



**CODE ENFORCEMENT BOARD MEETING
MONDAY, MAY 19, 2025
CITY HALL at 685 WEST MONTROSE STREET
At 6:00 PM**

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

MINUTES

Approval of the March 17, 2025 Minutes

OPENING STATEMENT

SWEARING IN WITNESSES

AGENDA

OTHER BUSINESS

Item 1 - C2404-0038 John & Cindy Zentmayer
Cortez 1050 W. Magnolia St.

REQUEST: Motion to Lien

UNFINISHED BUSINESS

Item 2 - C2402-0018 Elsie & Felicita Rios
Wallace 783 E. Juniata St.

REQUEST: Reduction of Fine

Item 3 - C2304-0040 Pamela Guerrero
Cortez 873 Skyridge Rd

REQUEST: Reduction of Fine

NEW BUSINESS

Item 4 - C2503-0002 Gerald & Vanessa Waters
Snodgrass 2635 Ledgemont Ct

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

Item 5 - C2504-0037 Advenir@Clermont, LLC
Cortez 600 River Birch Ct

**CODE ENFORCEMENT BOARD MEETING
MONDAY, MAY 19, 2025
CITY HALL at 685 WEST MONTROSE STREET
At 6:00 PM**

REPEAT VIOLATION:

Sec.125-522 (a) Building Permit
Required
IPMC Sec.108.1 & 108.4 Stop Work
Order

**Item 6 - C2307-0044
Cortez**

Lockhart, Annette
447 E. Desoto St.

VIOLATION:

Sec. 18-53, 18-54, 18-55 & 18-56
Nuisances and Notice to Abate

**Item 7 - C2503-0001
Cortez**

Kevin Henshaw
1620 5th St.

VIOLATION:

Sec. 18-53, 18-54, & 18-55 Nuisances &
Notice to Abate
Sec. 123-100 Required (Tree Removal
Permit Chapter)
Sec. 30-28 (d) Special Refuse Problems
IPMC Sec. 308.1 Accumulation of
Rubbish/garbage

**Item 8 - C2501-0024
Cortez**

Quan Heng & Xin Wang
240 Edgewood Dr.

VIOLATION:

Sec. 125-522 (a) Building Permit
required
IPMC Sec. 304.1 & 304.1.1 General &
Unsafe Conditions
IPMC Sec. 304.2 Protective Treatment
(Exterior Surfaces)
IPMC Sec. 304.6 Exterior Walls
IPMC Sec. 304.10 Stairways, decks,
porches & balconies
IPMC Sec. 304.12 Handrails and guards
IPMC Sec. 304.13 Window and door
frames
IPMC Sec. 304.13.2 Openable windows
IPMC Sec. 304.14 Insect Screens
IPMC Sec. 304.18.2 Windows
IPMC Sec. 305.1 & 305.1.1 General &
Unsafe Conditions
IPMC Sec. 305.3 Interior Surfaces
IPMC Sec. 305.4 Stairs & Walking
surfaces

**CODE ENFORCEMENT BOARD MEETING
MONDAY, MAY 19, 2025
CITY HALL at 685 WEST MONTROSE STREET
At 6:00 PM**

IPMC Sec. 305.5 Handrails & guards
IPMC Sec. 305.6 Interior doors
IPMC Sec. 403.2 Bathroom & toilet
rooms
IPMC Sec. 504.1 General (Plumbing)
IPMC Sec. 604.3 Electrical system
hazards
IPMC Sec. 604.3.1 Abatement of
electrical hazards
IPMC Sec. 605.1 Installation (Electrical
equipment)
IPMC Sec. 605.2 Receptacles
IPMC Sec. 704.6.1.2 Groups R-2, R-3,
R-4 and I-1 (Smoke alarms)

Item 9 - C2408-0009
Cortez

Fairfield Homes Inc
99 Sunnyside Dr.

VIOLATION:

Sec. 125-522 (a) Building Permit
required
IPMC Sec. 302.4 Weeds
IPMC Sec. 304.2 Protective treatment
IPMC Sec. 302.7 Accessory structures
IPMC Sec. 304.6 Exterior walls
IPMC Sec. 304.13 Window and door
frames
IPMC Sec. 304.18.2 Windows
IPMC Sec. 305.6 Interior doors
IPMC Sec. 305.3 Interior surfaces
IPMC Sec. 305.4 Stairs & walking
surfaces
IPMC Sec. 603.1 Mechanical equipment
& appliances
IPMC Sec. 504.1 General (Plumbing)

Item 10 - C2503-0020
Cortez

Vette Development LLC
7th St. (Vacant property alt key#
3922906)

VIOLATION:

Sec. 30-28 Special Refuse problems
Sec. 123-41 Maintenance & Pruning
Sec. 18-53, 18-54, 18-55 & 18-56
Nuisance and Notice to Abate

**CODE ENFORCEMENT BOARD MEETING
MONDAY, MAY 19, 2025
CITY HALL at 685 WEST MONTROSE STREET
At 6:00 PM**

**Item 11 - C2504-0007
Cortez**

Fulvan at Clermont, LLC
741 SR 50 (Dollar General)

VIOLATION:

IPMC Sec. 305.3 Interior surfaces

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
MARCH 17, 2025

CALL TO ORDER

Vice-Chair Camp called the meeting of the Code Enforcement Board to order on Monday, March 17, 2025, at 6:00 pm.

ROLL CALL

MEMBERS PRESENT: Chair Camps, Vice-Chair Fracasso, Member Falcone, Member Makowski, and Member Kilburn

MEMBER ABSENT: Member Fornoles

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

OPENING STATEMENT – Member Camps made the opening remarks.

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE

Board Attorney Brackins swore in new Members Fracasso and Makowski

ELECTIONS OF CHAIR AND VICE-CHAIR

Member Camps, seconded by Member Kilburn, nominated Member Camps for Chair for a term ending March 2026. Motion passed 5-0 with Member Fornoles absent.

Member Fracasso, seconded by Chair Camps, nominated Member Fracasso for Vice-Chair for a term ending March 2026. Motion passed 5-0 with Member Fornoles absent.

MINUTES

Motion to approve the Minutes of the November 17, 2024 Code Enforcement Board Meeting; Moved by Member Makowski; Seconded by Vice-Chair Fracasso. Motion passed 5-0 with Member Fornoles absent.

SWEARING IN WITNESSES

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

UNFINISHED BUSINESS

Assistant City Attorney Dyen introduced the cases and stated applicants are all present except for Item 6 and Item 7.

**ITEM 1 – CASE NO. C2404-0046, C2404-0048,
C2404-0049 & C2404-0050**

Lakefront Village LLC

905, 915, 925 & 935 Lakefront Village Drive

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

REQUEST: Reduction of Fine

The Respondent was present and sworn in.

Code Enforcement Officer Snodgrass detailed the case summary and the reduction of fine process. He said the property owner has been sent proper notice and is present. He further stated the property is in compliance; and further, the fine accrued is \$5,280. Staff recommends Respondent pay \$1,056.00, which is 20 percent of the total amount accrued.

Member Kilburn asked what the delay was in obtaining the permits.

Ross Jermano, *Respondent, 2300 Maitland Center Blvd., Maitland*, explained they expedited the process, but it had to go through a review process with the City which took a long time.

Officer Snodgrass confirmed that it did take the City longer than normal to review due to unforeseen circumstances.

Vice-Chair Fracasso inquired if work is ongoing or completed along with occupancy.

Mr. Jermano stated work is ongoing; however, the City notified them that certificate of occupancy will not be issued until the road is paved.

Member Makowski made a motion to reduce the fine in Case No. C2404-0046, C2404-0048, C2404-0049 & C2404-0050 from \$5,280 to \$1,056 to be paid on or before April 16, 2025; and further, failure to pay will result in reverting the fine to its original amount of \$5,280; seconded by Member Kilburn. Motion passed 5-0 with Member Fornoles absent.

ITEM 2 – CASE NO. C2405-0019

Linda Lalchan

1870 Vale Drive

LOCATION OF VIOLATION: 1870 Vale Drive

REQUEST: Reduction of Fine

The Respondent was present and sworn in.

Code Enforcement Officer Snodgrass detailed the case summary and the reduction of fine process. He said the property owner has been sent proper notice and is present. He further stated the property is in compliance; and further, the fine accrued is \$30,500. Staff recommends Respondent pay \$15,250, which is 50 percent of the total amount accrued.

Linda Lalchan, *Respondent, 712 Brooks Field Drive, Winter Garden*, was present and explained conversations she had with city staff that has led her to where she is today. She indicated currently her house is in foreclosure, and she is unable to pay \$15,250. She asked the board to reduce the fee to what it previously was reduced to at the last meeting of \$6,100.

Chair Camps explained what happened the last time she was here before the board where the board made the determination of the fee and timeline, not city staff.

Board Attorney Brackins stated the prior fine established by the board of \$6,100 has expired, and asked the Respondent if she is able to pay the \$6,100 within 30 days. Ms. Lalchan answered affirmatively.

Member Falcone made a motion to reduce the fine in Case No. C2405-0019 from \$30,500 to \$6,100 to be paid on or before March 27, 2025; and further, failure to pay will result in reverting the fine to its original amount of \$30,500; seconded by Member Makowski. Motion passed 5-0 with Member Fornoles absent.

