



**CODE ENFORCEMENT BOARD MEETING
MONDAY, MARCH 17, 2025
CITY HALL at 685 WEST MONTROSE STREET
At 6:00 PM**

**CALL TO ORDER
PLEDGE OF ALLEGIANCE
ELECTIONS OF CHAIR AND VICE-CHAIR
MINUTES**

Approval of the November 18, 2024 Minutes

**OPENING STATEMENT
SWEARING IN WITNESSES
AGENDA**

UNFINISHED BUSINESS

**Item 1 - C2404-0046, C2404-0048,
C2404-0049 & C2404-0050
Snodgrass** Lakefront Village LLC
905, 915, 925 & 935
Lakefront Village Drive

REQUEST: Reduction of Fine

**Item 2 - C2405-0019
Snodgrass** Linda Lalchan
1870 Vale Drive

REQUEST: Reduction of Fine

**Item 3 - C2409-0031
Cortez** Edward Emrick III
Cluster Oak Drive
(Vacant Lot)

REQUEST: Reduction of Fine

**Item 4 - C2406-0022
Cortez** Libre Real Estate LLC
Vacant Lot
W. Montrose Street
Alt Key 3826383

REQUEST: Reduction of Fine

**CODE ENFORCEMENT BOARD MEETING
MONDAY, MARCH 17, 2025
CITY HALL at 685 WEST MONTROSE STREET
At 6:00 PM**

NEW BUSINESS

**Item 5 - C2501-0036
Snodgrass**

Lake Minneola Condominium
Association
West Osceola Street (Lake Minneola
Condominiums)
AK 3891767

VIOLATION:

IPMC Sec. 111.1.1 Unsafe Structures
IPMC Sec. 304.1 General
IPMC Sec. 304.10 Stairways, Decks,
Porches, and Balconies
IPMC Sec. 304.1.1 Unsafe Conditions

**Item 6 - C2412-0006
Snodgrass**

Colonial Tiles & Pavers, LLC
1730 S. Highway 27

VIOLATION:

Sec. 125-522(a) Building Permit
Required

**Item 7 - C2402-0005
Cortez**

Sedlmajer Alexandra & Adam
26 Sunnyside Drive

VIOLATION:

Sec. 125-522(a) Building Permit
Required
IPMC Sec. 703.3.3 Firewalls, Fire
Barriers, and Fire Partitions
IPMC Sec. 112 Stop Work Order
IPMC Sec. 111.1 Unsafe Conditions
IPMC Sec. 111.1.1 Unsafe Structure

**Item 8 - C2409-0026
Cortez**

Kendra Elam
2950 White Magnolia Loop

VIOLATION:

Sec. 125-522(a) Building Permit
Required
Sec. 125-587(a) Vacation Rental Permit
Requirement

ADJOURN

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**CODE ENFORCEMENT BOARD MEETING
MONDAY, MARCH 17, 2025
CITY HALL at 685 WEST MONTROSE STREET
At 6:00 PM**

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
NOVEMBER 18, 2024

CALL TO ORDER

Chair May called the meeting of the Code Enforcement Board to order on Monday, November 18, 2024, at 6:00 pm.

ROLL CALL

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

MEMBER ABSENT: Member Falcone

ALSO PRESENT: Code Enforcement Officer Snodgrass; 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 September 16, 2024 Code Enforcement Board Meeting; Moved by Vice-Chair Camps; Seconded by Member Forth. Motion passed 5-0 with Member Falcone absent.

OPENING STATEMENT - Chair May made the opening remarks.

SWEARING IN WITNESSES

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

UNFINISHED BUSINESS

City Attorney Brandt introduced the next two cases explaining both cases are motions to lien that this Board has found in violation. The violations have not been cured and the fines continue to accrue.

ITEM 1 – CASE NO. C2307-0013

Permacation LLC

516 W. Highway 50 (Artificial Grass Co.)

LOCATION OF VIOLATION: 516 W. Highway 50

REQUEST: Motion to Lien

The Respondent was not present.

City Attorney Brandt introduced the case and explained 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 \$53,750, which will continue to accrue until the property comes into compliance.

Member Fornoles made a motion to lien in Case No. C2307-0013; seconded by Member Kilburn. Motion passed 5-0 with Member Falcone absent.

ITEM 2 – CASE NO. C2304-0061 & C2405-0017

Jude Meus and Geralde Meus
1383 Laurel Hill Drive

LOCATION OF VIOLATION: 1383 Laurel Hill Drive

REQUEST: Motion to Lien

The Respondent was not present.

City Attorney Brandt introduced the cases and explained as of today this property is still not in compliance. The property owners 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 \$118,900 and will continue to accrue until the property comes into compliance.

Vice-Chair Camps made a motion to lien in Case No. C2304-0061 & C2405-0017; seconded by Member Forth. Motion passed 5-0 with Member Falcone absent.

ITEM 3 – CASE NO. C2405-0008

Tohen Johannes L Trustee
251 Crestview Drive

LOCATION OF VIOLATION: 251 Crestview Drive

REQUEST: Reduction of Fine

City Attorney Brandt introduced the case.

Respondent Phyllis Cross was present and sworn in.

