



**CODE ENFORCEMENT BOARD MEETING  
MONDAY, JULY 21, 2025  
CITY HALL at 685 WEST MONTROSE STREET  
At 6:00 PM**

**CALL TO ORDER  
PLEDGE OF ALLEGIANCE**

**MINUTES**

Approval of the May 19, 2025, Code Enforcement meeting minutes

**OPENING STATEMENT**

**SWEARING IN WITNESSES**

**AGENDA**

\*\*\*\*\*

**UNFINISHED BUSINESS**

**Item 1 - C2404-0038  
Cortez**

John & Cindy Zentmayer  
1050 W. Magnolia St.

**REQUEST:**

To Impose a Fine

\*\*\*\*\*

**NEW BUSINESS**

**Item 2 - C2506-0012  
Cortez**

Edward Emrick III  
Cluster Oak Drive

**VIOLATION:**

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

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**Item 3 - C2506-0009  
Cortez**

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

**VIOLATION:**

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

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**Item 4 - C2503-0023  
Cortez**

Luciana Vitti  
4805 Fair Winds Ct.

**CODE ENFORCEMENT BOARD MEETING  
MONDAY, JULY 21, 2025  
CITY HALL at 685 WEST MONTROSE STREET  
At 6:00 PM**

**VIOLATION:** IPMC 302.4 Weeds; 308.1  
Accumulation of Rubbish or Garbage

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**Item 5 - C2410-0015** Euclides D Corona Guterrez  
**Snodgrass** 3262 Hanging Tide St.

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

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**Item 6 - C2412-0007** Reina Ortega  
**Snodgrass** 2434 View Ridge Way

**VIOLATION:** Section 123-74 Minimum Tree  
Requirements; Section 125-522 (a)  
Building Permit Required

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**Item 7 - C2503-0010** Bonnie Kurowski  
**Snodgrass** 3033 Santa Maria Ave.

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

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**Item 8 - C2502-0006** Reliant Flips, LLC  
**Snodgrass** 550 Disston Ave.

**VIOLATION:** IPMC 304.13 Window, Skylight, Door  
Frames; 302.7 Accessory Structures;  
303.1 Swimming Pools; Section 18-53  
(6, 10) Nuisances; Section 18-54  
Creating a Nuisance by Property Owner  
Declared Unlawful

\*\*\*\*\*

**ADJOURN**

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

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

**Please be advised that if you intend to show any document, picture, video or items to the Council or**

**CODE ENFORCEMENT BOARD MEETING  
MONDAY, JULY 21, 2025  
CITY HALL at 685 WEST MONTROSE STREET  
At 6:00 PM**

**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**  
**MAY 19, 2025**

**CALL TO ORDER**

Chair Camps called the meeting of the Code Enforcement Board to order on Monday, May 19, 2025, at 6:00 pm.

**ROLL CALL**

**MEMBERS PRESENT:** Chair Camps, Vice-Chair Fracasso, Member Falcone, Member Fornoles, and Member Makowski (the remaining seats were vacant).

**ALSO PRESENT:** Code Enforcement Officer Cortez; Code Enforcement Manager Wallace, Code Board Attorney Brackins, City Attorney Dyen, Development Services Director Henschel, and Planning Coordinator Rae Chidlow.

**PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE**

**MINUTES**

*Motion to approve the Minutes for the March 17, 2025 Code Enforcement Board Meeting; Moved by Vice-Chair Fracasso; Seconded by Member Makowski. Motion passed 5-0.*

**OPENING STATEMENT** - Chair Camps made the opening remarks.

**SWEARING IN WITNESSES**

Code Enforcement Officers Wallace 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 that Items 1, 2, 3, 5, 7, 8, 9, 10 will be heard in this order.

**ITEM 1 – CASE NO. C2404-0038**

John & Cindy Zentmayer  
1050 W. Magnolia St.

**LOCATION OF VIOLATION:** 1050 W. Magnolia

**REQUEST:** Motion to Lien

Code Enforcement Officer Cortez explained the case and the motion to lien. He said the property owner has been sent proper notice and Representative is present. He stated the property is still not in compliance; and further, the fine has accrued from December 30, 2025, through May 19, 2025. Staff is asking that the fines continue to accrue and place a lien on the property. He stated the fine amount as of May 19, 2025, is \$32,250.

Rick McCoy addressed the board regarding code violations at a property involving an unpermitted front balcony and missing exterior stucco. He stated he was brought in last fall to assist after the property owner (John) who had trouble getting work done. He stated he underestimated the complexity of the permitting process and recently completed the required

*Code Enforcement Board Meeting*

*May 19, 2025*

drawings. He took responsibility for the delays and emphasized that the fault does not lie with the property owner. He stated that the plans have now been submitted, and the permit process is underway.

Mr. Cortez stated that the property is currently not in compliance, and fines are accruing daily on the two outstanding code violations which are the missing permit for a second-floor balcony above the French doors and the permit for stucco repair on the front of the structure. He stated that staff is requesting the board impose a lien on the property to secure payment of ongoing fines and the fines would stop accruing once permits are issued. He stated that the owner could later apply for a lien reduction through City Council.

*Vice-Chair Fracasso made a motion to table Case No. C2404-0038 to the July 14, 2025 Code Enforcement meeting; seconded by Member Falcone. Motion passed 5-0 in approval.*

**ITEM 2 – CASE NO. C2402-0018**

Elsie & Felicita Rios

783 E. Juniata St.

**LOCATION OF VIOLATION:** 783 E. Juniata St.

**REQUEST:** Reduction of Fine

Code Enforcement Officer Wallace explained the case and the reduction of fine process. She said the property owner has been sent proper notice and is present. She stated the property is still in compliance; and further, the fine accrued is \$10,650. Staff recommends Respondent pay \$9,000 to be paid within 60 days.

