



CODE ENFORCEMENT BOARD MEETING
MONDAY, SEPTEMBER 15, 2025
CITY HALL at 685 WEST MONTROSE STREET
At 6:00 PM

CALL TO ORDER
PLEDGE OF ALLEGIANCE

MINUTES

Approval of the July 21, 2025, Code Enforcement meeting minutes

OPENING STATEMENT
SWEARING IN WITNESSES

AGENDA

OTHER BUSINESS

Item 1 - C2412-0006 Colonial Tiles & Pavers, LLC
Snodgrass 1730 S. Highway 27

REQUEST: Reduction of Fine

Item 2 - C2501-0036 Lake Minneola Condominium
Snodgrass Association
West Osceola Street, AK 3891767

REQUEST: Reduction of Fine

Item 3 - C2506-0009 Southern Villas Lot Owners Assn, Inc.
Cortez Vacant Lot on Villa Court
Alt Key 3776058

REQUEST: Reduction of Fine

Item 4 - C2506-0012 Edward Emrick III
Cortez Cluster Oak Drive

REQUEST: Reduction of Fine

NEW BUSINESS

Item 5 - 25-000008 Sunshine Properties, LLC
Cortez/Butler 831 Oakley Seaver Dr.
The Lofts at South Lake

**CODE ENFORCEMENT BOARD MEETING
MONDAY, SEPTEMBER 15, 2025
CITY HALL at 685 WEST MONTROSE STREET
At 6:00 PM**

VIOLATION: Fire Case NFPA (National Fire Prevention Association) Violations

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

Item 7 - C2505-0017 New Beginnings Central Florida, Inc.
Snodgrass 268/270 East Ave.

VIOLATION: IPMC 109.1.3 Structure unfit for human occupancy; IPMC 109.1.5 Hazardous structure or premises; IPMC 302.6 Exhaust vents; IPMC 304.13 Window, skylight, and door frames; IPMC 305.1 General interior; IPMC 305.3 Interior surfaces; Section 18-53 (4)(6) Nuisances; Section 18-54 Nuisance by property owner declared unlawful; IPMC 403.5 Clothes dryer exhaust; IPMC 501.2 Plumbing; IPMC 504.1 Plumbing fixtures; IPMC 605.1 Electrical equipment

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
JULY 21, 2025

CALL TO ORDER

Chair Camps called the meeting of the Code Enforcement Board to order on Monday, July 21, 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 Officers Cortez and Snodgrass; Code Enforcement Manager Wallace, Code Board Attorney Brackins, City Attorney Dyen, and Planning Coordinator Rae Chidlow.

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

MINUTES

Motion to approve the Minutes for the May 19, 2025, Code Enforcement Board Meeting; Moved by Member Makowski; Seconded by Vice-Chair Fracasso. Motion passed 5-0.

OPENING STATEMENT - Chair Camps made the opening remarks.

SWEARING IN WITNESSES

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

Assistant City Attorney Dyen introduced the cases and stated that Items 1, 3, 2, 5, and 8 will be heard in this order.

UNFINISHED BUSINESS

ITEM 1 – CASE NO. C2404-0038

John & Cindy Zentmayer
1050 W. Magnolia St.

LOCATION OF VIOLATION: 1050 W. Magnolia

REQUEST: Impose a Fine

Code Enforcement Officer Cortez explained the case. He stated the property owner has been sent proper notice and the Respondent is present. He stated the property is in compliance; and further, the fine has accrued to \$38,550. Staff is asking to impose the fine at this time.

John Zentmayer stated that it took so long due to waiting on engineering. He stated that the permit was obtained a day after the engineering was completed. He is requesting to have the fine waived.

Member Fornoles made a motion that the Respondent did not come into compliance by the date required and to impose a fine of \$38,550; seconded by Member Fracasso. Motion passed 5-0 with approval.

NEW BUSINESS

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

ITEM 3 – CASE NO. C2506-0009

Southern Villas Lot Owners Assn., Inc.

Vacant lot on Villa Court

LOCATION OF VIOLATION: Alternate Key 776058

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

Code Enforcement Officer Cortez explained the case. He stated the Respondent has been sent proper notice and is present. He stated the property is in compliance; and further, the fine accrued is \$6500.

Angela Timmons, CAM for Southern Villas, stated that at this time they were going through changes with the landscape company and the management. She stated that they are working on staying in compliance.

Member Fornoles made a motion to find the Respondent in repeat violation between June 17, 2025, through June 29, 2025, and to impose a fine of \$6500; seconded by Member Fracasso. Motion passed 5-0 with approval.

ITEM 2 – CASE NO. C2506-0012

Edward Emrick III

Cluster Oak Drive

LOCATION OF VIOLATION: Cluster Oak Drive

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

Code Enforcement Officer Cortez explained the case. He stated the property owner has been sent proper notice and is present. He stated the property is in compliance; and further, the fine accrued is \$4500.

Ed Emrick, 3831 Breckinridge Lane, representing the Respondent, asked how many times the Code Officer visited the property between June 24th and July 2nd.

Mr. Cortez stated that he did three inspections.