Code Enforcement Manager Wallace explained the case and the reduction of fine process. She said the property owner has been sent proper notice and is present. She stated the property is still in compliance; and further, the fine accrued is \$7,000. Staff recommends Respondent pay \$700, which is 10 percent of the total amount accrued.

Respondent Phyllis Cross, 251 Crestview Drive, explained her steps to remedy the situation; and further, due to the expenses of \$5,305 and losing her job, she asked the Board to waive all fees.

Vice-Chair Camps made a motion to reduce the fine in Case No. C2405-0008 from \$7,000 to \$300 to be paid on or before December 18, 2024; and further, failure to pay will result in reverting the fine to its original amount of \$7,000; seconded by Member Fornoles. Motion passed 5-0 with Member Falcone absent.

ITEM 4 – CASE NO. C2404-0046, C2404-0048, C2404-0049 & C2404-0050

Lakefront Village LLC
2300 Maitland Center Parkway, Suite 215
Maitland, FL

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

REQUEST: Reduction of Fine

City Attorney Brandt asked whether anyone was present representing this case, and no one came forward. This item was not heard due to no representatives being present.

NEW BUSINESS

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

ITEM 5 – CASE NO. C2409-0031

Edward Emrick III
3831 Breckinridge Lane

LOCATION OF VIOLATION: Cluster Oak Drive (Vacant Lot)

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

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

Code Enforcement Manager Wallace explained the following violations: Sections 18-53 and 18-54 Nuisances, Section 125-522(i) Property Maintenance, Section IPMC 302.4 Weeds. She detailed the case summary stating the complaint was made by a Citizen, and the property is currently in compliance. She gave the history, violations and dates, and exhibited pictures that are a true and accurate depiction of the property on the dates taken. She further stated staff's recommendation.

Respondent Edward Emrick explained he hired someone to cut and take care of the property; however, they did not cut a portion of the grass on the property. He stated his future plans are to build a law office on this vacant parcel. He explained the circumstances surrounding not getting notice of this violation.

City Attorney Brandt stated the Cluster Oak Drive parcel is registered under Breckinridge Lane with the Lake County Property Appraiser, and that is the address that all notices are mailed to.

Clayton Emrick, 1067 Calico Pointe Circle, Groveland, explained the gap between his brother getting notice and their father receiving the information.

Member Forth made a motion to find the Respondent was in repeat violation in Case No. C2409-0031; however, the Respondent did correct the violation on or before November 17, 2024.

Board Attorney Brackins interrupted the motion stating the respondent corrected the violation on or before September 27, 2024. He asked Member Forth to withdraw the motion in order to recommend a revised motion.

Member Forth withdrew the motion.

Vice-Chair Camps made a motion to find the Respondent was in repeat violation in Case No. C2409-0031; however, the Respondent did correct the violation and is ordered to refrain from repeating the violation. If Respondent does not comply with this order, a fine of \$500 per day for every day in violation between September 23, 2024 to September 27, 2024, will accrue until corrected; Seconded by Member Kilburn. Motion passed 5-0 with Member Falcone absent.

ITEM 6 – CASE NO. C2407-0026

Fulvan at Clermont, LLC
1724 E 12th Street
Brooklyn, NY 11229

LOCATION OF VIOLATION: 791 SR 50 (English Laundry)

VIOLATION: Sec. 125-522 Building Permit Required

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

Code Enforcement Officer Snodgrass explained the following violation: Sec. 125-522 Building Permit Required. He detailed the case summary stating the complaint was made by a Clermont Fire Inspector, 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.

Jeff Powell, Architect, Powell Studio, 713 W. Montrose Street, explained the situation and requested for more time, because he is concerned with the upcoming holidays.

Nishita Patel, 791 E. Highway 50, stated she is present for her father who is currently out of the country.

Member Kilburn made a motion to find the Respondent is in violation in Case No. C2407-0026; and is ordered to correct the violations on or before January 18, 2025. If Respondent does not comply with this order, a fine of \$250 per day for every day in violation after January 18, 2025, 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 5-0 with Member Falcone absent.

ITEM 7 – CASE NO. C2405-0039

Baldwin Park Capital Partners, LLC
Overland Park Capital Partners, LLC
1545 Conway Isle Circle
Elle Isle, FL 32809

LOCATION OF VIOLATION: 1555 Grand Highway (Miller's Ale House)

VIOLATION: Sec. 123-41 Maintenance & Pruning

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

Code Enforcement Manager Wallace explained the following violation: Sec. 123-41 Maintenance & Pruning. She detailed the case summary stating the complaint was self-initiated by a code enforcement officer, and the property is currently not in compliance. She gave the history, violations and dates, and exhibited pictures that are a true and accurate depiction of the property on the dates taken. She further stated staff's recommendations to the Board.

Respondent Tom Archer, Esquire, explained their tenant leases the property, and the irrigation system failed, which they were not aware of.

Member Fornoles made a motion to find the Respondent is in violation in Case No. C2405-0039; and is ordered to correct the violation on or before December 18, 2024. If Respondent does not comply with this order, a fine of \$250 per day for every day in violation after December 18, 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 Vice-Chair Camps. Motion passed 5-0 with Member Falcone absent.