ITEM 3 – CASE NO. C2409-0031

Edward Emrick III
Cluster Oak Drive
(Vacant Lot)

LOCATION OF VIOLATION: Cluster Oak Drive (Vacant Lot)

REQUEST: Reduction of Fine

The Respondent was present and sworn in.

Code Enforcement Officer Cortez explained the case and the reduction of fine process. He said the property owner has been sent proper notice and is present. He stated the property is still in compliance; and further, the fine accrued is \$2,500. Staff recommends Respondent pay \$250, which is 10 percent of the total amount accrued.

Member Makowski asked why they would let the grass get overgrown.

Clayton Emrick, *Appearing for Respondent, 1067 Calico Pointe Circle, Groveland*, explained they do not live onsite, and they did not know a portion of the grass was not being cut.

Member Makowski made a motion to reduce the fine in Case No. C2409-0031 from \$2,500 to \$250 to be paid on or before April 16, 2025; and further, failure to pay will result in reverting the fine to its original amount of \$2,500; seconded by Member Kilburn. Motion passed 5-0 with Member Fornoles absent.

ITEM 4 – CASE NO. C2406-0022

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

LOCATION OF VIOLATION: W. Montrose Street (Vacant Lot, Alt Key 3826383)

REQUEST: Reduction of Fine

The Respondent was present and sworn in.

Code Enforcement Officer Cortez explained the case and the reduction of fine process. He said the property owner has been sent proper notice and is present. He stated the property is still in compliance; and further, the fine accrued is \$85,000. Staff recommends Respondent pay \$17,000, which is 20 percent of the total amount accrued.

Giovanna Nunez, *Appearing for Respondent, 1500 Park Center Drive, Orlando*, stated her client is asking for the fine to be reduced to 10 percent.

Member Kilburn stated he believes this is the case where they could not locate the property owner, but now the owner has been located.

Vice-Chair Fracasso asked when contact was made with the property owner. Officer Cortez stated he does not know the date; however, it was soon after the property came into compliance.

Member Makowski made a motion to reduce the fine in Case No. C2406-0022 from \$85,000 to \$17,000 to be paid on or before April 16, 2025; and further, failure to pay will result in reverting the fine to its original amount of \$85,000; seconded by Member Falcone. Motion passed 4-1 with Vice-Chair Fracasso opposed and Member Fornoles absent.

NEW BUSINESS

ITEM 5 – CASE NO. C2501-0036

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

LOCATION OF VIOLATION: West Osceola Street (Lake Minneola Condominiums)
AK 3891767

REPEAT 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

The Respondent was present and sworn in.

Code Enforcement Officer Snodgrass explained the following violations: 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. He detailed the case summary stating the complaint was made by a current condo resident, and the property is currently not in compliance. He gave the history, violations and dates, and exhibited pictures that are a true and accurate depiction of the property on the dates taken. He further stated staff's recommendation.

Member Falcone asked staff to define spalling. Officer Snodgrass explained spalling is cracks throughout the concrete that may or may not weaken the amount of load it can take. Member Fracasso elaborated on the definition stating if water gets behind the concrete, it can pop, which creates pitting.

Chair Camps asked if there are residents living in the building currently. Officer Snodgrass said 680 and 686 are empty, but there are residents living on the other side. The building was tagged as condemned.

Chair Camps asked the respondent if he had anything to add.

Eric Minor, *Present for Respondent, 27057 Blvd., Wesley Chapel*, stated they have an engineer coming out this week, and they will submit the plans as soon as possible. He explained the last hurricane caused them to have to replace the roof which put this work off a little bit.

Vice-Chair Fracasso asked whether the HOA has had a third-party assessment to assess reserves and structural integrity of the property; and further, stated the new law that condominiums are required to complete the assessment every ten (10) years, which he believes was required to be finalized by 2024. Mr. Minor stated they have arranged for legal counsel to deal with those issues.

Member Makowski asked whether the building is safe enough for residents to be living there. Mr. Minor explained they had an engineer come out; and further, if they knew it was this important of an issue, they would have taken care of it immediately. He further stated considering the sensitivity of condominiums in today's environment, it goes to the top of the list now.

Member Makowski stated he believes the State could condemn it, because this is a very sensitive issue here in Florida; and further, all of the liability will fall upon the HOA. Mr. Minor said he hopes they can replace it as soon as possible, and they are working quickly to get it done.

Member Kilburn made a motion to find the Respondent is in violation in Case No. C2501-0036; and is ordered to correct the violations on or before May 16, 2025.

Officer Snodgrass interrupted and stated there are more people present that wish to speak.

Member Kilburn withdrew his motion.

Joseph Dickson, *875 W. Osceola, (Owner of Unit 680)* stated he filed the complaint, and explained the HOA is working towards getting this done. He stated he has provided to the City, City approved stamped plans, a structural engineer report that they paid \$2,500 for. He explained numerous structural problems to where he stated an engineer would not grant him a CO to occupy the building. He concluded with stating he believes the work could start tomorrow if they wished to use their plans.

Mr. Minor responded by stating the HOA is working to correct the problem, because this is an HOA issue. He also informed them that their engineer has submitted a report dated March 4th addressing the pole issue; and further, they will be coming back to reevaluate the pole to put together their plans. He concluded by stating it is in the HOA's best interest to submit their own plans to the City for the improvement.

Chair Camps asked whether he has a timeline for when the engineering plans will be submitted. Mr. Minor indicated their engineer is coming back this week; and further, they are aware of the urgency and are working on it as quickly as possible.

Board Attorney Brackins stated the Board does not have authority to address or get involved with the selection of an engineer.

Member Makowski asked whether the residents are aware of the structural problems. Mr. Minor advised everyone is aware.

Member Kilburn made a motion to find the Respondent is in violation in Case No. C2501-0036; and is ordered to correct the violations on or before May 16, 2025. If Respondent does not comply with this order, a fine of \$250 per day for every day in violation after May 16, 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 Falcone. Motion passed 5-0 with Member Fornoles absent.

ITEM 6 – CASE NO. C2412-0006

Colonial Tiles & Pavers, LLC
1730 S. Highway 27

LOCATION OF VIOLATION: 1730 S. Highway 27

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

The Respondents were present and sworn in.

Code Enforcement Officer Snodgrass explained the following violation: Sec. 125-522(a) Building Permit Required. He detailed the case summary stating the complaint was self-initiated by a code enforcement 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 recommendation.

Ari Herrera, *Respondent*, 1730 S. Hwy 27, stated she has been the owner of this business since 2012, and the pavers have been in place since 2009 with no water issues. She explained they always have the same display area, which is a representation of what they are currently selling; and further, they are removable and permeable.

Ernesto Leonard, *present with Respondent*, explained the pavers in more detail and asked what the legal amount of pavers is, because the pavers have been the same for years.

Officer Snodgrass explained pavers require a permit prior to install for commercial and residential. Mr. Leonard stated he has been installing pavers in Kings Ridge for 22 years.

Board Attorney Brackins informed the respondents that requirements for pavers is not unique, and almost every jurisdiction, whether county or city, has a permit requirement for installing pavers.

Ari Herrera explained their customers at Kings Ridge get approval from the HOA, and the HOA advises them to go to the City to sign a paper; and further, she said the City has never advised them that they require a permit.

Vice-Chair Fracasso explained replacing a concrete driveway with pavers may not change the impervious surface of the property; however, by adding more pavers for a display area may have changed the impervious surface.

Officer Snodgrass informed the respondent if she would like the pavers to remain, she can apply for a variance, which is what the City had informed her recently during a site review meeting.

Vice-Chair Fracasso made a motion to find the Respondent is in violation in Case No. C2412-0006; and is ordered to correct the violations on or before April 16, 2025. If Respondent does not comply with this order, a fine of \$250 per day for every day in violation after April 16, 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 Makowski. Motion passed 5-0 with Member Fornoles absent.

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

ITEM 7 – CASE NO. C2402-0005

Sedlmajer Alexandra & Adam
26 Sunnyside Drive

LOCATION OF VIOLATION: 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

The Respondent was not present.

Code Enforcement Officer Cortez explained the following 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. He detailed the case summary stating the complaint was self-initiated by a code enforcement 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 recommendation. The City is not requesting a health and safety check.

Vice-Chair Fracasso asked staff why this case has taken so long, April 2024 to January 2025. Officer Cortez explained the respondents were attempting to change the use of the property, which extended the timeframe.

Vice-Chair Fracasso made a motion to find the Respondent is in violation in Case No. C2402-0005; and is ordered to correct the violations on or before April 16, 2025. If Respondent does not comply with this order, a fine of \$250 per day for every day in violation after April 16, 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 Makowski. Motion passed 5-0 with Member Fornoles absent.

ITEM 8 – CASE NO. C2409-0026

Kendra Elam
2950 White Magnolia Loop

LOCATION OF VIOLATION: 2950 White Magnolia Loop

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

The Respondent was present and sworn in.

Code Enforcement Officer Cortez explained the following violations: Sec. 125-522(a) Building Permit Required, Sec. 125-587(a) Vacation Rental Permit Requirement. He detailed the case summary stating the complaint was initiated by the community association 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 further stated staff's recommendation, and stated as of today three (3) permits have been submitted for the shed, the screen enclosure, and French doors.