Respondent Elsie Valentin explained she has been disabled for three years. She stated that her husband, who was previously responsible for maintaining the property, was injured in a semi-truck accident. She stated they were forced to move out temporarily, and no one was living at the property during that time so as a result the lawn maintenance and vehicle removal were neglected. She acknowledged that they were unable to update their address at the time, which delayed communications. She stated that the situation has since changed and someone is now living at the residence, and the property is being maintained.

Chair Camps asked the Board if they would consider reducing the fine to half the amount.

*Member Makowski made a motion to reduce the fine in Case No. C2402-0018 from \$10,650 to \$1800 to be paid on or before July 14, 2025; and further, failure to pay will result in reverting the fine to its original amount of \$10,650; seconded by Member Fracasso. Motion passed 5-0 in approval.*

**ITEM 3 – CASE NO. C2304-0040**

Pamela Guerrero

873 Skyridge Rd.

**LOCATION OF VIOLATION:** 873 Skyridge Rd.

**REQUEST:** Reduction of Fine

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 \$73,050. Staff recommends Respondent pay \$14,500 which is about 20 percent of the total amount accrued to be paid within 90 days..

Respondent Aaron Andrews explained that he has been actively working toward compliance for over two years. He stated that he is a truck driver with a single-income household (wife does not work) and is supporting five children. He stated that financial hardships made it difficult to keep up with the tree requirements; they spent nearly \$3,000 on new trees, many of which died and had to be replaced. He stated he was unaware of any height requirements for replacement trees at the time of planting.

Mr. Cortez stated that the original violation stemmed from removal of trees without a permit. He stated that code requires maintaining a certain tree coverage based on square footage, but permits do not specify tree height or type, only general categories like canopy or understory. He stated that the violation notice also did not specify the required height. He stated that no clear written guidance is typically given to property owners about height or size requirements. He acknowledged that Mr. Andrews was cooperative and diligent in trying to resolve the issue.

Member Fornoles made a motion to reduce the fine in Case No. C2304-0040 from \$73,500 to \$100 to be paid on or before June 23, 2025; and further, failure to pay will result in reverting the fine to its original amount of \$73,500; seconded by Member Falcone. Motion passed 5-0 in approval.

## **NEW BUSINESS**

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

### **ITEM 5 – CASE NO. C2504-0037**

Advenir@Clermont, LLC

600 River Birch Ct.

**LOCATION OF VIOLATION:** 600 River Birch Ct.

**REPEAT VIOLATION:** IPMC Sec. 125-522 (a) Building Permit Required; IPMC Sec. 108.1 & 108.4 Stop Work Order

The Respondent was present and sworn in.

Code Enforcement Officer Cortez explained the above violations. He detailed the case summary stating 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 the staff's recommendation which is to find Respondent in repeat violation and to impose a fine of \$500 per day starting from day of violation, April 29, 2025 and continue every day until the property comes into compliance.

Respondent Beth Rodriguez explained the renovations were made to the clubhouse without obtaining proper building permits, including wall construction and electrical work. She stated that the construction company used, Legacy Builders, was reportedly unaware that a permit was required. She stated she wasn't in charge of that aspect and the electrical work was limited to relocating an outlet, and the team assumed it didn't require a permit. She stated that they are in the process of applying for permits but are waiting on finalized architectural drawings.

*Code Enforcement Board Meeting*

*May 19, 2025*

Mr. Cortez stated the property had a previous code enforcement case involving the installation of 40–50 outside A/C units without permits, making this a repeat violation. He stated that the current violation was observed on April 29, 2025. He stated that no permits have been submitted yet as of the hearing date.

*Member Fracasso made a motion to find the Respondent is in repeat violation in Case No. C2504-0037; and is ordered to correct the violations on or before July 14, 2025. If Respondent does not comply with this order, a fine of \$500 per day for every day in violation after July 14, 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 Fornoles. Motion passed 5-0 in approval.*

**ITEM 7 – CASE NO. C2503-0001**

Kevin Henshaw

1620 5<sup>th</sup> St.

**LOCATION OF VIOLATION:** 1620 5<sup>th</sup> St.

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

Code Enforcement Officer Cortez explained the above violations. He detailed the case summary stating 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 the staff's recommendation which is to find Respondent in violation and to impose a fine of \$150 per day for every day the property remains in violation after June 19, 2025. He stated that the Respondent shall apply for a tree removal permit.

Attorney Jimmy Crawford, representing Kevin Henshaw, expressed concerns about the delay of six weeks for notice. He stated that there is no proof regarding the species or size of the trees removed. He stated the burden to prove is on the City. He stated that the trees that were removed were ear trees which are classified as non-preferred trees. He stated that all the trees shown were not all his client's trees.

Staff stated that some of the trees appeared to be preferred species such as oaks. They stated the trees were not inspected or measured prior to removal.

Board members expressed concerns pertaining to the timing of notification, fairness, and whether violations can be upheld after the fact.

*Member Fracasso made a motion to find the Respondent in violation in Case No. C2503-0001; and is ordered to correct the violations on or before July 3, 2025. If Respondent does not comply with this order, a fine of \$150 per day for every day in violation after July 3, 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. The motion fails 3-2, due to 4 ayes are required for a motion to pass.*

*Member Evan made a motion to continue Case No. C2503-0001 to July 14, 2025; seconded by Member Fornoles. Motion passed 5-0 in approval.*

**ITEM 8 – CASE NO. C2501-0024**

Quan Heng & Xin Wang  
240 Edgewood Dr.