ITEM 8 – CASE NO. C2410-0011

Temple Dundore

1190 W. Lakeshore Drive

LOCATION OF VIOLATION: 645 W. Osceola Street

VIOLATION: Sec. 125-522 Building Permit Required

The Respondent was present and sworn in.

Code Enforcement Manager Wallace explained the following violation, Sec. 125-522 Building Permit Required. She detailed the case summary stating the complaint was made by in-house staff, and the property is currently not in compliance. She gave the history, violations and dates, and exhibited pictures that are a true and accurate depiction of the property on the dates taken. She further stated staff's recommendations, and recommended that the order be recorded immediately.

Respondent Dwayne Dundore, 16126 Trivoli Circle, Monteverde, stated he will have the engineering drawings submitted next week. He explained the window and roof companies they were using went out of business. He further stated he is selling the property to the general contractor.

Code Enforcement Manager Wallace further explained the permit expired on September 3, 2024, and he must renew the permit or obtain a demolition permit. She stated the construction on this site has been at a standstill for four years. She further stated the City has received multiple complaints about this parcel from neighbors within the surrounding vicinity.

Member Forth made a motion to find the Respondent is in violation in Case No. C2410-0011, and is ordered to correct the violation on or before December 18, 2024, or have all violations corrected within 180 days of the December 18, 2024 deadline. If Respondent does not comply with this order, a fine of \$250 per day for every day in violation after December 18, 2024 for the permit or the 180 day deadline, will accrue until corrected. The Respondent is ordered to contact the Code Enforcement Office to arrange an inspection of the property to verify compliance; and further, ordered that this order be recorded immediately; Seconded by Vice-Chair Camps. Motion passed 5-0 with Member Falcone absent.

*Code Enforcement Board Meeting
November 18, 2024*

City Attorney Brandt stated the City has no further cases.

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 7:34 pm.

Chair

Attest:

Kathy Heard, Recording Clerk

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

**CITY OF CLERMONT,
Petitioner,**

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

v.

**LAKEFRONT VILLAGE LLC.,
Respondents.**

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.**

9171 9690 0935 0307 8438 40



Code Enforcement Officer *Andrew Snodgrass*

City of Clermont

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

AFFIDAVIT OF COMPLIANCE

In the matter of:

Case # C2404-0046

LAKEFRONT VILLAGE LLC

2300 MAITLAND CENTER PKWY STE

215

MAITLAND, FL 32751

Violation Address: 905 Lakefront Village Dr. Clermont, Fl. 34711 Alternate Key# 3903878

Personally appeared before me, Andrew Snodgrass 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 September 18, 2024 for this violation or a \$60.00 per day fine was to be imposed.
3. That, an inspection was performed on October 11, 2024 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 \$60.00 per day accrued from September 19, 2024 to October 10, 2024 with a grand total of 22 days of fines accrued.
5. 22 days of fines accrued at \$60.00 per day results to a total fine amount of \$1,320.00

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



Andrew Snodgrass

Code Enforcement Officer

City of Clermont, 685 W. Montrose Street

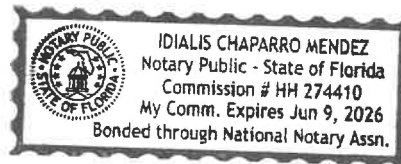
Clermont, FL 34711

The forgoing instrument was acknowledged before me this 16th day of October, 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:



Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

vs.

LAKEFRONT VILLAGE LLC

Respondent

Case No. **C2404-0046**

C2404-0048

C2404-0049

C2404-0050

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:

March 17, 2025 @ 6p.m.

at

685 West Montrose Street, Clermont, Florida.

Council Chambers of City Hall

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

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

I hereby certify that a true and correct copy of the above and foregoing Notice of Hearing has been furnished by Certified Mail/Personal Service to Respondent, LAKEFRONT VILLAGE LLC. 2300 MAITLAND CENTER PKWY STE 215 MAITLAND, FL 32751

Certified Mail/Return Receipt Requested #

9171 9690 0935 0307 8786 37

BY:



Andrew Snodgrass, Code Enforcement Officer
this 24th day of January, 2025

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 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.**

A handwritten signature in blue ink, appearing to be a stylized "A" or similar character, located in the bottom right corner of the page.



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: [Handwritten Signature]

Date: NOV. 5, 2024

Printed Name: ROSS JERMANO



CITY OF CLERMONT

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*****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:	

ITEM 2

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

**CITY OF CLERMONT
Petitioner,**

Case No: C2405-0019

-vs-

**LINDA LALCHAN
Respondent.**

1870
~~1870~~ VALE DR.
11/3
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

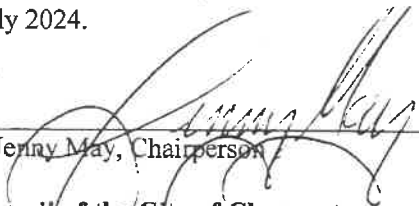
The Board finds that Respondent is in repeat violation of The Code; specifically:

- 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:

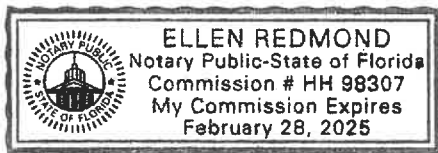
1. That on July 15, 2024, the Code Enforcement Board held a public hearing and issued an Order in the abovementioned case.
2. That, pursuant to said Order, the Respondent was found in violation as a repeat violator and fines accrued at the repeat rate of \$500/day. Fines began on May 23rd and continued 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.