Chair Camps asked why the French doors need a permit. Officer Cortez explained the French doors were not a replacement, but an added modification, which requires a permit.

Kendra Elam, *Respondent, 2950 White Magnolia Loop*, explained her process of applying for the permits and the lack of communication from staff on what was required for the submittal. She stated she was required to furnish roughly five revisions from the engineer because of the lack of communication, which was very expensive and an emotional toll. The shed is completed with the inspection scheduled. She further explained the tenants are family friends living with her to assist with the bills. She does not charge rent, and there is no addition built onto the house.

Officer Cortez asked the respondent follow-up questions regarding the tenants. Ms. Elam stated they all live under the same roof and split the bills; and further, the renters have access to the entire home.

Member Falcone addressed each violation with staff to see if they were still outstanding.

Discussion ensued regarding compliance timeframe.

Member Falcone made a motion to find the Respondent is in violation in Case No. C2409-0026; and is ordered to correct the violations on or before May 16, 2025. If Respondent does not comply with this order, a fine of \$150 per day for every day in violation after May 16, 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 Vice-Chair Fracasso. Motion passed 5-0 with Member Fornoles absent.

Board Attorney Brackins presented a brief overview of the Florida Sunshine Law.

AJDOURN

Motion to adjourn; moved by Member Falcone, seconded by Vice-Chair Fracasso. Motion passed 5-0.

There being no further business, the meeting was adjourned at 7:55 pm.

Chair

Attest:

CODE ENFORCEMENT BOARD
CITY OF CLERMONT, FLORIDA

CITY OF CLERMONT
Petitioner,

Case No: 2404-0038

vs.

ZENTMAYER JOHN E & CINDY JEAN,
Respondent.

Parcel ID: 26-22-25-0300-106-00800
1050 W. MAGNOLIA ST.
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 pm on May 19, 2025 at 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 Lien

upon the code enforcement violation set forth below on

**Parcel ID: 26-22-25-0300-106-00800
1050 W. MAGNOLIA ST.
CLERMONT, FL 34711**

This Motion is made pursuant to Chapter 162, Florida Statutes. At the September 16, 2024 public hearing of the City of Clermont Code Enforcement Board, Findings of Fact, Conclusions of Law and an Order were issued finding that a violation of Clermont City Code existed the this property. In support of this Motion, Petitioner states:

1. This matter came before the Code Enforcement Board of the City of Clermont for hearing on September 16, 2024 and the Board having heard sworn testimony and received evidence from Joshua Cortez, Code Enforcement Officer for the City and John Zentmeyer for Respondent, issued a Findings of Fact, Conclusion of Law, and Order on September 27, 2024 requiring Respondent to correct the violations on or before October 16, 2024 and imposing a fine of one hundred fifty dollars (\$150.00) a day for each say the violation continues past October 16, 2024.

2. The Respondent failed to timely correct the violations and as of the date of this Motion the violations still exist on the property.

3. As of May 19, 2025, the fine will have accrued to THIRTY TWO THOUSAND TWO HUNDRED FIFTY DOLLARS (\$32,250.00) for failure to comply for 215 days and will

continue to accrue at a rate of ONE HUNDRED FIFTY DOLLARS (\$150.00) per day thereafter until the violation is corrected.

WHEREFORE, the City of Clermont requests the Code Enforcement Board enter an order imposing an administrative the fine and authorize a lien in the amount of THIRTY TWO THOUSAND TWO HUNDRED FIFTY DOLLARS (\$32,250.00) as provided in Chapter 162, Florida Statutes.

I HEREBY certify that on April 3, 2025 a true and correct copy of this NOTICE OF HEARING AND MOTION FOR ORDER IMPOSING FINE AND CREATING LIEN has been furnished by certified and regular mail to the Respondent, ZENTMEYER JOHN E & CINDY JEAN, at 1050 W Magnolia St., Clermont, FL 34711.

/s/ Avery L. Dyen
CHRISTIAN W. WAUGH
Board Certified Real Estate Attorney
Florida Bar No. 71093
AVERY L. DYEN
Florida Bar No. 1039478
TIFFANY H. WOLF
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Clermont City Attorneys

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

CITY OF CLERMONT

Petitioner,

-vs-

ZENTMEYER JOHN E & CINDY JEAN.,

Respondent.

Case No: 2404-0038

**1050 W. Magnolia 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 JOHN ZENTMEYER 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:

125-522 Building Permit Required
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

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 OCTOBER 16, 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 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 JOHN ZENTMEYER at 1050 W. Magnolia St. Clermont FL 34711 or such address provided by Respondent for service.



Code Enforcement Officer



CITY OF CLERMONT

Choice of Champions

Applicant's Name: Elsie Valentin Rios	Applicant's Phone Number: 407-860-9080
Applicant's Mailing Address: 5924 SE 168th CT Ocklawaha FL 32179	
Authorized Representative's Name (who will be present at the Hearing): Elsie Valentin Rios	
Current Property Owner's Name: Elsie Valentin Rios	
Current Property Owner's Mailing Address: 783 E Juniata St Clermont FL 34711	
Current Property Owner's Phone Number: 407-860-9080	
Name of Property Owner when fine was assessed: Clermont FL	
Name of Person who lived at the property when the fine was placed: Elsie Valentin Rios	
Reason(s) violation(s) were not corrected before fine(s) were placed: I had an accident where I fell and fractured my tibia bone. I was in rehab and moved to be closer for therapy.	
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: 9,000	
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, Elsie Valentin Rios, do hereby submit this request for Reduction/Elimination of the fines, and in support offer the following statement:
I didn't have anybody to help, and I learned
now that if any reduction can help, I would
appreciate it. And make sure it won't happen
again.



CITY OF CLERMONT

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I had fractured my tibia bone and was in the hospital for months, then my husband got hit by a semi truck and couldn't do the house chores, which is why the grass was not attended. And the car we couldn't use it to change it. I didn't know about the fine because I was not staying in clermont. Evie reached out to me and informed me about my situation. I am better now and my husband, and we will make sure it doesn't happen again.

Signature: *Elsie Valentin Rios*

Date: 03/20/2025

Printed Name: Elsie Valentin Rios



CITY OF CLERMONT

Choice of Champions

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

Code Enforcement Case Number: <i>C2402-0017</i>	Property Address: <i>783 E. JUNIATA ST</i>
Name of Property Owner when fine was placed: <i>FELICITA RIOS + Elsie Valentin</i>	
Violation(s): <i>Property Maintenance + Disabled Vehicle</i>	
Case was presented to the Code Enforcement Board on: <i>May 20, 2024</i>	
Daily Fine Imposed: \$ <i>150</i>	Number of Days Fine Ran: <i>71</i>
Date Fine Began: <i>6-20-24</i>	Date Fine Ended: <i>8-30-24</i>
Total Amount Due: \$ <i>10,650.⁰⁰</i>	Number of Days the Property was in Violation: <i>206 (2-6-24 TO 8-30-24)</i>
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:	

8 months

*Property Maintenance - 2 months
DAU - 8 months*

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

vs.

RIOS FELICITA &

Respondent

Case No. C2402-0018

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:

MONDAY, MAY 19TH, 2025 @ 6:00 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, RIOS FELICITA & ELSIE VALENTIN RIOS 5924 SE 168TH CT OCKLAWAHA, FL 32179

Certified Mail/Return Receipt Requested #

9489 0178 9820 3037 0943 06

BY: _____


Evie Wallace, Code Enforcement Officer/Manager
this 24th day of March, 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

November 8th, 2024

To: Felicita Rios

RE : Case #C2402-0018
783 East Juniata St. Clermont Fl. 34711
Violation: Property Maintenance and Nuisance

Dear name,

This is to notify you that the abovementioned Code Enforcement case has not been closed due to the outstanding fine that remains on the property.

A fine in the amount of \$150.00 per day accrued from 6-20-24 to 8-30-24.
Total amount of fine is \$10,650.00.

In order to close this case you are requested to:

1. Submit full payment of the fine at the Code Enforcement Department before **January 8th, 2024.**

OR

2. Contact said officer to request a reduction of the fine owed.

Failure to comply with this request will result in this case being scheduled before the Code Enforcement Board on a future date in which the City will request a lien be recorded against the property.

Thank you for your attention in this matter.

Sincerely,

A handwritten signature in black ink, appearing to be "E. Wallace", written over a horizontal line.

E. Wallace
Code Enforcement Manager
(352) 241-7304
ewallace@clermontfl.org

City of Clermont

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

AFFIDAVIT OF COMPLIANCE CASE NOT CLOSED/ FINE OWED

In the matter of:

Case # C2402-0018
Felicitia Rios
1240 Winter Garden Vineland Rd
Winter Garden, Fl. 34787

Regarding violation address: 783 E. Juniata Street (Alt key# 1624479), Clermont. Fl . 34711.

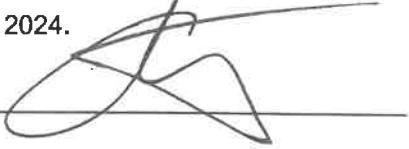
Personally appeared before me, Evie Wallace Code Enforcement Officer of the City of Clermont:

1. That on **May 20th, 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 to have taken certain corrective action on or before **June 19, 2024** for this violation or a \$150.00 per day fine will be imposed.
3. That, an inspection was performed on **August 30th, 2024** and found that the corrective action ordered was completed and property is in compliance. an outstanding fine amount owed of accruing fines is **\$10,650.00**.
4. **Fines accrued from 6-20-24 to 8-30-24 with a total of 71 days. The daily fine was \$150.00 daily with a total amount due \$10,650.00.**

- In order to close this case, please pay total amount to CITY OF CLERMONT with case# attached if sending a check. City Hall is located at 685 W. Montrose St. Clermont Fl. 34711 or call 352-241-7315 and ask for Development Services if paying by credit card.