Mr. Emerick asked when the first photo was taken.

Mr. Cortez stated that the photo was taken on June 24th.

Mr. Emerick asked what in the photo was not in compliance.

Mr. Cortez stated the overgrowth of weeds and grass is over 18 inches.

Mr. Emerick asked how he knew they were weeds and not ornamental bush or flowers.

Code Enforcement Board Meeting

May 19, 2025

Mr. Cortez stated he would say that all the weeds over 18 inches are weeds or grass rather than ornamental.

Mr. Emerick asked if he did a study to determine the nature of the shrubs or bushes.

Mr. Cortez stated he did not.

Mr. Emerick questioned why the coming into violation was to be immediately.

Mr. Cortez stated that there were previous violations of the same nature which makes this a repeat violation.

Clayton Emerick, 1067 Calico Park Circle, Groveland, stated that they hired landscape company. He stated that when they found out about the violation, they sent the landscaper out to take care of the area they thought was in violation. He did not think that what was up against the tree area was part of the violation.

Code Enforcement Manager Evie Wallace stated that she has provided courtesy calls previously. She stated that their father, herself, and the Mayor went on an onsite visit. She stated that the father understood at that time what was required by code to stay in compliance.

Member Fracasso made a motion to find Respondent in repeat violation between June 24, 2025, through July 2, 2025, and to fine the Respondent in the amount of \$4500; seconded by Member Falcone. Motion passed 5-0 with approval.

ITEM 5 – CASE NO. C2410-0015

Euclides D Corona Guterrez

3262 Hanging Tide St.

LOCATION OF VIOLATION: 3262 Hanging Tide St.

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

Code Enforcement Officer Snodgrass 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 starting from day of violation, September 20, 2025, and continue every day until the property comes into compliance. He stated that the Respondent was present.

Eulcides Corons, 3262 Hanging Tide St., along with translator, Luis Cardona, apologized for the violation and will remove the pavers to meet setbacks and obtain the permit.

Member Makowski made a motion to find the Respondent is in violation and to impose a fine of \$150 per day for every day after September 20, 2025, if Respondent does not comply with this order. 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 Fracasso. Motion passed 5-0 with approval.

Code Enforcement Board Meeting

May 19, 2025

ITEM 8 – CASE NO. C2502-0006

Reliant Flips, LLC

550 Disston Ave.

LOCATION OF VIOLATION: 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

Code Enforcement Officer Snodgrass 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 August 20, 2025. He stated that the Respondent is not present.

Member Fornoles made a motion to find the Respondent in violation and is ordered to correct the violations on or before August 20, 2025. If Respondent does not comply with this order, a fine of \$150 per day for every day in violation after August 20, 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 with approval.

AJDOURN

There being no further business, the meeting was adjourned at 7:25 pm.

Linda Camps, Chair

Attest:

Rae Chidlow, Planning Coordinator



CITY OF CLERMONT

Choice of Champions

Applicant's Name: Colonial Tile & Pavers LLC	Applicant's Phone Number: 407-218-1044
Address Where the Violation Existed.: 1730 S. HWY 27 Clermont FL 34711	
Authorized Representative's Name (who will be present at the Hearing): Arisely Herrera	
Current Property Owner's Name: Arisely Herrera	
Current Property Owner's Mailing Address: 20646 CR 561 Clermont FL 34711	
Current Property Owner's Phone Number: 407-218-1044	
Name of Property Owner when fine was assessed: Arisely Herrera	
Name of Person who lived at the property when the fine was placed:	
Reason(s) violation(s) were not corrected before fine(s) were placed: Reasons that the pavers were not removed per the boards orders in March 2025.	
Is money held in escrow pending the fine reduction/release Hearing: <input type="checkbox"/> Yes x <input checked="" type="checkbox"/> No	
Proposed Reduced Fine Amount Proposed to be Paid:	
Does this fine reduction relate to the sale of the property? (If yes, a Closing Disclosure Statement or HUD Settlement Statement must be attached) <input type="checkbox"/> Yes x <input checked="" type="checkbox"/> No	

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

I, Arisely Herrera , do hereby submit this request for Reduction/Elimination of the fines, and in support offer the following statement:

I respectfully request a reduction/Elimination of the assessed fine totaling **\$27,750** (calculated at \$250 per day from April 17 to August 6, for 111 days).



CITY OF CLERMONT

Choice of Champions


The fine was issued because I exceeded the permeability allowable surface of display pavers located on my property. Note: (These pavers have been in place for many years serving as display material and do not cause any harm, drainage problem or negative impact to my neighbors. Furthermore, they are an essential element for the operation and presentation of my business.) Moving forward

After our meeting in March, I initially intended to file for a variance to maintain the pavers as they were. However, after reviewing the calculations, I decided instead to remove 10 feet of the fence, which brought my property into full compliance with the City of Clermont's requirements.

Given these circumstances and my good faith efforts to resolve the matter promptly, I kindly request that you reconsider reducing the fine amount as low as possible.

As a small minority business owner, a fine of this magnitude would literally put me out of business, jeopardizing not only my livelihood but also the service I provide to my customers. I have already taken corrective action to comply, and I respectfully request that this be considered in determining a fair and reduced fine amount.