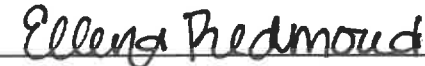


Andrew Snodgrass
Code Enforcement Officer
City of Clermont, 685 W. Montrose Street
Clermont, FL 34711

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, FLORIDA**

**CITY OF CLERMONT,
Petitioner,**

Case No: C2405-0019

vs.

**LINDA LALCHAN,
Respondent.**

**1870 VALE DR
CLERMONT, FL 34711**

FINE REDUCTION ORDER

THIS MATTER came before the Code Enforcement Board of the City of Clermont for hearing on **September 16, 2024**, on RESPONDENT'S MOTION to REDUCE FINE and the Board having heard sworn testimony and received evidence from City Staff and Linda Lalchan appearing on behalf of the Respondent, IT IS ORDERED:

1. A fine of **THIRTY THOUSAND FIVE HUNDRED USD (\$30,500)** is imposed upon Respondent for ONE HUNDRED TWENTY-TWO (122) DAYS the violation continued on the property at **TWO HUNDRED FIFTY USD (\$250.00)** per day.
2. This fine shall be recorded in the Public Records of Lake County Florida to run with the land.
3. The fine shall be reduced to **SIX THOUSAND ONE HUNDRED USD (\$6,100.00)** on condition Respondent pays the lesser fine on or before DECEMBER 16, 2024.

Done and Ordered this 27th day of September 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 September, 2024, a true and correct copy of this Order has been furnished by certified and regular mail to Respondent, 1870 Vale Dr., Clermont, FL 34711.



Code Enforcement Officer Andrew Snodgrass

on Behalf of A. Snodgrass

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.)



CITY OF CLERMONT

Choice of Champions

Applicant's Name: <i>Linda Lalchan</i>	Applicant's Phone Number: <i>352-460-9062</i>
Applicant's Mailing Address: <i>1870 Vale dr. clermont FL 34711</i>	
Authorized Representative's Name (who will be present at the Hearing):	
Current Property Owner's Name: <i>Linda Lalchan</i>	
Current Property Owner's Mailing Address: <i>1870 Vale dr clermont FL 34711</i>	
Current Property Owner's Phone Number: <i>352-460-9062</i>	
Name of Property Owner when fine was assessed: <i>Gustavo Chavez, Maria Laura Sconze, Federico Chavez</i>	
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: <i>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 nonpayment of rent. my property was in perfect condition also my pool before they moved in.</i>	
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 roctor 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

City 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 terret!

Signature: Linda Lalchan

Date 8-15-24

Printed Name: Linda Lalchan

ITEM 3

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

**CITY OF CLERMONT
Petitioner,**

Case No: 2409-0031

-vs-

**EDWARD EMRICK III
Respondent.**

**Cluster Oak Dr. Lot
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 for public hearing on **NOVEMBER 18, 2024**, and the Board having heard sworn testimony and received evidence from Code Enforcement Officer Evie Wallace for the City, and Edward Emrick and Clayton Emrick for the Respondent; thereupon issues the following Findings of Fact, Conclusion of Law, and Order:

I. FINDINGS OF FACT

- 1) Notice of Violation was properly served upon Respondent as required by Section 162.12, F.S.
- 2) The Respondent is the owner in custody and control of “The Property” described in the style of this case and Notice of Violation.
- 3) Respondent had previously been found in violation of Clermont City Code.
- 4) There existed on the property a repeated violation of the Clermont City Code.
- 5) The violation has been corrected

II. CONCLUSION OF LAW

The Board finds that Respondents are in repeat violation of Clermont City Code or IPMC

City Code Sec. 18-53. - Prohibited items, conditions or actions constituting nuisances. (I)
Weeds

City Code Sec. 18-54. - Creation or maintenance of nuisance by property owner declared unlawful.

City Code Sec. 125-522. (I) – Property Maintenance
IPMC 302.4 Weeds.

III. ORDER

- 1) A fine is imposed in the amount of **FIVE HUNDRED DOLLARS (\$500.00)** for each day the violations were repeated for the five (5) day period from September 23, 2024, until the

property was brought into compliance on September 27, 2024, for a total fine of TWO THOUSAND FIVE HUNDRED USD (\$2,500.00).

Done and Ordered this 20th day of November, 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 20th day of November 2024, a true and correct copy of this Order has been furnished by certified and regular mail to Respondent, Edward Emrick, III 3831 Breckinridge Ln., Clermont, FL 34711 and Edward Emrick, 113 Island Dr., Howey in the Hills, FL 34737.



Code Enforcement Officer

9171 9690 0935 0307 1426 60

Code Enforcement Board

City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

vs.