**LOCATION OF VIOLATION:** 240 Edgewood Dr.

**VIOLATION:** Sec. 125-522(a) Building Permit Required, IPMC Sec. 304.1 & 304.1.1 General & Unsafe Conditions; 304.2 Protective Treatment (Exterior Surfaces); 304.6 Exterior Walls; 304.10 Stairways, Decks, Porches & Balconies; 304.12 Handrails & Guards; 304.13 Window & door frames; 304.13.2 Openable Windows; 304.14 Insect screens; 304.18.2 Windows; 305.1 & 305.1.1 General & Unsafe Conditions; 305.3 Interior Surfaces; 305.4 Stairs & Walking Surfaces; 305.5 Handrails & Guards; 305.6 Interior Doors; 403.2 Bathroom & Toilet rooms; 504.1 General (Plumbing); 604.3 Electrical System hazards; 605.1 Installation (Electrical Equipment); 605.2 Receptacles; 704.6.1.2 Groups R-2, R-3, R-4, & I-1 (Smoke Alarms)

Code Enforcement Officer Cortez explained the above violations. He detailed the case summary stating 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 the staff's recommendation which is to find Respondent in violation of the sections stated and to assess a fine of \$250 per day for every day the property remains in violation after May 19, 2025.

The Respondent was not present.

Cameron Broadbent, 240 Edgewood Dr., expressed concerns about numerous unresolved issues at his rental property. He stated that some conditions worsened after a poorly qualified contractor did work at the home.

Mr. Cortez mentioned he spoke with the property manager Alex Chang and the progress toward resolving the issues were minimal.

Board members expressed their concern for the safety of the tenants.

*Member Makowski made a motion to find the Respondent is in violation in Case No. C2501-0024; and is ordered to correct the violations on or before July 14, 2025. If Respondent does not comply with this order, a fine of \$250 per day for every day in violation after July 14, 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 approval.*

**ITEM 9 – CASE NO. C2408-0009**

Fairfield Homes, Inc.  
99 Sunnyside Dr.

**LOCATION OF VIOLATION:** 99 Sunnyside Dr.

**VIOLATION:** Sec. 125-522(a) Building Permit Required, IPMC Sec. 302.4 Weeds; 304.2 Protective Treatment; 302.7 Accessory Structures; 304.6 Exterior Walls; 304.13 Window and Door frames; 304.18.2 Windows; 305.6 Interior Doors; 305.3 Interior Surfaces; 305.4 Stairs & Walking Surfaces; 603.1 Mechanical Equipment & Appliances; 504.1 General (Plumbing)

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*May 19, 2025*

Code Enforcement Officer Cortez explained the above violations. He detailed the case summary stating 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 the staff's recommendation which is to find Respondent in violation of the sections stated and to assess a fine of \$250 per day for every day the property remains in violation after June 1, 2025.

The Respondent was present and sworn in.

Woodrow Graham, 99 Sunnyside Dr., admitted to some maintenance issues, including delays in accessing the unit and replacing the HVAC filters. He claimed some violations were corrected. He stated that he could bring the property into compliance within 30 days but was unsure how quickly a contractor could repair a damaged block wall.

Robin Sickels, 99 Sunnyside Dr., stated that she was a Section 8 tenant and stated that there was longstanding safety issues at this property. She stated that there were HUD mandated repairs that were left incomplete. She stated the landlord retaliated by initiating an eviction.

Board members expressed concerns about the number of violations, the pattern of noncompliance, and the potential danger.

*Member Fracasso made a motion to find the Respondent is in violation in Case No. C2408-0009; and is ordered to correct the violations on or before June 1, 2025. If Respondent does not comply with this order, a fine of \$250 per day for every day in violation after June 1, 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 in approval.*

**ITEM 10 – CASE NO. C2503-0020**

Vette Development LLC

7<sup>th</sup> Street (Vacant property alt key# 3922906)

**LOCATION OF VIOLATION:** 7<sup>th</sup> Street (Vacant property alt key# 3922906)

**VIOLATION:** Sec. 30-28 Special Refuse Problems; 123-41 Maintenance & Pruning; 18-53, 18-54, 18-55, & 18-56 Nuisance and Notice to Abate

Code Enforcement Officer Cortez explained the above violations. He detailed the case summary stating 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 the staff's recommendation which is to find Respondent in violation of the sections stated and to issue an order authorizing the City to begin the abatement process. Furthermore, authorize the recording of any and all costs incurred by the City as a result of the abatement to the County Clerk in the form of a lien.

The Respondent was not present.

Code Board Attorney Patrick Brackins explained to the Board that the City passed an Ordinance in 2024 for the abatement process and he suggested the Board follow the staff's recommendations.

Member Falcone made a motion to find the Respondent is in violation in Case No. C2409-0026; and to issue an order authorizing the city to begin the abatement process, furthermore authorize the recording of any and all costs incurred by the city as a result of the abatement to the County Clerk in the form of a lien; Seconded by Member Fracasso. Motion passed 5-0.

Development Director Curt Henschel thanked the Board members for their service.

**AJDOURN**

There being no further business, the meeting was adjourned at 9:14 pm.