Thank you for your time and understanding in reviewing my request.

Signature:  Date: 8/14/2025
Printed Name: Arisely Herrera



CITY OF CLERMONT

Choice of Champions

Applicant's Name: <i>Colonial Tile & Powers LLC</i>	Applicant's Phone Number: <i>407-218-1044 - 352-243-8384</i>
Address Where the Violation Existed.: <i>1730 S. Hwy 27 Clermont FL 34711</i>	
Authorized Representative's Name (who will be present at the Hearing): <i>Arisely Herrera</i>	
Current Property Owner's Name: <i>Arisely Herrera</i>	
Current Property Owner's Mailing Address: <i>20646 County Road 561 Clermont FL 34711</i>	
Current Property Owner's Phone Number: <i>407-218-1044</i>	
Name of Property Owner when fine was assessed: <i>Arisely Herrera</i>	
Name of Person who lived at the property when the fine was placed:	
Reason(s) violation(s) were not corrected before fine(s) were placed:	
Is money held in escrow pending the fine reduction/release Hearing: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Proposed Reduced Fine Amount Proposed to be Paid:	
Does this fine reduction relate to the sale of the property? (If yes, a Closing Disclosure Statement or HUD Settlement Statement must be attached) <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, Arisely Herrera, do hereby submit this request for Reduction/Elimination of the fines, and in support offer the following statement:
I am writing to respectfully request the elimination or reduction of any fees associated with the display powers on my commercial property located at



CITY OF CLERMONT

Choice of Champions

1730 S. Hwy 27, Clermont Fl.

These pavers are primarily for display purposes and do not serve as functional infrastructure or generate any problem to any of my neighbor businesses.

Please note that all additional pavers beyond what was approved has been removed from the ground, and the property is now fully in compliance with the city requirements.

I respectfully ask that the associate fees be reconsidered.

Thank you for your time and understanding.

Signature: [Handwritten Signature]

Date: 8/14/2025

Printed Name: Ariseley Herrera



CITY OF CLERMONT

Choice of Champions

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

Code Enforcement Case Number: <i>12412 - 0026</i>	Property Address: <i>1730 S. Hwy 27</i>
Name of Property Owner when fine was placed: <i>Colonial Tile & Pavers LLC</i>	
Violation(s): <i>125-522(a)</i>	
Case was presented to the Code Enforcement Board on: <i>March 17 2025</i>	
Daily Fine Imposed: <i>\$ 250</i>	Number of Days Fine Ran: <i>111</i>
Date Fine Began: <i>4-17-2025</i>	Date Fine Ended: <i>8-5-2025</i>
Total Amount Due: <i>\$ 27,750</i>	Number of Days the Property was in Violation: <i>245</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 type="checkbox"/> Yes <input checked="" 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:	

AFFIDAVIT OF COMPLIANCE

August 18, 2025

CASE # C2412-0006

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

Violation Address: 1730 US HWY 27 CLERMONT FL; 34711 (PARCEL NUMBER: 1592763)

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

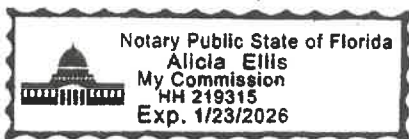
1. That on March 17, 2025, the Code Enforcement Board held a public hearing and issued an Order in the above mentioned case.
2. That, pursuant to said Order, the Respondent was to have taken certain corrective action by or before for this violation or a \$250.00 per day fine was to be imposed.
3. The violation was corrected on August 5, 2025
4. In accordance with the Code Enforcement Boards order, a fine of \$250.00 per day accrued from 04/17/2025, to 08/05/2025, per calendar day. A grand total of 111 days fines were accrued, with a grand total fine amount owed of \$27,750.00. If you want to request a reduction you must contact the code enforcement officer in charge of the case at 352-241-7356.


Sworn to and subscribed before me this August 18, 2025.



 Andrew Snodgrass
 Lead Code Officer
 Email: ASNODGRASS@CLERMONTFL.ORG
 Phone: 352-241-7316

The forgoing instrument was acknowledged before me this August 18, 2025, by Andrew Snodgrass as the Code Enforcement Officer for the City of Clermont, who is personally known to me and who did take an oath.



Signature: _____


 Printed Name: _____
 Alicia Ellis

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

**CITY OF CLERMONT,
Petitioner,**

Case No.: C2412-0006

vs.