EMRICK EDWARD E III

Respondent

Case No. C2409-0031

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:

MARCH 17 2025 AT 6PM,

at

685 West Montrose Street, Clermont, Florida.

Council Chambers of City Hall

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

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

I hereby certify that a true and correct copy of the above and foregoing Notice of Hearing and Notice of Violation has been furnished by Certified Mail/Personal Service to Respondent, EMRICK EDWARD E III. 3831 BRECKINGRIDGE LN CLERMONT, FL 34711

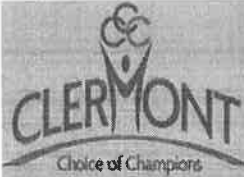
Certified Mail/Return Receipt Requested #

BY: _____



JOSHUA CORTEZ, Code Enforcement Officer
this 24th day of January, 2025

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



CITY OF CLERMONT

Choice of Champions

Applicant's Name: Edward Emrick III	Applicant's Phone Number: 407-242-7579
Applicant's Mailing Address: 113 Island Drive, Howey-in-the-Hills, Florida 34737	
Authorized Representative's Name (who will be present at the Hearing): Clayton Emrick, Edward Emrick IV	
Current Property Owner's Name: Edward Emrick III	
Current Property Owner's Mailing Address: 113 Island Drive, Howey-in-the-Hills, Florida 34737	
Current Property Owner's Phone Number: 407-242-7579	
Name of Property Owner when fine was assessed: Edward Emrick III	
Name of Person who lived at the property when the fine was placed: N/A	
Reason(s) violation(s) were not corrected before fine(s) were placed: Our understanding is that this fine is for a repeated offense of the grass being taller than as the code requires. Originally, Mr. Emrick was unaware that the grass had to be a certain height. Mr. Emrick was informed by the city that the grass needed to be below a certain height in order to be in compliance. As soon as he was aware, he immediately had a family friend come and cut the grass. However, this was not a long-term solution as that person is located in Eustis/Tavares area. So, he hired another individual to cut the grass. That person did cut the grass on the main plot but did not cut the grass on the other side of the sidewalk, still leaving Mr. Emrick out of compliance, allegedly from September 23 rd to September 27 th . It should be noted that Mr. Emrick has been in compliance ever since. It should also be of note that there were severe weather warnings during this time, as Hurricane Helene hit the State of Florida on September 26 th , 2024. Mr. Emrick was aware that the grass needed to be cut immediately, but it was difficult to get someone to take their lawn equipment out there during a storm.	
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:

Does this fine reduction relate to the sale of the property? (If yes, a Closing Disclosure Statement or HUD Settlement Statement must be attached) Yes No

Please ensure this form and any attachments completely set forth your position stating why you contend the fine should be reduced, to what amount and when payment is proposed to be made. You must be present to answer any questions the Code Enforcement Board may have.

I, Edward Emrick, do hereby submit this request for Reduction/Elimination of the fines, and in support offer the following statement: The fine should be reduced because: (1) Anytime I have been aware that the property was out of compliance I immediately became in compliance as requested and am still in compliance today, (2) Only a portion of the property was out of compliance, (3) A third-party was responsible for maintaining the entirety of the property, and I was unaware that they had not (4) There was severe weather warnings for at least one of the days that I was out of compliance, and (5) my understanding is that Florida Statutes provide for a maximum of a \$500.00 per day fine, and I don't believe that it is reasonable under the circumstances.

Under Section 162.09 Florida Statutes, it states that a fine imposed pursuant to the section shall not exceed \$500 per day for a repeat violation, unless irreversible and irreparable in nature. Further, it provides that the enforcement board shall consider the following: (1) The gravity of the violation, (2) Any actions taken by the violator to correct the violation, and (3) any previous violations committed by the violator.

To address each factor:

- (1) The gravity of the violation is minimal: It is a small portion of a less than half-acre property where the grass was taller than 20 inches. I believe at the previous hearing it showed that the grass was roughly 24 inches. The violation is not irreversible or irreparable. It is not a safety hazard. It has a minimal, if any effect on the citizen's enjoyment of the city.
- (2) Every time I have been aware of a violation of any code or ordinance, I have moved quickly to correct the violation. I have participated in the proceedings, met with code enforcement officers, and even the Mayor. I have done everything I can to remain in compliance outside of physically going to the property and cutting the grass myself. The only reason I was not in compliance for five (5) full days was due to the Hurricane.
- (3) I have no other code violations than the violation associated with this action.

Pursuant to these factors, I believe it is appropriate to reduce my fine to 10%, or \$250.00.



CITY OF CLERMONT

Choice of Champions

Signature: [Handwritten Signature]

Date: _____

Printed Name: EDWARD E. SWICK II

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

Code Enforcement Case Number:	Property Address:
Name of Property Owner when fine was placed:	
Violation(s):	
Case was presented to the Code Enforcement Board on:	
Daily Fine Imposed:	Number of Days Fine Ran:
\$	
Date Fine Began:	Date Fine Ended:
Total Amount Due:	Number of Days the Property was in Violation:

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

**CITY OF CLERMONT
Petitioner,**

Case No: 2406-0022

-vs-

**LIBRE REAL ESTATE LLC.,
Respondent.**

**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 SEPTEMBER 16, 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 repeat 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 repeat 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) A FINE IS IMPOSED in the amount of FIFTEEN THOUSAND FIVE HUNDRED USD (\$15,500.00) for THIRTY-FIVE (31) days at the rate of FIVE HUNDRED USD (\$500.00) per day since AUGUST 15, 2024, when the violation was posted. This fine shall continue to accrue until remedied.