If payment not received by January 8th, 2024 further action can ensue.

Sworn to and subscribed before me this 8TH day of November 2024.



E. Wallace
Code Enforcement Manager
352-241-7304
ewallace@clermontfl.org

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

**CITY OF CLERMONT,
Petitioner,**

Case No: C2402-0018

vs-

**FELICITA RIOS
Respondents.**

**783 E JUNIATA 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 for hearing on **May 20, 2024**, the Board having heard sworn testimony and received evidence from **Code Enforcement Officer JORDAN REBANDO** for the Petitioner and **no one 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 Notice of Violation dated March 4, 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, all violations had NOT been corrected.

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 (i) Property maintenance.
Sec. 18-53 – Prohibited items, conditions or actions constituting nuisances.
(1)Weeds. (2)Refuse. (3)Harborage for rats, snakes and other vermin**

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

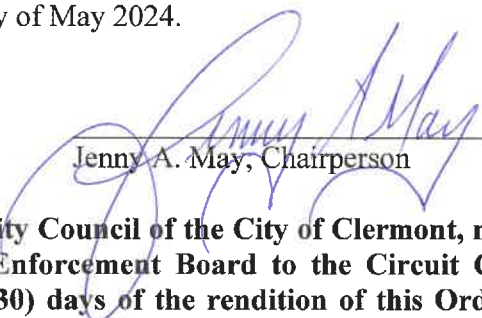
Sec. 18-92 - Prohibition of storage of certain items

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 **JUNE 19, 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 **ONE HUNDRED FIFTY DOLLARS (\$150.00)** will accrue for each day the violation continues past this stated date of compliance.
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 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 26 day of May 2024, a true and correct copy of this Order has been furnished by certified and regular mail to Respondent, **FELICITA RIOS, 1240 WINTER GARDEN VINELAND RD. WINTER GARDEN, FL 34787.**



Jordan Rebando 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/lien will not be considered until the property is deemed to be in full compliance by the Code Enforcement Supervisor or other code enforcement staff.
- Be specific when writing your request statement.
- Please deliver this completed form to the City of Clermont Code Enforcement Division, ATTN: (To Code Officer assigned to your case) or email packet to the code officer.
- The reduction request will then be sent for Code Enforcement review to verify that all criteria for consideration under the Annual Lien Forgiveness Program are met.
- Once it has been verified that your request meets all criteria for consideration, you will be contacted by Code Enforcement to facilitate the case to be heard before a Code Enforcement Board. It will be at the discretion of the board to consider a reduction. If a full payment of the reduced amount is not received by the City by the date determined by Board, it could result in the reinstatement of the full amount of the Code Enforcement fine.
- **Please be advised that the State of Florida has a broad public records law (Ch. 119, Fla. Stat.) and this form and all of its attachments submitted to the City are public records and subject to public disclosure unless an express statutory exemption applies.**



CITY OF CLERMONT

Choice of Champions

Applicant's Name: Aaron Andrews	Applicant's Phone Number: 352-901-2717
Applicant's Mailing Address: 873 Skyridge Road, Clermont, FL 34711	
Authorized Representative's Name (who will be present at the Hearing): Aaron Andrews	
Current Property Owner's Name: Pamela Guerrero	
Current Property Owner's Mailing Address: 873 Skyridge Road, Clermont, FL 34711	
Current Property Owner's Phone Number: 407-627-2379	
Name of Property Owner when fine was assessed: Pamela Guerrero	
Name of Person who lived at the property when the fine was placed: Pamela Guerrero, Aaron Andrews, & Breanna Andrews	
Reason(s) violation(s) were not corrected before fine(s) were placed: <ul style="list-style-type: none"> - Foreclosure - Loss of Income - Medical Reasons 	
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: \$0.00	
Does this fine reduction relate to the sale of the property? (If yes, a Closing Disclosure Statement or HUD Settlement Statement must be attached) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

I, Aaron Andrews, do hereby submit this request for Reduction/Elimination of the fines and/or liens, and in support offer the following statement:

After our initial visit from Joshua Cortez, we promptly planted three trees, believing we were in compliance. Unfortunately, we were unaware that a specific height requirement applied, and those trees did not meet the necessary criteria. Once we learned of the requirement, we replaced them with two oak trees and one magnolia tree that met the height guidelines. Joshua later inspected the



CITY OF CLERMONT

Choice of Champions

new plantings and approved the magnolia; however, he noted that the oak trees showed signs of stress due to browning leaves, which required a follow-up.

Sadly, both oak trees began to deteriorate soon after planting. During this time, I was on medical disability from work due to a heart condition. I was under monitoring and unable to work, which limited our physical and financial capacity. Still, we consulted with a certified arborist who advised that the trees were experiencing transplant shock. Following their guidance, we dug moats around the tree bases, applied fertilizer, and watered them regularly in hopes of saving them. Despite our efforts, both oak trees died. We replaced them a second time, but the new trees also went into shock and turned brown. We sent photos of the possible green regrowth to Evie Wallace, and she kindly agreed to revisit to assess their condition.

The late summer 2024 hurricane struck and tore both weakened oak trees from the ground. In November, I spoke with Evie and informed her that we would be replanting with magnolia trees, since both attempts at planting oaks had failed and we suspected soil incompatibility.

With a multitude of difficulties, my wife Breanna was pregnant, and our household income was significantly reduced. During the same period of replanting the trees, our home went into foreclosure, and we were working closely with the bank to secure a mortgage modification. These financial hardships, combined with the holiday season and colder winter weather, made it impossible to replant at that time. Planting during winter would likely have risked additional tree loss.

In March of this year, we welcomed our fifth child and were finally able to plant two magnolia trees and a crepe myrtle to fulfill the violation requirements. Throughout this entire process, we have worked in good faith with both Joshua and Evie and have made every effort to comply with city regulations. At no time did we intentionally remove trees without a permit or delay replanting without cause.

We hope the city can understand the extraordinary circumstances that contributed to these delays. If the city requires any monetary fines be issued we kindly ask that they do not exceed \$500 and to be due within 30 days of the hearing. We remain committed to full compliance and to maintaining our property in accordance with city standards.

Signature: *Aaron Andrews*

Date: 05/08/2025

Printed Name: Aaron Andrews



CITY OF CLERMONT

Choice of Champions

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

Code Enforcement Case Number: C2304-0040	Property Address: 873 SKYRIDGE RD CLERMONT, FL 34711(ALLT KEY:3790076)
Name of Property Owner when fine was placed: GUERRERA PAMELA	
Violation(s): Sec. 118-71 Minimum tree requirements. & Sec. 118-111. - Required. Tree Removal Permit	
Case was presented to the Code Enforcement Board on: 09/18/2023	
Daily Fine Imposed: \$150	Number of Days Fine Ran: 487
Date Fine Began: 12/31/2023	Date Fine Ended: 5/1/2025
Total Amount Due: \$73,050.00	Number of Days the Property was in Violation: 745
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	

CITY OF CLERMONT
CODE ENFORCEMENT DEPARTMENT

AFFIDAVIT OF POSTING

CITY OF CLERMONT
Petitioner

CASE# C2304-0040

VS.

GUERRERA PAMELA
Respondent

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

That a copy of the 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 Location 873 SKYRIDGE RD CLERMONT, FL 34711(ALLT KEY:3790076). Sworn to and subscribed before me this 29th day of APRIL 2025.



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 APRIL 2025, 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:



9171 9690 0935 0307 8854 68
**CODE ENFORCEMENT BOARD
CITY OF CLERMONT, FLORIDA**

**CITY OF CLERMONT,
Petitioner,**

Case No: C2304-0040

vs-

**PAMELA GUERRERA,
Respondent.**

**873 Skyridge Rd.
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 **SEPTEMBER 18, 2023**, and the Board having heard sworn testimony and received evidence from **Joshua Cortez, Code Enforcement Officer** for the City and having noted that Respondent was neither present nor represented, 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 **MAY 30, 2023**.
- 3) There exists on the property multiple violations of the Clermont City Code.

II. CONCLUSION OF LAW

The Code Enforcement Board finds that Respondent, **PAMELA GUERRERA**, is in violation of Clermont City Code Section 123-74 Minimum Tree Requirements; and Section 123-100 Required Tree Removal Permit.

III. ORDER

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

1. Respondent shall correct the above-stated violations on or before **DECEMBER 30, 2023**, by taking the remedial action as set forth in the **VIOLATION NOTICE** dated **MAY 30, 2023**. If the Respondents fail to timely correct the violations a fine of **ONE HUNDRED FIFTY DOLLARS (\$150.00)** will accrue for **EACH DAY** the violation continues past **DECEMBER 30, 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 26th day of September 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 26TH day of SEPTEMBER, 2023, a true and correct copy of this Order has been furnished by certified and regular mail to Respondent, Pamela Guerrero, 873 Skyridge Rd, Clermont, FL 34711.