\_\_\_\_\_  
Chair

Attest:

\_\_\_\_\_

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

**CITY OF CLERMONT  
Petitioner,**

**Case No: 2404-0038**

**-vs-**

**ZENTMEYER JOHN E & CINDY JEAN.,  
Respondent.**

**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

## City of Clermont

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

### VIOLATION NOTICE

**April 12, 2024**

**Violation # C2404-0038**

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

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

**You are hereby notified** that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at 1050 W MAGNOLIA ST CLERMONT FL, 34711(ALT KEY:1621933).

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

**Type of Violation: 125-522 BUILDING PERMIT REQUIRED SECTION**

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

**Type of Violation: IPMC 307.1 General.**

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

**Type of Violation: IPMC 605.1 Installation.**

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

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

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

**Type of Violation: IPMC 112.2 Temporary safeguards.**

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

**Type of Violation: IPMC 304.1 General**

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

**Type of Violation: IPMC 304.1.1 Unsafe conditions.**

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

**Type of Violation: IPMC 304.2 Protective treatment.**

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

**Type of Violation: IPMC 304.6 Exterior walls.**

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

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

**You are directed to take action by 6/23/2024.** Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

By:   
\_\_\_\_\_  
Joshua Cortez Code Enforcement Officer

9171 9690 0935 0307 8788 28

Code Enforcement Board

City of Clermont

**NOTICE OF HEARING**

**CITY OF CLERMONT,**

Petitioner

**Case No. C2404-0038**

vs.

ZENTMEYER JOHN E & CINDY JEAN

Respondent

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

**SEPTEMBER 16 2024 AT 6PM,**

at

**685 West Montrose Street, Clermont, Florida.**

**Council Chambers of City Hall**

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

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

I hereby certify that a true and correct copy of the above and foregoing Notice of Violation and Notice of Hearing has been furnished by Certified Mail/Personal Service to Respondent, ZENTMEYER JOHN E & CINDY JEAN. 1050 W MAGNOLIA ST, CLERMONT, FL, 34711

Certified Mail/Return Receipt Requested #

BY:



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

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

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**

**YOU ARE HEREBY ADVISED** that at 6:00 pm on July 17, 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 the fine 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 July 17, 2025, the fine will have accrued to FORTY ONE THOUSAND ONE HUNDRED DOLLARS (\$41,100.00) for failure to comply for 274 days and will continue to accrue at a rate of ONE HUNDRED FIFTY DOLLARS (\$150.00) per day thereafter until the violation is corrected.

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

**CITY OF CLERMONT,  
Petitioner,**

**Case No.: C2404-0038**

**vs.**

**ZENTMAYER JOHN E & CINDY JEAN,  
Respondent,**

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

**ORDER GRANTING CONTINUANCE**

**THIS MATTER** came before the Code Enforcement Board ("CEB") of the City of Clermont for hearing on **May 19, 2025**, and the Board having heard sworn testimony and received evidence from City Staff, and Respondent John Zentmeyer thereupon issues the following Order:

It is hereby Ordered:

1. This Matter shall be continued to the next Code Enforcement Board Meeting on July 21, 2025 at 6:00 pm.

Done and Ordered this 2nd day of June 2025.

  
 \_\_\_\_\_  
 Linda Camps, 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 HERBY CERTIFY** that on this 2nd day of June, 2025 a true and correct copy of this Order has been furnished by certified and regular mail to Respondent at 1050 W Magnolia St., Clermont, FL 34711.

  
 \_\_\_\_\_  
 Code Enforcement Officer Joshua Cortez

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**

**YOU ARE HEREBY ADVISED** that at 6:00 pm on July 21, 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 the fine 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 July 17, 2025, the fine will have accrued to FORTY ONE THOUSAND ONE  
HUNDRED DOLLARS (\$41,100.00) for failure to comply for 274 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 in the amount of FORTY ONE THOUSAND ONE HUNDRED DOLLARS (\$41,100.00) as provided in Chapter 162, Florida Statutes.

I HEREBY certify that on June 4, 2025 a true and correct copy of this NOTICE OF HEARING AND MOTION FOR ORDER IMPOSING FINE 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**

Florida Bar No. 1001966

**DEVIN N. GOBIN**

Florida Bar No. 1049802

**WAUGH, PLLC**

201 E. Pine Street, Ste. 315

Orlando, FL 32801

321-800-6008: Phone

844-206-0245: Fax

Email: cwaugh@waugh.legal

Email: adyen@waugh.legal

Email: twolf@waugh.legal

Email: dgobin@waugh.legal

Email: rwood@waugh.legal

*Clermont City Attorneys*

# WAUGH PLLC

ATTORNEYS AT LAW

PHONE: 321-800-6008  
FAX: 844-206-0245  
WAUGH.LEGAL

CHRISTIAN W. WAUGH<sup>^</sup>  
AVERY L. DYEN  
TIFFANY WOLF  
REBA ABRAHAM PEARCE<sup>~</sup>  
EMAIL: CWAUGH@WAUGH.LEGAL

<sup>^</sup>BOARD CERTIFIED IN REAL ESTATE LAW  
<sup>~</sup>OF COUNSEL

June 4, 2025

**Via Certified and U.S. mail**

John and Cindy Zentmayer  
1050 W Magnolia St.,  
Clermont, FL 34711

Mr. and Mrs. Zentmayer,

A Notice of Hearing and Motion for Order Imposing Fine with the wrong date of the next Code Enforcement Meeting was erroneously sent to you on June 3, 2025. Please note that the next Code Enforcement Board Meeting is at 6:00 pm on July 21, 2025 at Council Chambers, Clermont City Hall, 685 West Montrose Street, Clermont, Florida 34711. The corrected Notice of Hearing and Motion for Order Imposing Fine are enclosed.