- 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 27th day of September 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 September 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.



Code Enforcement Officer

9171 9690 0935 0307 1420 66

Code Enforcement Board

City of Clermont

NOTICE OF HEARING

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:

MARCH 17 2025 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, LIBRE REAL ESTATE LLC. 1420 CELEBRATION BLVD STE 247 CELEBRATION, FL 34747

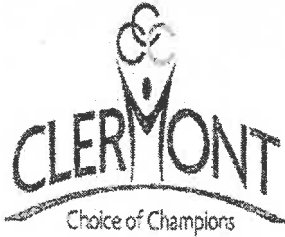
Certified Mail/Return Receipt Requested #

BY:



JOSHUA CORTEZ, Code Enforcement Officer
this 10th day of February, 2025

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 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: Carlos Andres Perales Sihuary (CEO Libre Real Estate LLC)	Applicant's Phone Number: 559-517-9804
Applicant's Mailing Address: 15800 Pines Blvd Suite 3015, Pembroke Pines, FL 33027	
Authorized Representative's Name (who will be present at the Hearing): Giovanna Nuñez (our new and authorize realtor)	
Current Property Owner's Name: Libre Real Estate LLC	
Current Property Owner's Mailing Address: 15800 Pines Blvd Suite 3015, Pembroke Pines, FL 33027	
Current Property Owner's Phone Number: 559-517-9804 / 786-838-3108 (Giovanna Nuñez)	
Name of Property Owner when fine was assessed: Libre Real Estate LLC	
Name of Person who lived at the property when the fine was placed: None	
Reason(s) violation(s) were not corrected before fine(s) were placed: In 2024, while the principals of Libre Real Estate LLC were engaged with commitments in Lima, Peru, the Clermont property was under the management of a local real estate agent. Unfortunately, due to performance issues, we were compelled to terminate the agent's services. During the transition to a new realtor, who now has a local presence, there was a brief period without physical oversight of the property. Additionally, an oversight in updating our office address in the city's records resulted in our not receiving critical communications regarding the violations. Upon discovering these issues, we promptly took corrective measures to rectify the situation appointed and appointed our new real estate agent to actively manage the property and updated our contact information to prevent future occurrences. Given these circumstances and our proactive steps to address the problem, we respectfully request a reduction in the fine.	
Is money held in escrow pending the fine reduction/release Hearing: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Proposed Reduced Fine Amount to be Paid: 10% of the amount = \$8,500	
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.



CITY OF CLERMONT

Choice of Champions

I, Carlos Andres Perales Sihuay, do hereby submit this request for Reduction/Elimination of the fines, and in support offer the following statement:

As previously mentioned, Libre Real Estate LLC operates as our U.S.-based company focused on real estate development, with the Clermont project being our third venture in Central Florida. However, the headquarters of our economic group is in Lima, Peru. Throughout 2024, our obligations to other projects in Peru prevented us from personally visiting the Clermont site, particularly during the period when the fine was imposed.

Additionally, last year we transitioned to a new real estate representative for matters involving the City of Clermont. This change included relocating our office, which previously shared an address with our former agent. Unfortunately, the new address was not promptly updated in the city's system, preventing us from receiving important notices regarding the violation.

To ensure proper oversight moving forward, we have engaged a new real estate agent specializing in Central Florida who is now actively managing the property and located near the Clermont project. This demonstrates our commitment to compliance and maintaining a positive relationship with the city.

We regret any oversight that contributed to this situation and assure the board that we have taken corrective measures as soon as we became aware of the issue. Attached are recent photographs of the lot, reflecting its current compliance. Given these circumstances and our proactive efforts to resolve the matter, we respectfully request a reduction of the fine.

Signature: _____

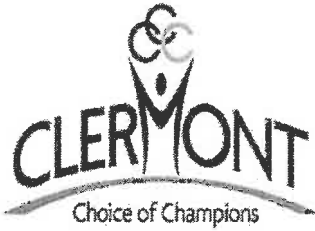
A handwritten signature in black ink, appearing to read "CSP" followed by a flourish.

Date: _____

02/06/2025

Printed Name: _____

Carlos Andres Perales Sihuay



CITY OF CLERMONT

Choice of Champions

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

Code Enforcement Case Number: C2406-0022	Property Address: W MONTROSE ST CLERMONT FL, 34711(ALT KEY:3826383)
Name of Property Owner when fine was placed: LIBRE REAL ESTATE LLC	
Violation(s): IPMC 302.4 WEEDS	
Case was presented to the Code Enforcement Board on: 09/16/2024	
Daily Fine Imposed: \$500	Number of Days Fine Ran: 170
Date Fine Began: 8/15/2024	Date Fine Ended: 2/1/2025
Total Amount Due: \$85,500.00	Number of Days the Property was in Violation: 221
Is the violation a heightened health or safety concern: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Has the Property Owner been cooperative with Code Compliance: <input 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:	

City of Clermont

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

ITEM 5

VIOLATION NOTICE

February 26, 2025

Violation # C2501-0036

To: LAKE MINNEOLA CONDOMINIUM ASSN
PO BOX 120533
CLERMONT, FL 34712-0533

Violation/Property address: W OSCEOLA ST - Alternate Key# 3891767 – Lake Minneola Condominiums

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 OSCEOLA ST. Alternate Key# 3891767

Compliance with the Violation(s) listed will be when the following condition(s) are met: The building must be repaired to a safe condition per Florida building code, local ordinances, and the international property maintenance code. Currently the building has several locations that are in need of repair and are deemed as unsafe by code enforcement and the city building official.