**COLONIAL TILES & PAVERS, LLC,
Respondent,**

**1730 S. HIGHWAY 27
CLERMONT, FL 347112**

FINDINGS OF FACT, CONCLUSION OF LAW and ORDER

THIS MATTER came before the Code Enforcement Board (“CEB”) of the City of Clermont for hearing on **March 17, 2025**, and the Board having heard sworn testimony and received evidence from City Staff and Ari Herrera appearing on behalf of Respondent, thereupon issues the following Finding of Fact, Conclusion of Law, and Order:

I. FINDING OF FACT

- 1) Notice as required by section 162.12, Florida Statutes, was provided to Respondent.
- 2) The Respondent is the owner and in custody and control of the property described in the VIOLATION NOTICE dated January 27, 2025.
- 3) There existed on the property a violation 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 is in violation of Clermont City Code Section:

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

III. ORDER

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

- 1. Respondent shall correct the above-state violation on or before **APRIL 16, 2025**, 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 USD (\$250.00)** 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 20th day of March, 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 20 day of March, 2025 a true and correct copy of this Order has been furnished by certified and regular mail to:

Ari Herrera
1730 S. Hwy 27
Clermont, FL 34711

Colonial Tile & Pavers LLC
20646 County Road 561
Clermont, FL 34711


Code Enforcement Officer Andrew Snodgrass

9171 9690 0935 0307 1422 64

9489 0178 9820 3037 0942 69



CITY OF CLERMONT

Choice of Champions

Applicant's Name: <u>Lake Minneola Condominiums</u>	Applicant's Phone Number: <u>954-639-1704</u>
Applicant's Mailing Address: <u>PO Box 120533 Clermont, FL 34712</u>	
Authorized Representative's Name (who will be present at the Hearing): <u>Eric Minor / Colette Keno / Possible Attorney</u>	
Current Property Owner's Name: <u>Lake Minneola Condominium Assoc.</u>	
Current Property Owner's Mailing Address: <u>PO Box 120533 Clermont, FL 34712</u>	
Current Property Owner's Phone Number: <u>954-639-1704</u>	
Name of Property Owner when fine was assessed: <u>Lake Minneola Condominiums Assoc</u>	
Name of Person who lived at the property when the fine was placed: <u>Multi owner</u>	
Reason(s) violation(s) were not corrected before fine(s) were placed: <u>We were given only 45 days to get Engineer plans</u> <u>Find a company for work and complete violation. Very small timeline to complete.</u>	
Is money held in escrow pending the fine reduction/release Hearing: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Proposed Reduced Fine Amount Proposed to be Paid:	
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, Lake Minneola Condominiums, do hereby submit this request for Reduction/Elimination of the fines, and in support offer the following statement:

Please See Attachment



CITY OF CLERMONT

Choice of Champions

Please See Attachment
For Explanation

Signature: Colette Keno
Printed Name: Colette Keno

Date: 8/8/25

This matter began when a resident, Mr. Joe Dixon, submitted a complaint to the city asserting that a visibly unsightly pole was load bearing and posed an urgent structural hazard. Mr Dixon was not happy that the COA board did not approve his plans, contractor, or engineer as the only solution to the problem. The city—understandably sensitive to the tragic condominium accident in South Florida—acted swiftly by condemning the building and imposing an overly aggressive 45-day repair deadline - a tall task even for the most adept construction project manager.

Since then, multiple engineers and specialists—before and after the condemnation—have examined the pole and confirmed that it is not load bearing. These expert findings directly contradict the original claim.

Despite this, LMC made every effort to comply with the city's order:

- We engaged multiple contractors and engineers to plan and execute the repair.
- We navigated unavoidable permitting and inspection delays, including a two-week setback due to limited city fire inspection staffing.
- We continued work despite concurrent challenges, including hurricane damage from Helene and Milton, wrecking our property and destroying our roof and an unrelated vehicle accident that destroyed our lakefront fence.

Industry standards indicate that similar structural repairs often require 60–90 days or more, especially for small associations with limited resources. Our timeline was further exacerbated by circumstances outside of our control.

Throughout this process, we have communicated openly with the city, submitted all requested documentation, and acted in good faith to resolve the issue quickly and safely.

We have seen the City of Clermont show compassion and partnership toward residents facing extraordinary circumstances in the past. We ask for the same consideration now. Waiving or reducing this fine will help us avoid a third special assessment this year—after roof repairs, hurricane damage, and this pole repair—which would place undue strain on our residents, several of whom are elderly and living on fixed incomes.

We value our long-standing relationship with the city and share the same goal of keeping our community safe and well-maintained. We hope this appeal will lead to a fair resolution that reflects both the facts of this case and the good faith efforts made by our association.

We are happy to provide any documentation regarding this issue upon request.

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

ITEM 2

July 28, 2025

CASE # C2501-0036

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

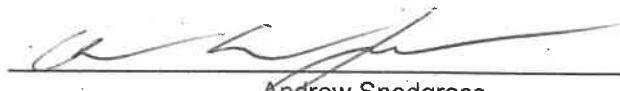
Violation Address: 656 OSCEOLA ST CLERMONT FL, 34711 (PARCEL NUMBER: 242225037500000000)

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

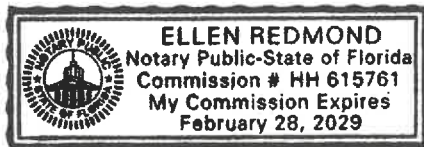
1. That on March 17, 2025, the Code Enforcement Board held a public hearing and issued an Order in the above mentioned case.
2. That, pursuant to said Order, the Respondent was to have taken certain corrective action on or before May 16, 2025 for this violation or a \$250.00 per day fine was to be imposed.
3. The violation was corrected on July 22, 2025.
4. In accordance with the Code Enforcement Boards order, a fine of \$250.00 per day accrued from 05/17/2025, to 07/22/2025. A grand total of 67 days fines were accrued, with a grand total fine amount owed of \$16,750.00 to be paid on or before . If you want to request a reduction you must contact the code enforcement officer in charge of the case at 352-241-7356.
5. Invoice Number for the fine payout - *107287*

Sworn to and subscribed before me this July 28, 2025.