Sincerely,  
/s/ Avery L. Dyen  
AVERY L. DYEN

*Orlando office*  
201 E. Pine Street, Ste. 315  
Orlando, FL 32801  
(Primary Office)

*Miami office*  
2828 Coral Way, Ste. 303  
Miami, FL 33145  
(By Appointment Only)

*The Villages office*  
561 Fieldcrest Drive  
The Villages, FL 32162  
(By Appointment Only)

*Dallas office*  
325 North St. Paul St Ste  
3100, #1478  
Dallas, TX 75201  
(By Appointment Only)

CITY OF CLERMONT  
CODE ENFORCEMENT DEPARTMENT

AFFIDAVIT OF POSTING

CITY OF CLERMONT  
Petitioner


CASE# C2506-0012

VS.

EMRICK EDWARD E III  
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 CLUSTER OAK DR CLERMONT FL, 34711(ALT KEY:3804453)PARCEL#29-22-26-0100-000-00400 Sworn to and subscribed before me this 24th day of June 2025.

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

The forgoing instrument was acknowledged before me this 24th day of June 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 -



Code Enforcement Board

City of Clermont

**NOTICE OF HEARING**

**CITY OF CLERMONT,**

Petitioner

**Case No. C2506-0012**

vs.

EMRICK EDWARD E III

Respondent

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

**JULY 21 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, EMRICK EDWARD E III. 3831 BRECKINGRIDGE LN CLERMONT, FL 34711  
Certified Mail/Return Receipt Requested #

BY: \_\_\_\_\_



JOSHUA CORTEZ, Code Enforcement Officer  
this 24th day of June, 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

June 24, 2025

Violation # C2506-0012

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

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

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

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

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.

**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.

**Sec. 125-522. - General development conditions.**

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


**302.4 Weeds.**

All premises and exterior property shall be maintained free from weeds or plant growth in excess of 18 inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

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

**YOU ARE DIRECTED TO TAKE ACTION IMMEDIATELY. THIS CASE WILL BE PRESENTED AT THE CODE ENFORCEMENT BOARD HEARING (AS STATED IN THE ENCLOSED NOTICE OF HEARING) AS A REPEAT VIOLATION EVEN IF THE VIOLATION HAS BEEN CORRECTED PRIOR TO THE HEARING DATE. ADDITIONALLY, CODE ENFORCEMENT IS SEEKING A FINE AMOUNT OF \$500.00 USD TO ACCURE EACH DAY THE PROPERTY REMAINS IN VIOLATION.**

By:

  
\_\_\_\_\_  
JOSHUA CORTEZ

Code Enforcement Officer

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

CITY OF CLERMONT  
Petitioner,

Case No: 2405-0003

-vs-

EDWARD EMRICK III,  
Respondent.

CLUSTER OAK DR.  
CLERMONT, FL, 34711

FINDINGS OF FACT, CONCLUSION OF LAW and ORDER

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

I. FINDINGS OF FACT

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

II. CONCLUSION OF LAW

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

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

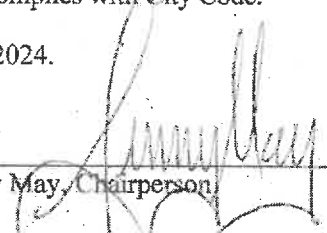
III. ORDER

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

ONE HUNDRED FIFTY DOLLARS (\$150.00) per day


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

Done and Ordered this 29<sup>th</sup> 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 30<sup>th</sup> day of JULY 2024, a true and correct copy of this Order has been furnished by certified and regular mail to Respondent EMRICK EDWARD E III at 3831 BRECKINGRIDGE LN CLERMONT, FL 34711 or such address provided by Respondent for service.

  
\_\_\_\_\_  
Joshua Cortez  
Code Enforcement Officer

CITY OF CLERMONT  
CODE ENFORCEMENT DEPARTMENT

AFFIDAVIT OF POSTING

CITY OF CLERMONT  
Petitioner


CASE# C2506-0009

VS.

SOUTHERN VILLAS LOT OWNERS ASSN INC  
Respondent

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

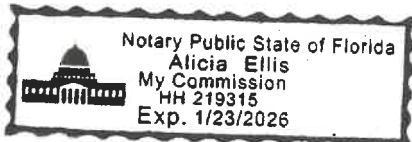
That a copy of the Violation and Hearing Notice was posted at the south public entrance of Clermont City Hall, 685 W. Montrose Street, Clermont, FL 34711, in addition to the real property Location VILLA CT CLERMONT FL, 34711(ALT KEY:3776058)PARCEL#19-22-26-1900-00A-00000 Sworn to and subscribed before me this 17th day of June 2025.

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

The forgoing instrument was acknowledged before me this 17th day of June 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: Alicia Ellis



# City of Clermont

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

## REPEAT VIOLATION NOTICE

June 17, 2025

Violation # C2506-0009

To: SOUTHERN VILLAS LOT OWNERS ASSN INC  
620 NORTH WYMORE RD STE 270  
MAITLAND, FL 32751-4216

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

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at VILLA CT CLERMONT FL, 34711(ALT KEY:3776058)PARCEL#19-22-26-1900-00A-00000

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

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.

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.