Code Enforcement Officer

City of Clermont

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

VIOLATION NOTICE

March 19, 2025

Violation # C2503-0002

To: WATERS GERALD & VANESSA R
2635 LEDGEMONT CT
CLERMONT, FL 34711

Violation/Property address: 2635 LEDGEMONT CT. Clermont, Fl. 34711

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at 2635 LEDGEMONT CT. Clermont, FL. 34711

Compliance with the Violation(s) listed will be when the following condition(s) are met: A permit for the replacement of the fence must be applied for and issued. A courtesy notice was sent on March 5th but has had no response.

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 for compliance – 30 days – April 18, 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 Spodgrass
Code Enforcement Officer

9171 9690 0935 0307 1422 57

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

vs.

WATERS GERALD & VANESSA R

Respondent

Case No. C2503-0002

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:

May 19, 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, WATERS GERALD & VANESSA R. at 2635 Ledgemont Court Clermont, FL. 34711

Certified Mail/Return Receipt Requested #

9489 0178 9820 3037 0945 11

BY:



Andrew Snodgrass, Code Enforcement Officer

this 21st day of April, 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.

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

vs.

ADVENIR@CLERMONT LLC

Respondent

Case No. C2504-0037

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:

MAY 19TH 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 Violation and Hearing has been furnished by Certified Mail/Personal Service to Respondent, ADVENIR@CLERMONT LLC. 17501 BISCAYNE BLVD STE 300 ADVENTURA, FL 33160
Certified Mail/Return Receipt Requested #

BY: _____



JOSHUA CORTEZ, Code Enforcement Officer
this 29th day of April, 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.

THE CITY OF CLERMONT
P.O. Box 120219, Clermont, FL 34712-0219

AFFIDAVIT OF HAND DELIVERY

CITY OF CLERMONT
Petitioner

Case No: C2504-0037

VS.

ADVENIR@CLERMONT LLC
Respondent

Before me, the undersigned authority, personally appeared Joshua Cortez as a Code Enforcement Officer for the City of Clermont, says:

1. That he hand delivered a Notice of Violation and Hearing to Beth Rodriguez Community Manager and person in charge at the Advenir Leasing Office located at 600 RIVER BIRCH CT CLERMONT FL, 34711(ALT KEY: 3695488) on the 29th day of April 2025.
2. That a copy of the document served is attached to this Affidavit.

FURTHER AFFIANT SAYETH NOT.

Dated this 30th day of April 2025

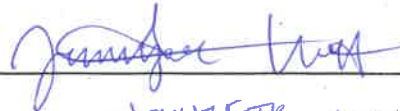


Joshua Cortez
Code Enforcement 352-241-7356
City of Clermont, 685 West Montrose Street
Clermont, FL 34711

The forgoing instrument was acknowledged before me dated this 30th day of April 2025 by Joshua Cortez 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

REPEAT VIOLATION NOTICE

April 29, 2025

9489 0178 9820 3037 0946 58

Violation # C2504-0037

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

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

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at 600 RIVER BIRCH CT CLERMONT FL, 34711(ALT KEY: 3695488)

UNDER FLORIDA STATUTE 162 AND IN ACCORDANCE WITH THE CODE ENFORCEMENT BOARD'S FINDING OF FACT, CONCLUSION OF LAW AND ORDER DATED JULY 29TH, 2024, ADVENIR@CLERMONT LLC IS IN REPEAT VIOLATION OF GENERAL DEVELOPMENT CONDITIONS SEC. 125-522 (A), BUILDING PERMIT REQUIRED, FOR THE UNLAWFUL AND UNPERMITTED ALTERATIONS TO THE INTERIOR OF THE LEASING OFFICE.

COMPLIANCE WITH THE VIOLATION(S) LISTED WILL BE WHEN THE FOLLOWING CONDITION(S) ARE MET:

- 1. STOP ALL WORK IMMEDIATELY PER THE STOP WORK ORDER.**
- 2. OBTAIN AN ISSUED PERMIT FOR THE INTERIOR ALTERATIONS TO THE LEASING OFFICE, SPECIFICALLY THE LOBBY/LOUNGE AREA.**

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

Violation:

(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.

108—STOP WORK ORDER

[A] 108.1 Authority.

Where the code official finds any work regulated by this code being performed in a manner contrary to the provisions of this code or in an unsafe manner, the code official is authorized to issue a stop work order.

[A] 108.4 Failure to comply.

Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to fines established by the authority having jurisdiction.

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 HEREBY DIRECTED TO COME INTO COMPLIANCE IMMEDIATELY. THIS CASE WILL BE PRESENTED AT THE CODE ENFORCEMENT BOARD (AS STATED IN THE ENCLOSED NOTICE OF HEARING) AS A REPEAT VIOLATION, EVEN IF THE VIOLATION HAS BEEN CORRECTED PRIOR TO THE HEARING DATE. ADDITIONALLY, CODE ENFORCEMENT IS SEEKING A FINE OF \$500.00 USD TO ACCRUE DAILY EACH DAY THE PROPERTY REMAINS IN VIOLATION.

By:


JOSHA CORTEZ

Code Enforcement Officer

9171 9690 0935 0307 8788 97
CODE ENFORCEMENT BOARD
CITY OF CLERMONT, FLORIDA

CITY OF CLERMONT
Petitioner,

Case No: 2401-0036

-vs-

ADVENIR AT CLERMONT LLC.
Respondent.

600 RIVER BIRCH CT
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 JUAN ALBA 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. 125-522 Building Permit Required
Sec. 603.1 Mechanical Equipment and Appliances

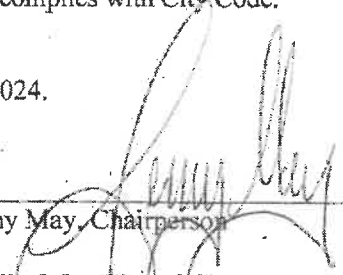
III. ORDER

- 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 SEPTEMBER 13, 2024, a fine shall accrue for each day the violation continues thereafter at the rate of:

TWO HUNDRED FIFTY DOLLARS (\$250.00) 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 21st 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 ADVENIR@CLERMONT LLC at 17501 BISCAYNE BLVD STE 300 ADVENTURA, FL 33160 or such address provided by Respondent in public records for mailing.



Joshua Cortez
Code Enforcement Officer

VIOLATION NOTICE
HEALTH SAFETY WELFARE

April 11, 2025

Violation # C2307-0044

To: LOCKHART ANNETTE
447 E DESOTO ST
CLERMONT, FL 34711

Violation/Property address: 447 E DESOTO ST CLERMONT, FL 34711(ALT KEY: 1624878)

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 447 E DESOTO ST CLERMONT, FL 34711(ALT KEY: 1624878).

Compliance with the Violation(s) listed will be when the following condition(s) are met: YOU MUST OBTAIN AN ISSUED DEMOLITION PERMIT FOR THE STRUCTURE AND DEMOLISH THE STRUCTURE WITHIN 10 DAYS FROM THE DATE LISTED AT THE TOP OF THIS NOTICE, OR THE CITY WILL ABATE THE NUISANCE AND DEMOLISH THE STRUCTURE IN ACCORDANCE WITH CODE SECTIONS 18-53 THROUGH AND INCLUDING 18-56. ATTACHED TO THIS NOTICE OF VIOLATION IS THE CODE ENFORCEMENT BOARD'S FINDING OF FACT, CONCLUSION OF LAW AND ORDER DATED MAY 20TH, 2024, WHERE THEY DETERMINED THAT THE STRUCTURE WAS UNSAFE, CONSTITUTED A SERIOUS THREAT TO THE PUBLIC HEALTH, SAFETY, AND WELFARE, AND ORDERED THAT THE VIOLATIONS BE CORRECTED ON OR BEFORE JUNE 19TH, 2024.

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

The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions are hereby declared to be and constitute a nuisance: (4) Dilapidated buildings. Any building or other structure which is in such a dilapidated condition that it is unfit for human habitation or kept in such an insanitary condition that it is a menace to the health of people residing in the vicinity thereof, or presents a more than ordinarily dangerous fire hazard in the vicinity where it is located.

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. 18-55. - Notice to abate.

Upon receipt of a report of a condition as prescribed in section 18-53 on any property in the city, and after due consideration thereof, the city manager shall direct the city clerk to notify in writing, the owner, if known, and occupant of such property and give them ten days from the date of notice to have removed from their property, as well as adjacent sidewalks and parkways, such conditions, and, if not done, the city would have such work performed for which the city would claim and enforce a lien against such real property.

Type of Violation: Sec. 18-56. - Failure of owner to comply; lien.

(a) If the owner or occupant fails or refuses to have the work performed, the city manager shall either contract for or have the city crews perform such work. If the city crews perform such work, the charge shall be equal to that of an independent contractor, day laborer and regular machine hire charges. (b) The city clerk shall bill the owner and occupant of the property and, if not paid within 30 days, the clerk shall, on behalf of the city and without requiring further authority of the council, file a claim of lien against the property.

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.

Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board on May 19th 2025.

By:


JOSHUA CORTEZ

Code Enforcement Officer

9489 0178 9820 3037 0944 50

CITY OF CLERMONT
CODE ENFORCEMENT DEPARTMENT

AFFIDAVIT OF POSTING

CITY OF CLERMONT
Petitioner


CASE# C2307-0044

VS.

