by Joshua Cortez as the Code Enforcement Officer for the City of Clermont, who is personally known to me and who did take an oath.



Signature:



Printed Name:



City of Clermont

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

VIOLATION NOTICE

July 05, 2024

Violation # C2405-0039

To: BALDWIN PARK CAPITAL PARTNERS LLC AND
OVERLAND PARK CAPITAL PARTNERS LLC
1545 CONWAY ISLE CIR
BELLE ISLE, FL 32809

Violation/Property address: 1555 GRAND HWY CLERMONT FL, 34711(ALT KEY:3345401)

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 1555 GRAND HWY CLERMONT FL, 34711(ALT KEY:3345401).


Compliance with the Violation(s) listed will be when the following condition(s) are met: YOU MUST REPLANT/REPLACE ALL DEAD, DYING, AND OR MISSING LANDSCAPE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN

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

The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping, which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All required landscaping shall be maintained in perpetuity. For purposes of this section, the term "required landscaping" means that landscaping that is required by any provision of the land development code, any approved conditional use permit, development order or building permit or any approved landscaping plan.(1)Replacement. All unhealthy and dead plant material shall be replaced within 30 days in conformance with the approved site/landscaping plan for the property or in conformance with the provisions of this article if an approved plan is not on file with the city. The size of replacement trees shall be as specified in section 123-102(d)(2).(2)Pruning. Vegetation and trees required by this Code shall only be pruned to maintain health and vigor. Pruning shall be in accordance with Standard Practice for Trees, Shrubs and Other Woody Plant Maintenance ANSI 300 of the National Arborist Association. Required trees shall not be severely pruned in order to permanently maintain growth at a reduced height or spread. A trees natural growth habit shall be considered in advance of conflicts which might arise; such as view, signage, lighting and similar conflicts. Excessive pruning, hatracking, topping, etc., of required trees shall be considered tree abuse and a violation of this Code.(3)Violations. A person who violates any provision of this article, and fails to correct the violation as provided herein, may be subject to penalties pursuant to the city Code of Ordinances. Tree abuse offenses shall be considered a separate offense for each tree damaged or destroyed contrary to the provisions of this article.

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 TO BE COMPLETED BY: 8/15/2024 Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

By: 

JOSHUA CORTEZ
Code Enforcement Officer

9171 9690 0935 0307 8783 61

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,
Petitioner

Case No. C2405-0039

vs.
BALDWIN PARK CAPITAL PARTNERS LLC AND
OVERLAND PARK CAPITAL PARTNERS 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:

NOVEMBER 18 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, BALDWIN PARK CAPITAL PARTNERS LLC AND OVERLAND PARK CAPITAL PARTNERS LLC 1545 CONWAY ISLE CIR BELLE ISLE, FL 32809 Certified Mail/Return Receipt Requested #

BY:



JOSHUA CORTEZ, Code Enforcement Officer
this 1th day of October, 2024

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



NOTICE TO CORRECT
VIOLATION OF CODE OR ORDINANCE
CITY OF CLERMONT

Case # C2405-0039

DATE: Month May Day 29 Year 2024 Time 3:17 PM

Name BALDWIN PARK CAPITAL PARTNERS LLC AND OVERLAND PARK CAPITAL PARTNERS LLC

Address 1545 CONWAY ISLE CIR

Phone _____

City BELLE ISLE

State FL

Zip 32809

CODE OR ORDINANCE VIOLATED: Sec. 123-41. - Maintenance and pruning.

The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping, which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All required landscaping shall be maintained in perpetuity. For purposes of this section, the term "required landscaping" means that landscaping that is required by any provision of the land development code, any approved conditional use permit, development order or building permit or any approved landscaping plan.(1)Replacement. All unhealthy and dead plant material shall be replaced within 30 days in conformance with the approved site/landscaping plan for the property or in conformance with the provisions of this article if an approved plan is not on file with the city. The size of replacement trees shall be as specified in section 123-102(d)(2).(2)Pruning. Vegetation and trees required by this Code shall only be pruned to maintain health and vigor. Pruning shall be in accordance with Standard Practice for Trees, Shrubs and Other Woody Plant Maintenance ANSI 300 of the National Arborist Association. Required trees shall not be severely pruned in order to permanently maintain growth at a reduced height or spread. A trees natural growth habit shall be considered in advance of conflicts which might arise; such as view, signage, lighting and similar conflicts. Excessive pruning, hatracking, topping, etc., of required trees shall be considered tree abuse and a violation of this Code.(3)Violations. A person who violates any provision of this article, and fails to correct the violation as provided herein, may be subject to penalties pursuant to the city Code of Ordinances. Tree abuse offenses shall be considered a separate offense for each tree damaged or destroyed contrary to the provisions of this article.