### 302.4 Weeds.

Premises and exterior property shall be maintained free from weeds or plant growth in excess of 18 inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

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

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

By:

  
\_\_\_\_\_  
JOSHUA CORTEZ  
Code Enforcement Officer

Code Enforcement Board

City of Clermont

## NOTICE OF HEARING

**CITY OF CLERMONT,**

Petitioner

vs.

SOUTHERN VILLAS LOT OWNERS ASSN INC

Respondent.

**Case No. C2506-0009**

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:

**JULY 21 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, SOUTHERN VILLAS LOT OWNERS ASSN INC. 620 NORTH WYMORE RD STE 270  
MAITLAND, FL 32751-4216

Certified Mail/Return Receipt Requested #

BY: \_\_\_\_\_

  
JOSHUA CORTEZ, Code Enforcement Officer  
this 17th day of June, 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 8783 30

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

**CITY OF CLERMONT**  
Petitioner,

Case No: 2405-0005

-vs-

**SOUTHERN VILLAS LOT OWNERS  
ASSN, INC,**  
Respondent.

Vacant Lot on Villa 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 SEPTEMBER 16, 2024. A properly constituted quorum of The Board upon sworn testimony and evidence from Code Enforcement Officer JOSHUA CORTEZ for the Petitioner, and NO ONE APPEARING for the Respondent; issues the following Findings of Fact, Conclusion of Law, and Order

**I. FINDINGS OF FACT**

- 1) The Respondent is the owner in custody and control of "The Property" described in the style of this case.
- 2) At least one repeat violation of Clermont City Code (CCC) or International Property Maintenance Code (IPMC), collectively "The Code" existed on The Property.
- 3) Notice of Violation was properly served upon Respondent as required by Florida Statutes Section 162.12.
- 4) The violation has been corrected

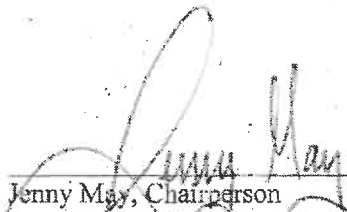
**II. CONCLUSION OF LAW**

The Code Enforcement Board finds Respondent in violation of The Code; specifically:  
Sec. 18-53 and 18-54 Nuisances and Creating a nuisance by property owner declared unlawful  
Sec. 302.4 Weeds.

**III. ORDER**


- 1) RESPONDENT SHALL REFRAIN from repeating the violation or a fine may be issued from the date the violation is observed until remedied.

Done and Ordered this 27<sup>th</sup> 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 30<sup>th</sup> day of September 2024, a true and correct copy of this Order has been furnished by certified and regular mail to Respondent SOUTHERN VILLAS LOT OWNERS ASSN INC 620 NORTH WYMORE RD STE 270, MAITLAND, FL, 32751-4216

  
\_\_\_\_\_  
Code Enforcement Officer

CITY OF CLERMONT  
CODE ENFORCEMENT DEPARTMENT

AFFIDAVIT OF POSTING

CITY OF CLERMONT  
Petitioner


CASE# C2503-0023

VS.

VITTI LUCIANA M  
Respondent

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

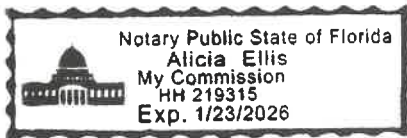
That a copy of the Violation and Hearing Notice was posted at the south public entrance of Clermont City Hall, 685 W. Montrose Street, Clermont, FL 34711, in addition to the real property Location 4805 FAIR WINDS CT WINTER GARDEN FL, 34787 (ALT KEY:3932111) Sworn to and subscribed before me this 16th day of June 2025.

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

The forgoing instrument was acknowledged before me this 16th day of June 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. C2503-0023**

Petitioner

vs.

VITTI LUCIANA M

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:

**JULY 21 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, VITTI LUCIANA M. 4805 FAIR WINDS CT WINTER GARDEN, FL 34787

Certified Mail/Return Receipt Requested #

BY:



\_\_\_\_\_  
JOSHUA CORTEZ, Code Enforcement Officer

this 16th day of June, 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.

9489 0178 9820 3037 0946 65

## City of Clermont

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

### VIOLATION NOTICE

**May 29, 2025**

**Violation # C2503-0023**

**To:** VITTI LUCIANA M  
4805 FAIR WINDS CT  
WINTER GARDEN, FL 34787

**Violation/Property address:** 4805 FAIR WINDS CT WINTER GARDEN FL, 34787(ALT KEY:3932111)

**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 4805 FAIR WINDS CT WINTER GARDEN FL, 34787(ALT KEY:3932111).

**Compliance with the Violation(s) listed will be when the following condition(s) are met: ALL GRASS AND WEEDS MUST BE MOWED AND MAINTAINED UNDER 18 INCHES THEREAFTER. ALL RUBBISH AND GARBAGE MUST BE REMOVED FROM THE PROPERTY.**

**Type of Violation:** IPMC 302.4 Weeds.

Premises and exterior property shall be maintained free from weeds or plant growth in excess of 18 inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens

**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](mailto:jcortez@clermontfl.org). Also, when you comply, please contact me so an inspection to determine compliance can be scheduled.**

**REMEDY THE ABOVE VIOLATION BY: 6/12/2025.** 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  
CODE ENFORCEMENT DEPARTMENT

AFFIDAVIT OF POSTING

CITY OF CLERMONT  
Petitioner

CASE# C2410-0015


VS.

Corona Guitierrez Euclides

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

That a copy of the Notice of Violation and Notice of Hearing were posted at the south public entrance of Clermont City Hall, 685 W. Montrose Street, Clermont, FL 34711, in addition to the real property known as 3262 Hanging Tide St. Winter Garden, FL. 34787 – Alternate Key# 3921641, on the 7<sup>th</sup> day of July 2025.