LOCKHART ANNETTE
Respondent

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

That a copy of the Violation 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 447 E DESOTO ST CLERMONT, FL 34711(ALT KEY: 1624878). Sworn to and subscribed before me this 22ND day of APRIL 2025.

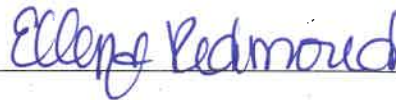


Joshua Cortez
Code Enforcement Officer
City of Clermont, 685 W. Montrose Street
Clermont, FL

The forgoing instrument was acknowledged before me this 22ND day of APRIL 2025, 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: _____



Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Case No. C2307-0044

Petitioner

vs.

LOCKHART ANNETTE

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:

MAY 19TH 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 Violation and Notice of Hearing has been furnished by Certified Mail/Personal Service to Respondent, LOCKHART ANNETTE. 447 E DESOTO ST CLERMONT, FL 34711

Certified Mail/Return Receipt Requested #

BY:



JOSHUA CORTEZ, Code Enforcement Officer

this 22nd day of April, 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.

9171 9690 0935 0307 8435 05

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

**CITY OF CLERMONT,
Petitioner,**

Case No: C2307-0044

vs-

**LOCKHART ANNETTE
Respondents.**

**447 E DESOTO 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 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 **no one** 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 Notice of Violation dated July 20, 2023.
- 3) There existed on the property violations of the Clermont City Code.
- 4) The violations had NOT been corrected by the time of this meeting of the CEB.

II. CONCLUSION OF LAW

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

The Code Enforcement Board finds that the Respondent **ANNETTE LOCKHART** is in violation of Clermont City Code Section:

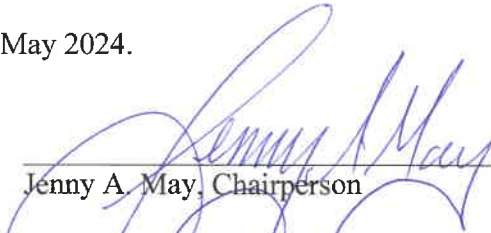
**IPMC 302.7 ACCESSORY STRUCTURES
 IPMC 304.7 ROOFS AND DRAINAGE.
 IPMC 304.1 EXTERIOR STRUCTURE
 IPMC 304.1.1 UNSAFE CONDITIONS
 IPMC 302.3 SIDEWALKS AND DRIVEWAYS
 IPMC 111.1.1 UNSAFE STRUCTURE
 AND FURTHER ORDER THAT THE VIOLATIONS STATED CONSTITUTE A
 SERIOUS THREAT TO THE PUBLIC HEALTH, SAFETY AND 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 Violation Notice. If the Respondent fails to timely correct the violations, a fine of **TWO HUNDRED FIFTY DOLLARS (\$250.00)** will accrue for each day the violation continues past 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 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 24 day of May 2024, a true and correct copy of this Order has been furnished by certified and regular mail to Respondent, **LOCKHART ANNETTE, 447 E DESOTO ST., CLERMONT, FL 34711.**



Joshua Cortez Code Enforcement Officer

City of Clermont

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

VIOLATION NOTICE

March 04, 2025

Violation # C2503-0001

To: HENSHAW KEVIN A
1629 LAKE AVE
CLERMONT, FL 34711

Violation/Property address: 1620 5TH ST CLERMONT FL, 34711(ALT KEY:1626064)

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 1620 5TH ST CLERMONT FL, 34711(ALT KEY:1626064).

Compliance with the Violation(s) listed will be when the following condition(s) are met: YOU MUST REMOVE ALL TREE DEBRIS FROM THE PROPERTY AND RIGHT-OF-WAY WHICH INCLUDES ANY CUT TREE MATERIALS SUCH AS BRANCHES, TRUNKS, STUMPS, LOGS, AND OTHER REFUSE RESULTING FROM TREE REMOVAL. FAILURE TO COMPLY WITH THE REMOVAL OF THE TREE DEBRIS IN THE TIME FRAME GIVEN MAY RESULT IN THE ABATEMENT OF THE NUISANCE CONDITIONS BY THE CITY IN ACCORDANCE WITH CHAPTER 18 OF THE CITY CODE OF THE CITY OF CLERMONT. YOU MUST OBTAIN AN ISSUED TREE REMOVAL PERMIT FOR ALL ANY AND ALL TREES REMOVED.

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

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

(2)Refuse. Accumulation of trash, litter, debris, garbage, bottles, paper, cans, rags, dead or decayed fish, fowl, meat or other animal matter; fruit, vegetables, offal, bricks, concrete, scrap lumber or other building debris or other refuse of any nature.

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

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

City Code Sec. 18-55. - Notice to abate.

Upon receipt of a report of a condition as prescribed in section 18-53 on any property in the city, and after due consideration thereof, the city manager shall direct the city clerk to notify in writing, the owner, if known, and occupant of such property and give them ten days from the date of notice to have removed from their property, as well as adjacent sidewalks and parkways, such conditions, and, if not done, the city would have such work performed for which the city would claim and enforce a lien against such real property.

City Code Sec. 123-100. - Required.

It shall be unlawful and a violation of this division and the land development code to clear or remove a tree by any method without first securing a permit from the city unless removal of such tree is exempted by other provisions of this division or the land development code. For exemptions, see section 123-9.

City Code Sec. 30-28. - Special refuse problems.

(d)Accumulation of trash. An excessive accumulation of trash such as trees, limbs and branches from trees, trimmings or other rubbish from pruning of trees, plants, hedges, etc., shall be removed by the owner at the owner's expense when so notified by the

director.(e)Failure of owner to remove. Whenever the director shall so notify the owner and the owner shall fail or refuse for any reason to remove the excessive accumulated trash, the director may cause the trash to be removed from the property pursuant to the procedures prescribed in chapter 18, article III, and direct the city clerk to bill the owner in the usual manner for the monthly billing of garbage and trash. If not paid, the city may enforce collection, claim a lien upon the premises and enforce the lien, as provided under the appropriate statutes of the state, or the city may take action under section 1-7.

IPMC 308.1 Accumulation of rubbish or garbage.

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

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

REMEDY THE ABOVE VIOLATION(S) TO BE COMPLETED BY: 3/16/2025. 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:



JOSHUA CORTEZ

Code Enforcement Officer

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2503-0001

vs.

HENSHAW KEVIN A

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:

MAY 19TH 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 Violation and Notice of Hearing has been furnished by Certified Mail/Personal Service to Respondent, HENSHAW KEVIN A. 1629 LAKE AVE CLERMONT, FL 34711

Certified Mail/Return Receipt Requested #

BY:



JOSHUA CORTEZ, Code Enforcement Officer
this 18th day of April, 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# C2503-0001

VS.

HENSHAW KEVIN A
Respondent

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

That a copy of the Violation 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 Location 1620 5TH ST CLERMONT FL, 34711(ALT KEY:1626064). Sworn to and subscribed before me this 1st day of May 2025.



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

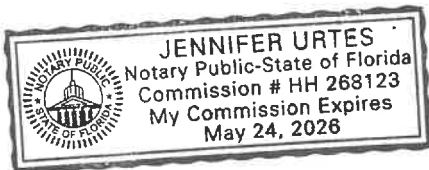
The forgoing instrument was acknowledged before me this 1st day of May 2025, by Joshua Cortez as the Code Enforcement Officer for the City of Clermont, who is personally known to me and who did take an oath.

Signature:



Printed Name:

JENNIFER URTEZ



Code Enforcement Board

City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

vs.

QUAN HENG & XIN WANG

Respondent

Case No. C2501-0024

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:

MAY 19TH 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 Violation and Hearing has been furnished by Certified Mail/Personal Service to Respondent, QUAN HENG & XIN WANG 10152 SAN PABLO AVE EL CERRITO, CA 94530

Certified Mail/Return Receipt Requested #

BY:



JOSHUA CORTEZ, Code Enforcement Officer

this 14th day of April, 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

VIOLATION NOTICE

January 27, 2025

Violation # C2501-0024

To: QUAN HENG & XIN WANG
10152 SAN PABLO AVE
EL CERRITO, CA 94530

Violation/Property address: 240 EDGEWOOD DR CLERMONT FL, 34711(ALT KEY:1619041)

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 240 EDGEWOOD DR CLERMONT FL, 34711(ALT KEY:1619041).