9489 0178 9820 3042 7426 50


Andrew Snodgrass
Lead Code Officer
Email: ASNODGRASS@CLERMONTFL.ORG
Phone: 352-241-7316

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



Signature: *Ellen Redmond*
Printed Name: Ellen Redmond

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

**CITY OF CLERMONT,
Petitioner,**

Case No.: C2501-0036

vs.

**LAKE MINNEOLA CONDOMINIUM
ASSOCIATION,
Respondent,**

**WEST OSCEOLA STREET (LAKE
MINNEOLA CONDOMINIUMS)
ALT KEY 3891767**

_____ /

FINDINGS OF FACT, CONCLUSION OF LAW and ORDER

THIS MATTER came before the Code Enforcement Board (“CEB”) of the City of Clermont for hearing on **March 17, 2025**, and the Board having heard sworn testimony and received evidence from City Staff and Eric Minor appearing on behalf of Respondent, thereupon issues the following Finding of Fact, Conclusion of Law, and Order:

I. FINDING OF FACT

- 1) Notice as required by section 162.12, Florida Statutes, was provided to Respondent.
- 2) The Respondent is the owner and in custody and control of the property described in the VIOLATION NOTICE dated February 26, 2025.
- 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 is in violation of Clermont City Code:

- IPMC Sec. 11.1.1 – Unsafe Structure.**
- IPMC Sec. 304.1 – General.**
- IPMC Sec. 304.10 – Stairways, Decks, Porches, and Balconies.**
- IPMC Sec. 304.1.1 – Unsafe Conditions.**

III. ORDER

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

- 1. Respondent shall correct the above-state violation on or before **MAY 16, 2025**, 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 USD (\$250.00)** 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 20th day of March, 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 20 day of March, 2025 a true and correct copy of this Order has been furnished by certified and regular mail to:

Eric Minor
 27057 Sora Blvd.,
 Wesley Chapel, FL 33544

Lake Minneola Condominium Assn.,
 PO Box 120533
 Clermont, FL 34712


 Code Enforcement Officer Andrew Snodgrass

9489 0178 9820 3037 0943 68

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

NOTICE TO APPEAR
FINE REDUCTION REQUEST

CITY OF CLERMONT,

CASE # C2506-0009

Petitioner
VS.

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

YOU ARE HEREBY NOTIFIED OF AND REQUESTED TO APPEAR
BEFORE THE CODE ENFORCEMENT BOARD ON
SEPTEMBER 15, 2025 AT 6PM ,
at
685 West Montrose Street, Clermont, Florida.
Council Chambers of City Hall

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:

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 Notice of Violation.

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.

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.

I hereby certify that a true and correct copy of the above and foregoing Notice of Violation and Notice to Appear has been furnished by Certified Mail/Personal Service to the Respondent at the name and address located above.

By: _____ 

Joshua Cortez
Code Officer
Email: jcortez@clermontfl.org
Phone: 352-241-7356



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:

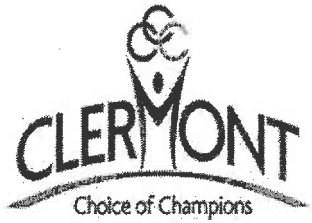
- Please complete the entire form. Failure to provide complete information will delay consideration of your request.
- A request for reduction of a Code Compliance fine/lien will not be considered until the property is deemed to be in full compliance by the Code Enforcement Supervisor or other code enforcement 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

<p>Applicant's Name: Southern Villas Lot Owners' Association, Inc. -Auston Pownall Board Treasurer</p>	<p>Applicant's Phone Number: 407-558-8695(Auston-Pownall HOA Treasurer) 407-645-4945 (Greystone-Management Company) They may not answer, you can leave me a message I will respond.</p>
<p>Applicant's Mailing Address: 665 Villa Ct, Clermont, FL 34711</p>	
<p>Authorized Representative's Name (who will be present at the Hearing): Auston Pownall or Other HOA Board member(s)</p>	
<p>Current Property Owner's Name: Southern Villas Lot Owners' Association, Inc.</p>	
<p>Current Property Owner's Mailing Address: 620 Wymore Rd # 270, Maitland, FL 32751</p>	
<p>Current Property Owner's Phone Number: 407-558-8695</p>	
<p>Name of Property Owner when fine was assessed: SOUTHERN VILLAS LOT OWNERS ASSN INC</p>	
<p>Name of Person who lived at the property when the fine was placed: SOUTHERN VILLAS LOT OWNERS ASSN INC</p>	
<p>Reason(s) violation(s) were not corrected before fine(s) were placed:</p> <p>The violation was not corrected before fines were assessed due to a breakdown in communication, mismanagement, and misinformation provided by our property management company, Greystone Management. The HOA Board acted in good faith but was misled by Greystone's repeated assurances and poor oversight. The specific contributing reasons are outlined below, with supporting email evidence attached.</p> <p>a) Misrepresentation and Lack of Clarity On June 3rd, Greystone Management informed the board via email (see Attachment A) that the violation was due to an unmowed drainage ditch. Based on that explanation, the board promptly instructed the landscaper to mow the area, and it was incorporated into our contract. We were led to believe the issue had been resolved. However, this was not the actual issue, and no further clarification was provided until much later.</p> <p>b) Incorrect Assurances and Downplaying the Consequences On June 19th, Greystone's former Community Association Manager (CAM), Raymond, sent an email (see Attachment B) stating that "the county did come out this week and notified me about the retention pond area not being up to standard." He claimed to have notified the landscaper, who would be addressing it the next day. There was no indication that this was a</p>	