Type of Violation: 111.1.1 Unsafe structures.

An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

Type of Violation: 304.1 General.

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

Type of Violation: 304.10 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.

Type of Violation: 304.1.1 Unsafe conditions.

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

5. Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and 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.

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.

Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board. Allotted time to correct is waived due to this being a health, safety, and welfare concern.

9171 9690 0935 0307 1421 27

By:



Andrew Snodgrass
Code Enforcement Officer

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

vs.

LAKE MINNEOLA CONDOMINIUM ASSN

Respondent

Case No. C2501-0036

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

March 17th, 2025 @ 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, LAKE MINNEOLA CONDOMINIUM ASSN. at PO Box 120533 Clermont, Fl. 34712

Certified Mail/Return Receipt Requested #

9171 9690 0935 0307 1421 27

BY:



Andrew Snodgrass, Code Enforcement Officer
this 27th day of February, 2025

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# C2501-0036


VS.

Lake Minneola Condominium Association

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

That a copy of the Notice of Hearing was posted at the south public
entrance of Clermont City Hall, 685 W. Montrose Street, Clermont, FL
34711, in addition to the real property known as Lake Minneola
Condominiums – Alternate Key# 3891767 - W. Osceola St. Clermont, FL.
34711, on the 27th day of February 2025.

Sworn to and subscribed before me this __4th day of March 2025



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

The forgoing instrument was acknowledged before me this 4th day of March, by
Andrew Snodgrass as a Code Enforcement Officer for the City of Clermont, who is personally
known to me and who did take an oath.



Signature: _____

Printed Name: Joell Folmar

City of Clermont

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

ITEM 6

VIOLATION NOTICE

January 27, 2025

Violation # C2412-0006

To: COLONIAL TILE & PAVERS LLC &
20646 COUNTY ROAD 561
CLERMONT, FL 34711

Violation/Property address: 1730 S. Highway 27 Clermont, Fl. 34711 Alternate Key# 1592763

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 1730 S. Hwy. 27 Clermont, Fl. 34711 - Colonial Tile & Pavers.


Compliance with the Violation(s) listed will be when the following condition(s) are met: The pavers and impervious area that have been added need to be permitted and calculated. This was discussed during the site review held on December 6, 2024, and a follow up email was sent on January 17, 2025. No response or application received.

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)-241-7316 or asnodgrass@clermontfl.org. Also, when you comply, please contact me so an inspection to determine compliance can be scheduled.

Allotted time to correct – 30 days – February 26, 2025. 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 8786 20

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

vs.

COLONIAL TILE & PAVERS LLC &

Respondent

Case No. C2412-0006

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:

March 17, 2025 @ 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, COLONIAL TILE & PAVERS LLC &.

Certified Mail/Return Receipt Requested #

9171 9690 0935 0307 1421 03

BY: 

Andrew Snodgrass, Code Enforcement Officer

this 26th day of February, 2025

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# C2412-0006


VS.

Colonial Tile & Pavers LLC

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

That a copy of the Notice of Violation was posted at the south public
entrance of Clermont City Hall, 685 W. Montrose Street, Clermont, Fl
34711, in addition to the real property known as Colonial Tile & Pavers
located at 1730 S. Highway 27 Clermont, Fl. 34711, on the 7th day of
January 2025.

Sworn to and subscribed before me this 26th day of February 2025


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

The forgoing instrument was acknowledged before me this 26th day of February 2025, by
Andrew Snodgrass as a Code Enforcement Officer for the City of Clermont, who is personally
known to me and who did take an oath.

Signature: 

Printed Name: JENNIFER URTES.



City of Clermont

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

ITEM 7

VIOLATION NOTICE

February 05, 2024

Violation # C2402-0005

To: SEDLMAJER ALEXANDRA & ADAM
6572 LAGOON ST
WINDERMERE, FL 34786

Violation/Property address: 26 SUNNYSIDE DR CLERMONT FL, 34711(ALT KEY:2723882)

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 26 SUNNYSIDE DR CLERMONT FL, 34711(ALT KEY:2723882).