Compliance with the Violation(s) listed will be when the following condition(s) are met: THE FOLLOWING DEFECTS NEED TO BE CURED AND BROUGHT INTO COMPLIANCE WITH THE APPLICABLE CODE SECTIONS CITED BELOW. THE MISSING SIDING ON THE FRONT OF THE STRUCTURE NEAR THE ROOF. A HOLE ON THE FRONT RIGHT CORNER OF THE STRUCTURE WHERE THE SIDING AND BLOCK MEET. THE GUARD FOR THE BALCONY OVER LOOKING THE BACKYARD IS LOOSE AND MISSING PICKETS/SPINDLES A BUILDING PERMIT FOR THE REPAIR IS REQUIRED. HOLE(S) BEHIND THE STOVE IN THE WALL. THE DOOR IN THE KITCHEN LEADING INTO THE GARAGE DOES NOT CLOSE OR SECURE PROPERLY AND THE DOOR KNOB IS LOOSE. THE WINDOW NEAR THE KITCHEN AREA BY THE STAIRS IS DAMAGED AND DOES NOT FUNCTION AS INTENDED TO INCLUDE OPENING, CLOSING, LOCKING, AND REMAINING OPEN USING THE WINDOW HARDWARE. LIVING ROOM WINDOW DOES NOT FUNCTION AS INTENDED TO INCLUDE LOCKING AND REMAINING OPEN USING THE WINDOW HARDWARE. EVERY WINDOW IN ALL HABITABLE AREAS SUCH AS BEDROOMS, LIVING ROOM, OFFICE SPACES, AND IN THE KITCHEN NEED TO HAVE WINDOW SCREENS INSTALLED IN ANY APPLICABLE LOCATION THAT DOES NOT CURRENTLY HAVE THEM. THE SLIDING GLASS DOOR IN THE DOWNSTAIRS BEDROOM DOES NOT FUNCTION AS INTENDED TO INCLUDE OPENING, CLOSING, AND LOCKING WITHOUT THE NEED FOR SPECIAL KNOWLEDGE OR FORCE. DOOR IN GARAGE LEADING TO BACKYARD IS DAMAGED/ROTTEN ON BOTTOM AND IS NOT WEATHER TIGHT. GARAGE CEILING HAS LARGE HOLES OF MISSING DRYWALL AND AREAS OF THE GARAGE HAVE CHIPPED AND ABRADED PAINT. INTERIOR STAIRS HANDRAIL IS NOT PROPERLY SECURED. STAIR STEP NOSING IS LOOSE AND A TRIPPING HAZARD. KITCHEN OUTLETS BEHIND STOVE NEAR SINK ARE LOOSE AND NOT GFCI OR GROUND FAULT CIRCUIT INTERRUPTER PROTECTED AS REQUIRED. LIVING ROOM DUAL LIGHT SWITCH HAS CRACKED/DAMAGED FACEPLATE. BEDROOM WITH SLIDING GLASS DOOR HAS WHAT APPEARS TO BE A DIMMER SWITCH MISSING A FACEPLATE. INSIDE GARAGE NEAR DOOR LEADING TO AND FROM KITCHEN IS LOOSE AND DETACHED FROM WALL LEAVING APPROXIMATELY 6 INCHES OF ELECTRICAL WIRING JUTTING FROM WALL. OVERHEAD LIGHT IN GARAGE NEAR OPEN HOLE IN CEILING HAS BEEN EXPOSED TO WATER AND NEEDS TO BE REPLACED. UPSTAIRS BATHROOM OUTLET NOT FUNCTIONING AND NEEDS TO BE GFCI PROTECTED. DOWNSTAIRS HALLWAY BATHROOM TOILET IS NOT FUNCTIONING. THE MECHANICAL VENTILATION FAN IN DOWNSTAIRS HALLWAY BATHROOM DOES NOT FUNCTION AS REQUIRED. DOWNSTAIRS BEDROOM BATHROOM SINK DOES NOT FUNCTION AS INTENDED WATER STREAM IS NARROW AND THE PRESSURE IS EXTREME. DOWNSTAIRS BEDROOM BATHROOM HVAC SUPPLY VENT IS HANGING LOOSE FROM CEILING. DOWNSTAIRS BEDROOM BATHROOM SHOWER HAS DAMAGED/MISSING TILE. UPSTAIRS BATHROOM SINK TRAP IS NOT TO CODE FLEX PIPE IS PROHIBITED INTERNAL WATERWAY SHALL BE SMOOTH AND A PROPER P-TRAP SHALL BE INSTALLED. UPSTAIRS BATHROOM SHOWER HAS SIGNIFICANT LEAK CAUSING WATER TO LEAK INTO GARAGE. UPSTAIRS BATHROOM TOILET DUAL FLUSH SWITCH NOT FUNCTIONING AS INTENDED. EVERY BEDROOM IS REQUIRED TO HAVE A SMOKE DETECTOR. OUTSIDE OF EVERY BEDROOM IN THE IMMEDIATE VICINITY OF THE BEDROOM IS REQUIRED TO HAVE A SMOKE DETECTOR. SMOKE DETECTOR LOCATED NEAR STAIRS NOT FUNCTIONING.

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.

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.

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.

304.2 Protective treatment.

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

304.6 Exterior walls.

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

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.

304.12 Handrails and guards.

Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition

304.13 Window, skylight and door frames.

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

304.13.2 Openable windows.

Every window, other than a fixed window, shall be easily openable and capable of being

held in position by window hardware.

304.14 Insect screens.

Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

304.18.2 Windows.

Operable windows located in whole or in part within 6 feet (1828 mm) above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device.

305.1 General.

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

305.1.1 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. Stairs, landings, balconies and all similar walking surfaces, including guards and handrails, are not structurally sound, not properly anchored or are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

305.3 Interior surfaces.

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

305.4 Stairs and walking surfaces.

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

305.5 Handrails and guards.

Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

305.6 Interior doors.

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

403.2 Bathrooms and toilet rooms.

Every bathroom and toilet room shall comply with the ventilation requirements for habitable spaces as required by Section 403.1, except that a window shall not be required in such spaces equipped with a mechanical ventilation system. Air exhausted by a mechanical ventilation system from a bathroom or toilet room shall discharge to the outdoors and shall not be recirculated.

504.1 General.

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

604.3 Electrical system hazards.

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

604.3.1 Abatement of electrical hazards associated with water exposure.

The provisions of this section shall govern the repair and replacement of electrical systems and equipment that have been exposed to water

605.1 Installation.

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

605.2 Receptacles.

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

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

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

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

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: MARCH 13 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:



JOSHUA CORTEZ
Code Enforcement Officer

Code Enforcement Board

City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2408-0009

vs.

FAIRFIELD HOMES INC

Respondent

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

MAY 19 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 Violation and Hearing has been furnished by Certified Mail/Personal Service to Respondent, FAIRFIELD HOMES INC. 11215 OSWALT RD CLERMONT, FL 34711

Certified Mail/Return Receipt Requested #

BY: _____



JOSHUA CORTEZ, Code Enforcement Officer

this 15th day of April, 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# C2408-0009

VS.

FAIRFIELD HOMES INC
Respondent

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

That a copy of the Violation 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 Location 99 SUNNYSIDE DR CLERMONT FL, 34711(ALT KEY:3820904) Sworn to and subscribed before me this 1st day of May 2025.



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

The forgoing instrument was acknowledged before me this 1st day of May 2025, by Joshua Cortez as the Code Enforcement Officer for the City of Clermont, who is personally known to me and who did take an oath.

Signature:



Printed Name:

JENNIFER URTES



THE CITY OF CLERMONT
P.O. Box 120219, Clermont, FL 34712-0219

AFFIDAVIT OF HAND DELIVERY

CITY OF CLERMONT
Petitioner

Case No: C2408-0009

VS.


FAIRFIELD HOMES, INC.
Respondent

Before me, the undersigned authority, personally appeared Joshua Cortez as a Code Enforcement Officer for the City of Clermont, says:

1. That he hand delivered a Notice of Violation to Woodrow Graham representative and Trustee for FAIRFIELD HOMES, INC. at 99 SunnySide Dr, Clermont, FL. 34711, on the 10th day of March 2025.
2. That a copy of the document served is attached to this Affidavit.

FURTHER AFFIANT SAYETH NOT.


Dated this 10th day of March 2025.



Joshua Cortez
Code Enforcement 352-241-7356
City of Clermont, 685 West Montrose Street
Clermont, FL 34711

The forgoing instrument was acknowledged before me dated this 10th day of March, 2025 by Joshua Cortez 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

VIOLATION NOTICE

March 10, 2025

Violation # C2408-0009

To: FAIRFIELD HOMES INC
11215 OSWALT RD
CLERMONT, FL 34711

Violation/Property address: 99 SUNNYSIDE DR CLERMONT FL, 34711(ALT KEY:3820904)

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 99 SUNNYSIDE DR CLERMONT FL, 34711(ALT KEY:3820904).

Compliance with the Violation(s) listed will be when the following condition(s) are met: TO COME INTO COMPLIANCE YOU MUST REPAIR, REPLACE, OR OTHERWISE BRING INTO COMPLIANCE WITH THE APPLICABLE CODE SECTIONS CITED BELOW FOR THE FOLLOWING ITEMS.