CITY OF CLERMONT

Choice of Champions

code violation or that a \$500/day fine had already begun accruing. The tone and content of this communication gave the impression that it was a minor landscaping issue, not a code enforcement matter.

c) Lack of Clear Explanation Leading Up to the Hearing

On July 10th, the board received another email from Angela, our newly assigned CAM (see Attachment C), stating we had been called to a code enforcement hearing on the 21st - only 11 days' notice. When speaking with her, she was unable to explain what the violation actually was, calling the notice "vague" and minimizing the importance of the hearing. She stated the board should not be concerned, and that the maximum possible fine would be around \$500, which was completely inaccurate. This was a critical point of failure in communication.

d) Management's Failure to Understand the Violation or Our Property Lines

During a property walk-through with Angela and the landscaper, it became clear that Angela was uncertain whether the strip of land on E Grand Highway, adjacent to the drainage area, was even part of the HOA's responsibility. This basic lack of property knowledge, despite over 10 years of Greystone managing our community, caused further delay and confusion.

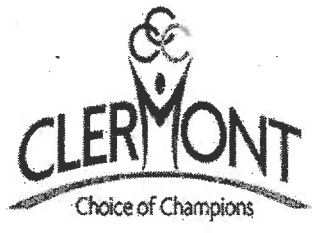
e) Board Not Informed It Was a Repeat Violation

At no point did Greystone indicate that this was a repeat violation, which carries significantly more serious implications. Had we been informed of this crucial fact, the board would have taken immediate corrective action, escalated the matter, and potentially consulted an outside professional. Instead, we relied on Greystone's statements that it was a routine matter being resolved.

f) Poor and Unprofessional Representation at the Hearing

At the July 21st code enforcement hearing, Angela represented our community without understanding the violation or preparing adequately. The board likely perceived her behavior as dismissive and rude. After reviewing the hearing footage, I was deeply concerned by her tone and conduct. As a result, I sent an email (see Attachment D) instructing that she not represent our HOA in any further hearings. The board is currently exploring alternative management options.

We respectfully request a reduction in the fine, as the board acted in good faith, and the failure to correct the violation was caused by mismanagement, misinformation, and lack of communication by our management company. We have already taken steps to prevent this in the future, including adding myself as a point of contact at code enforcement for future issues,



CITY OF CLERMONT

Choice of Champions

changing internal processes, and preparing to transition away from Greystone.
Is money held in escrow pending the fine reduction/release Hearing: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No No; however, I am requesting the board put the amount in escrow.
Proposed Reduced Fine Amount Proposed to be Paid: The HOA already has low funding and in order to minimize impact on residents of the HOA, \$500 is all the board can afford. Our residents are primarily fixed-income retirees and new families. Even small changes to our monthly budgets can deeply hurt us. In addition, due to last year's higher-than-expected storm damage repairs, which were not serviced until this calendar year due to Greystone's lack of timely response to the damage reports, we are very low on funding.
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

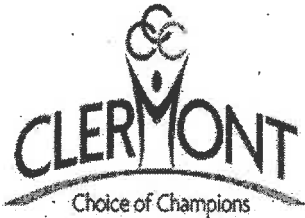
Please ensure this form and any attachments completely set forth your position stating why you contend the fine should be reduced, to what amount and when payment is proposed to be made. **You must be present to answer any questions the Code Enforcement Board may have.**

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

I would like the fines to be eliminated or reduced to an amount of \$500 or less.

I know where the piece of property is that needs to be mowed. I would have taken the 10 minutes on a riding mower or weed whacker to handle this problem if the Management company had told me the correct information from the start. But they do not care about our property or our money enough to take code enforcement seriously or in a timely fashion.

The Board knows where the problem lies and is taking counter measures to implement short term and long-term solutions to handle the ongoing management issues.



CITY OF CLERMONT

Choice of Champions

I have had Joshua place me on Code Enforcement's contact list, and I will ask Joshua tomorrow or determine what needs to be covered by us to prevent this from happening again. I will then meet the landscaper to dictate a Scope of Work in person and in writing to them.