Compliance with the Violation(s) listed will be when the following condition(s) are met: THE STRUCTURE HAS BEEN DECLARED UNSAFE BY THE BUILDING OFFICIAL. STOP WORK IMMEDIATELY PER THE STOP WORK ORDER. DO NOT RESUME ANY TYPE OF WORK AND DO NOT COVER UP ANY TYPE OF WORK THAT HAS ALREADY BEEN DONE. YOU MUST OBTAIN A BUILDING PERMIT FOR THE WORK DONE TO THE EXTERIOR DECKS, STAIRS, AND BALCONIES. YOU MUST OBTAIN A BUILDING PERMIT FOR THE WORK DONE TO THE INTERIOR OF THE STRUCTURE. NO BUILDING PERMIT WILL BE ISSUED FOR THE INTERIOR WORK UNLESS AND UNTIL CODE ENFORCEMENT AND A BUILDING INSPECTOR IS GRANTED ACCESS TO THE STRUCTURE WITH THE OWNER OR AGENT SO AS TO DETERMINE THE FULL SCOPE OF WORK AND WHAT ALL WILL BE REQUIRED. CONTACT THE BUILDING OFFICIAL, MARK GRENIER, AT 352-241-7311. CONTACT THE CODE ENFORCEMENT OFFICER, JOSHUA CORTEZ, AT 352-241-7356

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: 703.3.3 Fire walls, fire barriers, and fire partitions.

Required fire walls, fire barriers and fire partitions shall be maintained to prevent the passage of fire. Openings protected with approved doors or fire dampers shall be maintained in accordance with NFPA 80

Type of Violation: STOP WORK ORDER SECTION 112-IPMC

Any work performed in a dangerous or unsafe manner, the code official is authorized to issue a stop work order.

Type of Violation: UNSAFE CONDITIONS-111.1

when a structure or equipment is found by the code official to be unsafe, or when a

structure is found unfit for human occupancy.

Type of Violation: UNSAFE STRUCTURE 111.1.1

A Structure found to be dangerous to the life, health, property or safety of the public, or is so damaged, decayed, dilapidated, structurally unsafe or unstable foundation, that partial or complete collapse is possible.

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

YOU ARE DIRECTED TO TAKE ACTION BY COMING INTO COMPLIANCE WITH THE NOTICE OF VIOLATION ON OR BEFORE 4/5/2024. 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

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

NOTICE

ADDITIONS or CORRECTIONS
DO NOT REMOVE

PERMIT NO.	DATE
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ADDRESS

STOP WORK

NOTES

FOR CORRECTIONS CALL 352-241-7310
Monday through Friday

Building Inspector

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

vs.

SEDLMAJER ALEXANDRA & ADAM

Respondent

Case No. C2402-0005

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:

MARCH 17 2025 AT 6PM,

at

**685 West Montrose Street, Clermont, Florida.
Council Chambers of City Hall**

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

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

I hereby certify that a true and correct copy of the above and foregoing Notice of Hearing and Notice of Violation has been furnished by Certified Mail/Personal Service to Respondent, SEDLMAJER ALEXANDRA & ADAM.

6572 LAGOON ST
WINDERMERE, FL 34786

Certified Mail/Return Receipt Requested #

BY: _____



JOSHUA CORTEZ, Code Enforcement Officer
this 21st day of January, 2025

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

ITEM 8

VIOLATION NOTICE

September 20, 2024

Violation # C2409-0026

To: ELAM KENDRA
2950 WHITE MAGNOLIA LOOP
CLERMONT, FL 34711

Violation/Property address: 2950 WHITE MAGNOLIA LOOP CLERMONT FL, 34711(ALT KEY:3810634)

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 2950 WHITE MAGNOLIA LOOP CLERMONT FL, 34711(ALT KEY:3810634).

Compliance with the Violation(s) listed will be when the following condition(s) are met: TO COME INTO COMPLIANCE YOU WILL NEED TO OBTAIN AN ISSUED BUILDING PERMIT FOR THE FOLLOWING ITEMS:

1. THE SHED NEAR THE FRONT BUILDING LINE OF THE HOME
2. THE SLAB UNDERNEATH/ BESIDE THE SHED AND THE CONNECTING PAVED WALK WAY
3. THE SCREEN ENCLOSURE ENCLOSING THE FRENCH DOORS ON THE SIDE OF THE STRUCTURE
4. THE FRENCH DOORS ON THE SIDE OF THE STRUCTURE
5. THE LUMBER SHED/ STRUCTURE IN THE BACKYARD
6. THE RECONFIGURATION OF THE KITCHEN AREA

YOU WILL ALSO NEED TO EITHER OBTAIN A VACATION RENTAL PERMIT FOR THE SHORT TERM RENTALS OR YOU CAN STOP CONDUCTING SHORT TERM RENTALS. CONTACT THE PERMIT DEPT AT 352-241-7315.

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

(a)Building permit required.

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

Type of Violation: City Code Sec. 125-587. - Vacation rental permit requirements.

(a)Permit required.

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 COMPLETED BY: 11/19/2024. Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

By: 

JOSHUA CORTEZ
Code Enforcement Officer

9171 9690 0935 0307 1426 91

Code Enforcement Board

City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

vs.

ELAM KENDRA

Respondent

Case No. C2409-0026

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:

MARCH 17 2025 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, ELAM KENDRA, 2950 WHITE MAGNOLIA LOOP CLERMONT, FL 34711.

Certified Mail/Return Receipt Requested #

BY: _____

JOSHUA CORTEZ, Code Enforcement Officer

this 4th day of February, 2025

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.