- 1. MOW PROPERTY AND MAINTAIN ALL GRASS AND WEEDS UNDER 18 INCHES THEREAFTER.**
- 2. EXTERIOR WALL SURFACE SHEATHING NEAR THE STAIRS LEADING UP TO THE FRONT DOOR IS DETERIORATED.**
- 3. BLOCK WALL IN BACKYARD IS IN A STATE OF DISREPAIR AND NEEDS TO BE REPAIRED A BUILDING PERMIT IS REQUIRED.**
- 4. THE FRONT DOOR IS NOT WEATHER TIGHT A LARGE GAP CAN BE SEEN UNDER THE DOOR.**
- 5. THE WINDOW IN THE LIVING ROOM CLOSEST TO THE FRONT DOOR OVERLOOKING THE STAIRS DOES NOT LOCK. THE WINDOW MUST BE ABLE TO BE LOCKED WITHOUT USING EXCESSIVE FORCE OR HAVING SPECIAL KNOWLEDGE.**
- 6. INTERIOR DOOR LEADING INTO THE LAUNDRY ROOM DOES NOT OPEN PROPERLY THE DOOR SCRAPES THE GROUND BENEATH AND GETS STUCK ON THE FLOOR.**
- 7. INTERIOR SURFACES SUCH AS THE HOLE IN HALLWAY CEILING MUST BE REPAIRED AND THE SURROUNDING DISCOLORED CEILING SURFACE MUST BE MADE FREE OF DISCOLORATION AND OTHER DEFECTS.**
- 8. IN THE GUEST BATHROOM LOCATED IN THE HALLWAY THE FLOOR SURFACE NEAR TUB HAS SPONGY FEEL TO IT AND HAS A MODERATE AMOUNT OF GIVE WHEN STEPPING ON IT. THE FLOOR NEAR THE TUB MUST BE REPAIRED AND MAINTAINED IN SOUND CONDITION.**
- 9. WATER HEATER NOT INSTALLED PROPERLY THE WATER HEATER ELECTRICAL WHIP DOES NOT TERMINATE INTO THE WALL IN AN APPROVED MANNER AND THE WATER HEATER LACKS A DISCHARGE PIPE FOR THE TEMPERATURE/PRESSURE RELIEF VALVE.**
- 10. KITCHEN SINK TRAP IS NOT TO CODE FLEX PIPE WITH GROOVES ARE PROHIBITED. P TRAP MUST BE REPLACED AND MADE CODE COMPLIANT.**

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.

302.4 Weeds.

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

304.2 Protective treatment.

Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective

covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

302.7 Accessory structures.

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

304.6 Exterior walls.

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

304.13 Window, skylight and door frames.

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

304.18.2 Windows.

Operable windows located in whole or in part within 6 feet (1828 mm) above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device

305.6 Interior doors.

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

305.3 Interior surfaces.

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

305.4 Stairs and walking surfaces.

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

603.1 Mechanical equipment and appliances.

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

504.1 General.

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

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

REMEDY THE ABOVE VIOLATION(S) TO BE COMPLETED BY: 4/10/2025. 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:



JOSHUA CORTEZ
Code Enforcement Officer

City of Clermont

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

VIOLATION NOTICE

April 15, 2025

Violation # C2503-0020

To: VETTE DEVELOPMENT LLC
9063 OUTLOOK ROCK TRL
WINDERMERE, FL 34786

Violation/Property address: 7TH ST CLERMONT FL, 34711(ALT KEY:3922906) PARCEL#24-22-25-0100-077-01803.

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 7TH ST CLERMONT FL, 34711(ALT KEY:3922906) PARCEL#24-22-25-0100-077-01803.

Compliance with the Violation(s) listed will be when the following condition(s) are met: MAINTAIN THE PROPERTY FREE OF EXCESSIVE OVERGROWTH AND FALLEN TREE DEBRIS. TO COMPLY, REMOVE ANY SUCH OVERGROWTH AND DEBRIS CURRENTLY PRESENT, AS THEY CONSTITUTE A NUISANCE CONDITION. IF THE VIOLATION IS NOT CORRECTED, THE CITY MAY PERFORM THE NECESSARY WORK AND PLACE A LIEN ON THE PROPERTY TO RECOVER THE COST. FAILURE TO RESOLVE THE ISSUE WITHIN THE ALLOTTED TIME WILL RESULT IN A NOTICE TO APPEAR BEFORE THE CODE ENFORCEMENT BOARD.

Type of Violation: Sec. 30-28. - Special refuse problems.

(d)Accumulation of trash. An excessive accumulation of trash such as trees, limbs and branches from trees, trimmings or other rubbish from pruning of trees, plants, hedges, etc., shall be removed by the owner at the owner's expense when so notified by the director.

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.

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.(2)Refuse. Accumulation of trash, litter, debris, garbage, bottles, paper, cans, rags, dead or decayed fish, fowl, meat or other animal matter; fruit, vegetables, offal, bricks, concrete, scrap lumber or other building debris or other refuse of any nature.

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. 18-55. - Notice to abate.

Upon receipt of a report of a condition as prescribed in section 18-53 on any property in the city, and after due consideration thereof, the city manager shall direct the city clerk to notify in writing, the owner, if known, and occupant of such property and give them ten days from the date of notice to have removed from their property, as well as adjacent sidewalks and parkways, such conditions, and, if not done, the city would have such work performed for which the city would claim and enforce a lien against such real property.

Type of Violation: Sec. 18-56. - Failure of owner to comply; lien.

(a) If the owner or occupant fails or refuses to have the work performed, the city manager shall either contract for or have the city crews perform such work. If the city crews perform such work, the charge shall be equal to that of an independent contractor, day laborer and regular machine hire charges. (b) The city clerk shall bill the owner and occupant of the property and, if not paid within 30 days, the clerk shall, on behalf of the city and without requiring further authority of the council, file a claim of lien against the property.

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 BY: 4/25/2025. 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:



JOSHUA CORTEZ
Code Enforcement Officer

Code Enforcement Board
City of Clermont
NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

Case No. C2503-0020

vs.

VETTE DEVELOPMENT 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:

MAY 19TH 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 Violation and Hearing has been furnished by Certified Mail/Personal Service to Respondent, VETTE DEVELOPMENT LLC, 9063 OUTLOOK ROCK TRL WINDERMERE, FL 34786

Certified Mail/Return Receipt Requested #

BY:



JOSHUA CORTEZ, Code Enforcement Officer

this 28th day of April, 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# C2503-0020

VS.

VETTE DEVELOPMENT LLC
Respondent

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

That a copy of the Violation 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 Location 7TH ST CLERMONT FL, 34711(ALT KEY: 3922906)PARCEL#24-22-25-0100-077-01803. Sworn to and subscribed before me this 28th day of APRIL 2025.



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

The forgoing instrument was acknowledged before me this 28th day of APRIL 2025, by Joshua Cortez as the Code Enforcement Officer for the City of Clermont, who is personally known to me and who did take an oath.



Signature: _____



Printed Name: _____

JENNIFER URTES

City of Clermont

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

VIOLATION NOTICE
HEALTH SAFETY WELFARE

April 07, 2025

Violation # C2504-0007

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

Violation/Property address: 741 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 741 STATE ROAD 50 CLERMONT FL, 34711(ALT KEY: 1618363).

Compliance with the Violation(s) listed will be when the following condition(s) are met: THE REFRIGERATION UNITS WITHIN THE REFRIGERATED SECTION MUST BE THOROUGHLY CLEANED AND SANITIZED TO ELIMINATE THE PRESENCE OF MOLD, MILDEW, AND/OR ANY OTHER UNSANITARY SURFACE CONDITIONS. THE UNITS MUST BE COMPLETELY FREE OF ANY UNSANITARY CONDITIONS, INCLUDING BUT NOT LIMITED TO DIRT, GREASE, AND MICROBIAL GROWTH.

Type of Violation: IPMC 305.3 Interior surfaces.

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

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: 4/14/2025. 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: 

JOSHUA CORTEZ
Code Enforcement Officer

THE CITY OF CLERMONT
P.O. Box 120219, Clermont, FL 34712-0219

AFFIDAVIT OF HAND DELIVERY

CITY OF CLERMONT
Petitioner

Case No: C2504-0007

VS.


FULVAN AT CLERMONT LLC
Respondent

Before me, the undersigned authority, personally appeared Joshua Cortez as a Code Enforcement Officer for the City of Clermont, says:

1. That he hand delivered a Notice of Violation to Ashley an employee and person in charge at Dollar General located at 741 STATE ROAD 50 CLERMONT FL, 34711(ALT KEY: 1618363), on the 7th day of April 2025.
2. That a copy of the document served is attached to this Affidavit.

FURTHER AFFIANT SAYETH NOT.

Dated this 7th day of April 2025



Joshua Cortez
Code Enforcement 352-241-7356
City of Clermont, 685 West Montrose Street
Clermont, FL 34711

The forgoing instrument was acknowledged before me dated this 7th day of April 2025 by Joshua Cortez as a 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

Code Enforcement Board

City of Clermont

NOTICE OF HEARING

CITY OF CLERMONT,

Petitioner

vs.

FULVAN AT CLERMONT LLC

Respondent

Case No. C2504-0007

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:

MAY 19TH 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 Violation and Hearing has been furnished by Certified Mail/Personal Service to the Respondent, FULVAN AT CLERMONT LLC registered agent CASSUTO, PAUL who's address is listed as 701 STATE ROAD 50 CLERMONT, FL 34711
Certified Mail/Return Receipt Requested #

BY: _____



JOSHUA CORTEZ, Code Enforcement Officer
this 15th day of April, 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.

THE CITY OF CLERMONT
P.O. Box 120219, Clermont, FL 34712-0219

AFFIDAVIT OF HAND DELIVERY

CITY OF CLERMONT
Petitioner

Case No: C2504-0007

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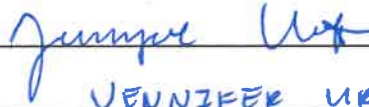


Joshua Cortez
Code Enforcement 352-241-7356
City of Clermont, 685 West Montrose Street
Clermont, FL 34711

The forgoing instrument was acknowledged before me dated this 15th day of April 2025 by Joshua Cortez 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