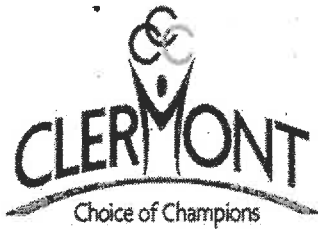
On behalf of the association, I am incredibly sorry to the city for the inconvenience you have experienced due to the failures of our property managers.

Now that I realize this falls on me, and that the management company cannot or is not willing to service this HOA properly, you have my word that I, Auston Pownall, will do everything in my power to make sure the Code enforcement board doesn't have to see us again.

Signature: Auston Pownall

Date: 07/30/2025

Printed Name: Auston Pownall



CITY OF CLERMONT

Choice of Champions

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

Code Enforcement Case Number: C2506-0009	Property Address: (VACANT LOT) VILLA CT -- ALT KEY:3776058
Name of Property Owner when fine was placed: SOUTHERN VILLAS LOT OWNERS ASSN INC	
Violation(s): 18-53, 18-54, AND 302.4	
Case was presented to the Code Enforcement Board on: JULY 21, 2025	
Daily Fine Imposed: \$500.00	Number of Days Fine Ran: 13
Date Fine Began: 06/17/2025	Date Fine Ended: 06/29/2025
Total Amount Due: \$6500.00	Number of Days the Property was in Violation: 30 (MAY 30, 2025 CODE MANAGER EVIE WALLACE FIRST REACHED OUT TO GREYSTONE MANAGEMENT ADVISING OF VIOLATION)
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	

9489 0178 9820 3037 0950 06

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

**CITY OF CLERMONT,
Petitioner,**

Case No.: C2506-0009

vs.

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

**Vacant Lot on Villa Court
ALT KEY: 2776058**

FINDINGS OF FACT, CONCLUSION OF LAW and ORDER

THIS MATTER came before the Code Enforcement Board (“CEB”) of the City of Clermont for hearing on **July 21, 2025**, and the Board having heard sworn testimony and received evidence from City Staff a representative on behalf of Respondent, thereupon issues the following Finding of Fact, Conclusion of Law, and Order:

I. FINDING OF FACT

- 1) Notice as required by section 162.12, Florida Statutes, was provided to Respondent.
- 2) The Respondent is the owner and in custody and control of the property described in the REPEAT VIOLATION NOTICE dated June 17, 2025:
- 3) There existed on the property a violation of the Clermont City Code.
- 4) As of the date and time of this meeting of the CEB, all violations have been corrected.

II. CONCLUSION OF LAW

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

- Sec. 18-53 – Prohibited items, conditions or actions constituting nuisances.**
- Sec. 18-54 – Creation or maintenance of nuisance by property owner declared unlawful.**
- IPMC 302.4 – Weeds.**

The Code Enforcement Board finds that Respondent was in violation from June 17, 2025 to June 29, 2025- a total of thirteen (13) days.

The Code Enforcement Board further finds this is a repeat violation.

III. ORDER

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

1. Respondent shall pay a fine of **FIVE HUNDRED DOLLARS (\$500.00)** per day for each of the thirteen (13) days the violation existed, constituting a total fine of **SIX THOUSAND FIVE HUNDRED DOLLARS (\$6,500.00)**.

Done and Ordered this 28 day of JULY 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 28 day of JULY, 2025 a true and correct copy of this Order has been furnished by certified and regular mail to:

Southern Villas Lot Owners Assn. Inc.
620 North Wymore Rd. STE 270
Maitland, FL 32751-4216


 Code Enforcement Officer Joshua Cortez

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

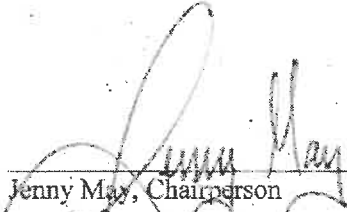
II. CONCLUSION OF LAW

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



Code Enforcement Officer

9489 0178 9820 3037 0949 86

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

**CITY OF CLERMONT,
Petitioner,**

Case No.: C2506-0012

vs.

**EMRICK EDWARD E III,
Respondent,**

**Cluster Oak Drive
ALT KEY: 3804453**

FINDINGS OF FACT, CONCLUSION OF LAW and ORDER

THIS MATTER came before the Code Enforcement Board (“CEB”) of the City of Clermont for hearing on **July 21, 2025**, and the Board having heard sworn testimony and received evidence from City Staff and argument from representatives appearing on behalf of Respondent, thereupon issues the following Finding of Fact, Conclusion of Law, and Order:

I. FINDING OF FACT

- 1) Notice as required by section 162.12, Florida Statutes, was provided to Respondent.
- 2) The Respondent is the owner and in custody and control of the property described in the REPEAT VIOLATION NOTICE dated June 24, 2025.
- 3) There existed on the property a violation of the Clermont City Code.
- 4) As of the date and time of this meeting of the CEB, all violations have been corrected.

II. CONCLUSION OF LAW

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

- Sec. 18-53 – Prohibited items, conditions or actions constituting nuisances.**
- Sec. 18-54 – Creation or maintenance of nuisance by property owner declared unlawful.**
- Sec. 125-522 – General development conditions.**
- IPMC 302.4 – Weeds.**

The Code Enforcement Board finds that Respondent was in violation from June 24, 2025 to July 2, 2025- a total of nine (9) days.