Sworn to and subscribed before me this \_\_\_7<sup>th</sup> day of July 2025

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

The forgoing instrument was acknowledged before me this 7<sup>th</sup> day of July 2025, by Andrew Snodgrass as a Code Enforcement Officer for the City of Clermont, who is personally known to me and who did take an oath.



Signature: Ellen Redmond

Printed Name: Ellen Redmond

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

**CITY OF CLERMONT,**

Petitioner

vs.

Corona Guterrez Euclides D

Respondent

**Case No. C2410-0015**

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:

July 21, 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, Corona Guterrez Euclides D.

Certified Mail/Return Receipt Requested #

9489 0178 9820 3037 0945 59

BY:



Andrew Snodgrass, Code Enforcement Officer  
this 12th day of June, 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

**December 30, 2024**

**Violation # C2410-0015**

To: Corona Guterrez Euclides D  
3262 Hanging tide St.  
Winter Garden, Fl. 34787

**Violation/Property address:** 3262 HANGING TIDE ST. Winter Garden, Fl. 34787

**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 3262 HANGING TIDE ST. Winter Garden, Fl. 34787

**Compliance with the Violation(s) listed will be when the following condition(s) are met: A permit for the pavers, deck, and any other scope of work completed must be applied for and the permit must be issued.**

**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](mailto:asnodgrass@clermontfl.org). Also, when you comply, please contact me so an inspection to determine compliance can be scheduled.**

Allotted time to comply – 30 days – Jan – 29-2025. Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

By:



Andrew Snodgrass  
Code Enforcement Officer

9171 9690 0935 0307 8785 83

**CITY OF CLERMONT  
CITY COUNCIL MEETING  
CLERMONT CITY HALL  
AGENDA  
3:00 PM, Tuesday, April 8, 2025**

**NEW BUSINESS**

Item No. 13 - Variance Request  
*Kings Ridge*

Consider allowing replacement trees to be understory other than canopy.  
**STATUS: APPROVED**  
**VOTE: 5/0**

Item No. 14 - Variance Request  
*3262 Hanging Tide Street*

Consider allowing for a rear yard setback less than the code requirement of 10 feet, Section 125-520, Special Setbacks.  
**STATUS: DENIED**  
**VOTE: 5/0**

Item No. 15 - South Lake Chamber of Commerce

Consider approval of a proposal to increase the South Lake Chamber office space at the Clermont City Center.  
**STATUS: APPROVED**  
**PROPOSAL NO. 2**  
**VOTE: 5/0**

Item No. 16 - Fire Station Site Dedication Agreement

Consider acceptance of a land dedication agreement between the City of Clermont and Olympus Community Development District for Fire Station No.5.  
**STATUS: APPROVED**  
**VOTE: 5/0**

Item No. 17 - Ordinance No. 2025-012 *Intro*  
*SSCPA*

Consider a request for a small-scale comprehensive plan amendment for property located at 963 Juniata Street.  
**STATUS: DENIED**  
**VOTE: 3/2**

Item No. 18 - Ordinance No. 2025-013 *Intro*  
*Rezone*

Consider a request for a rezoning for property located at 963 W. Juniata Street.  
**STATUS: DENIED**  
**VOTE: 3/2**

**REPORTS**

**ADJOURN**

**THE MEETING ADJOURNED AT 6:39 PM**

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

**CITY OF CLERMONT,**

Petitioner

vs.

ORTEGA REINA

Respondent

**Case No. C2412-0007**

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:

**July 21, 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, ORTEGA REINA located at 2434 Viewridge Way Clermont, FL 34711

Certified Mail/Return Receipt Requested #

9489 0178 9820 3037 0945 80

BY:



Andrew Snodgrass, Code Enforcement Officer

this 19th day of June, 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 21, 2025

Violation # C2412-0007

To: ORTEGA REINA  
2434 VIEW RIDGE WAY  
CLERMONT, FL 34711

**Violation/Property address: 2434 View Ridge Way 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 2434 View Ridge Way Clermont, Fl. 34711.

**Compliance with the Violation(s) listed will be when the following condition(s) are met: The required amount of trees per city ordinance must be installed. The tree removal permit must be issued. A tree removal permit was issued for a palm on the left side of the driveway. That palm was removed and no replacement tree was installed, but was required per the signed permit. A second palm has been removed without a permit. Currently there is only one understory tree on the property.**

**A permit for the removal and reinstallation of the solar panel tracks and electrical is required. Currently the solar panels are removed to allow for new shingles, and the panels cannot be reinstalled without an issued permit.**

**Type of Violation: Sec. 123-74. - Minimum tree requirements.**

(a)No certificate of occupancy shall be issued by the city on the following types of construction unless the underlying parcel has not less than the indicated minimum number of approved trees. All required landscaping is to be maintained in perpetuity.(b)General requirements for the number of trees on residential and nonresidential development shall be as follows:(1)Any new single-family or duplex dwelling unit on a single lot shall have at least the following minimum number of approved trees. Trees shall be from the preferred canopy and understory tree list.**a.Lots with less than 2,500 square feet of landscape space: Two understory trees.b.Lots between 2,500 and 4,000 square feet of landscape space: One canopy tree required and either one understory tree or two palm trees.c.Lots with 4,000 square feet or more of landscape space: Two canopy trees required and either one understory tree or two palm trees.**(2)No required canopy tree may be planted within six feet of the primary structure, driveway, sidewalk, street, or the property line on a single-family lot.(3)For existing properties that have three canopy trees but may qualify for a reduction in the number of required trees, the criteria in subsection (1)a of this section will apply. A tree removal permit must be obtained prior to removal of any canopy trees.(4)For single-family and duplex lots, two palm trees may be substituted for one required understory tree.