LOCATION OF VIOLATION: 1555 GRAND HWY CLERMONT FL, 34711(ALT KEY:3345401)

FACTS CONSTITUTING REASONABLE CAUSE: DEAD AND DYING LANDSCAPE ON THE PROPERTY. INCLUDING BUT NOT LIMITED TO TREES, SHRUBS, AND PLANTS.

ACTION REQUIRED FOR REMEDY OF VIOLATION: YOU MUST REPLANT AND REPLACE ALL DEAD AND DYING LANDSCAPE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.

REMEDY ABOVE VIOLATION TO BE COMPLETED BY: 6/28/2024

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

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

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

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

CITY OF CLERMONT
CODE ENFORCEMENT DEPARTMENT

AFFIDAVIT OF POSTING

CITY OF CLERMONT
Petitioner


CASE# C2405-0039

VS.

BALDWIN PARK CAPITAL PARTNERS LLC
AND
OVERLAND PARK CAPITAL PARTNERS 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 1555 GRAND HWY CLERMONT FL, 34711(ALT KEY:3345401). Sworn to and subscribed before me this 30th day of October 2024.

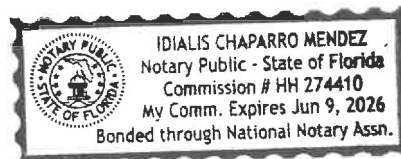


Joshua Cortez
Code Enforcement Officer
City of Clermont, 685 W. Montrose Street
Clermont, FL

The forgoing instrument was acknowledged before me this 30th day of October 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: Idialis Chaparro Mendez



9171 9690 0935 0307 8783 92

City of Clermont

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

VIOLATION NOTICE

October 11, 2024

Violation # C2410-0011

To: DUNDORE TEMPLE L
1190 W LAKESHORE DR
CLERMONT, FL 34711

Violation/Property address: 1190 W LAKESHORE DR CLERMONT, FL 34711(ALT KEY:1621356)

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 1190 W LAKESHORE DR CLERMONT, FL 34711(ALT KEY:1621356).

Compliance with the Violation(s) listed will be when the following condition(s) are met: PERMIT #20-2950 FOR "ADDITION/RENOVATION OF HOME" HAS EXPIRED AS OF 9/23/2024. YOU MUST RENEW THE PERMIT OR OBTAIN A DEMOLITION PERMIT AND RESTORE THE PROPERTY BACK TO ITS ORIGINAL CONDITION PRIOR TO THE COMMENCEMENT OF ANY WORK RELATED TO THIS PERMIT. CONTACT THE PERMIT DEPT AT 352-241-7315.

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.

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

REMEDY THE ABOVE VIOLATIONS TO BE COMPLETED BY 10/25/2024. Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

By:



JOSHUA CORTEZ
Code Enforcement Officer

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

vs.

DUNDORE TEMPLE L

Respondent

Case No. C2410-0011

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:

NOVEMBER 18 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, DUNDORE TEMPLE L. 1190 W LAKESHORE DR CLERMONT, FL 34711

Certified Mail/Return Receipt Requested #

BY: _____



JOSHUA CORTEZ, Code Enforcement Officer
this 29th day of October, 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# C2410-0011

VS.

DUNDORE TEMPLE L
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 1190 W LAKESHORE DR CLERMONT, FL 34711(ALT KEY:1621356).
Sworn to and subscribed before me this 29th day of October 2024.



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

The forgoing instrument was acknowledged before me this 29th day of October 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: Idialis Chaparro Mendez