**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](mailto:asnodgrass@clermontfl.org). Also, when you comply, please contact me so an inspection to determine compliance can be scheduled.**

**Allotted time to correct – 25 days – 2-15-2025. 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:**  9171 9690 0935 0307 8786 51

Andrew Snodgrass  
Code Enforcement Officer

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

**CITY OF CLERMONT,**

Petitioner

vs.

**KUROWSKI BONNIE K**

Respondent

**Case No. C2503-0010**

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:

**July 21, 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, KUROWSKI BONNIE K. at 3033 Santa Maria Ave. Clermont, Fl. 34715

Certified Mail/Return Receipt Requested #

9489 0178 9820 3037 0945 35

BY:



Andrew Snodgrass, Code Enforcement Officer  
this 5th day of May, 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

March 25, 2025

Violation # C2503-0010

To: KUROWSKI BONNIE K  
3033 SANTA MARIA AVE  
CLERMONT, FL 34715

**Violation/Property address:** 3033 SANTA MARIA AVE Clermont, Fl. 34715

**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 3033 SANTA MARIA AVE. CLERMONT, FL. 34715

**Compliance with the Violation(s) listed will be when the following condition(s) are met: A permit for the additions added on both sides of the home is required. Please contact building services at 352-241-7315 or stop in at city hall to initiate the permitting process. A permit for the entire scope of work completed must be applied for and issued. A site visit was conducted on 3-19 and a business card was left on the front door with 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](mailto:asnodgrass@clermontfl.org). Also, when you comply, please contact me so an inspection to determine compliance can be scheduled.**

**Allotted time to correct – 30 days – April – 24, 2025.** Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

By:



Andrew Snodgrass  
Code Enforcement Officer

9171 9690 0935 0307 8780 71

CITY OF CLERMONT  
CODE ENFORCEMENT DEPARTMENT

AFFIDAVIT OF POSTING

CITY OF CLERMONT  
Petitioner

CASE# C2502-0006


VS.

Reliant Flips LLC

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

That a copy of the Notice of Violation was posted at the south public entrance of Clermont City Hall, 685 W. Montrose Street, Clermont, FL 34711, in addition to the real property known as 550 Disston St. Clermont, FL 34711 – Alternate Key# 1625637, on the 19th day of February 2025.

Sworn to and subscribed before me this \_\_19<sup>th</sup> day of February 2025

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

The forgoing instrument was acknowledged before me this 19<sup>th</sup> day of February 2025, by Andrew Snodgrass as a Code Enforcement Officer for the City of Clermont, who is personally known to me and who did take an oath.



Signature: Ellen Redmond

Printed Name: Ellen Redmond

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

**CITY OF CLERMONT,**

Petitioner

vs.

Reliant Flips LLC

Respondent

**Case No. C2502-0006**

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

**July 21, 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, Reliant Flips LLC at 7901 4TH STREET NORTH SUITE 300 ST PETERSBURG, FL 33702

Certified Mail/Return Receipt Requested #

9489 0178 9820 3037 0945 42

BY:



Andrew Snodgrass, Code Enforcement Officer

this 5th day of May, 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

February 05, 2025

Violation # C2502-0006

To: RELIANT FLIPS LLC  
611 E BAY ST  
WINTER GARDEN, FL 34787

**Violation/Property address: 550 Disston Avenue Clermont, Fl. 34711. Alternate key #1625637**

**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 550 Disston Avenue Clermont, Fl. 34711. Alternate key #1625637.

**Compliance with the Violation(s) listed will be when the following condition(s) are met:**

**The window to the left of the front door needs repaired as it has been broken and has a large hole allowing access from the outside.**

**The fence is in need of repair as some of the panels are missing, and others are dilapidated and falling into the neighboring property.**

**The swimming pool is green in color and is considered a nuisance due to the odor, stagnant water, and lack of maintenance. It is need of repair and required to be maintained in a state that does not allow for the attraction of mosquitoes, does not produce an odor from stagnant water, and is in a clean and sanitary condition.**

**Type of Violation: 304.13 Window, skylight and door frames.**

**Every window**, skylight, door and frame shall be kept in sound condition, good repair and weather tight. – Front bay window to the left of the front door.

**Type of Violation: 302.7 Accessory structures.**

Accessory structures, including detached garages, **fences** and walls, shall be maintained structurally sound and in good repair. – Fence sections around the property

**Type of Violation: 303.1 Swimming pools.**

Swimming pools shall be maintained in a clean and sanitary condition, and in good repair. – Swimming pool

**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:

(6)Odors and stenches. All disagreeable or obnoxious odors and stenches, as well as the conditions, substances or other causes which give rise to the emission or generation of such odors and stenches.-Swimming pool

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

**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. – Swimming pool and fence.

**If you have any questions concerning this matter, please contact me at (352)-241-7316 or [asnodgrass@clermontfl.org](mailto:asnodgrass@clermontfl.org). Also, when you comply, please contact me so an inspection to determine compliance can be scheduled.**

**Allotted time for repair – 30 days – March 7<sup>th</sup>, 2025.** Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

**By:**



Andrew Snodgrass  
Code Enforcement Officer

9171 9690 0935 0307 8786 06