The Code Enforcement Board further finds this is a repeat violation.

III. ORDER

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

1. Respondent shall pay a fine of **FIVE HUNDRED DOLLARS (\$500.00)** per day for each of the **nine (9)** days the violation existed, constituting a total fine of **FOUR THOUSAND FIVE HUNDRED DOLLARS (\$4,500.00)**.

Done and Ordered this 28 day of JULY 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 28 day of JULY, 2025 a true and correct copy of this Order has been furnished by certified and regular mail to:

Emrick Edward E III
3831 Breckinridge Ln.
Clermont, FL 34711


Code Enforcement Officer Joshua Cortez

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

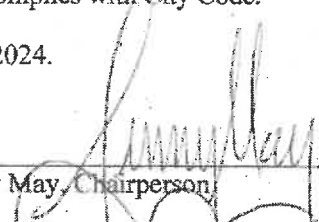
III. ORDER

- 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 29th day of JULY 2024.



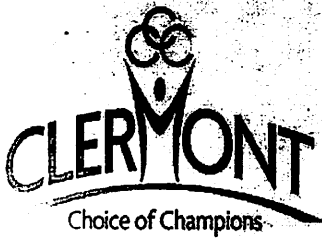
Jenny May, Chairperson

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

I HEREBY CERTIFY that on this 30th day of JULY 2024, a true and correct copy of this Order has been furnished by certified and regular mail to Respondent EMRICK EDWARD E III at 3831 BRECKINGRIDGE LN CLERMONT, FL 34711 or such address provided by Respondent for service.



Joshua Cortez
Code Enforcement Officer



CITY OF CLERMONT

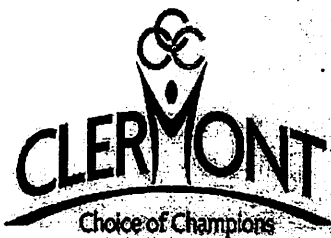
Choice of Champions

Code Enforcement FINE Reduction Request Form

BY COMPLETING THIS FORM, YOU ARE MAKING STATEMENTS UNDER OATH. FAILURE TO BE TRUTHFUL IS A VIOLATION OF FLORIDA STATUTES PERTAINING TO PERJURY, WHICH IS A FELONY PUNISHABLE BY UP TO 15 YEARS IMPRISONMENT (F.S. 837.02).

INSTRUCTIONS:

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



CITY OF CLERMONT

Choice of Champions

Applicant's Name: Edward Emrick III	Applicant's Phone Number: 407-242-7579
Applicant's Mailing Address: 113 Island Drive, Howey in the Hills, Florida and/or 3831 Breckinridge Lane, Clermont, FL 34711	
Authorized Representative's Name (who will be present at the Hearing): Clayton Emrick, Edward Emrick IV	
Current Property Owner's Name: Edward Emrick III	
Current Property Owner's Mailing Address: 113 Island Dr, Howey in the Hills, FL	
Current Property Owner's Phone Number: 407-242-7579	
Name of Property Owner when fine was assessed: Edward Emrick II	
Name of Person who lived at the property when the fine was placed: N/A	
Reason(s) violation(s) were not corrected before fine(s) were placed: We hired a lawn company to cut the grass take care of the property. We do not cut the grass ourselves. We were under the impression that the property was in compliance after we requested that the landscaping company do an additional cut, but that was inaccurate.	
Is money held in escrow pending the fine reduction/release Hearing: <input type="checkbox"/> Yes x <input type="checkbox"/> No	
Proposed Reduced Fine Amount to be Paid: 10% of the total amount of the fine.	
Does this fine reduction relate to the sale of the property? (If yes, a Closing Disclosure Statement or HUD Settlement Statement must be attached) <input type="checkbox"/> Yes X <input type="checkbox"/> No	

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



CITY OF CLERMONT

Choice of Champions

I, Edward Emrick, do hereby submit this request for Reduction/Elimination of the fines, and in support offer the following statement: We have repeatedly contacted and worked with the city on this issue. We have had the mayor, multiple code enforcement officers, and a lawn care company come out to assist us with this issue. This is not a situation where we are deliberately not complying with the ordinances of this city. We have done and are doing everything we can to comply. Further, a third party was responsible for maintaining this property for us, and they failed to do so. As soon as we became aware of the violation, we informed the lawn care company, and they cut the grass again. After that, it was unclear as to whether we complied as the law seems to state that no grass or weeds can be above approximately 20 inches. There are trees, bushes, and other shrubbery on the property that I believe are allowed to be above 20 inches, and there seems to be some level of confusion as to what's allowed and what isn't. Additionally, under 162.09, Florida Statutes, a fine imposed pursuant to this section shall not exceed \$500.00 per day for a repeat violation, unless irreversible and irreparable in nature. Pursuant to the statute, the code enforcement board *shall* consider the following: (1) the gravity of the violation, (2) any actions taken by the violator to correct the violation, and (3) any previous violations committed by the violator. The gravity of the violation is minimal. It in no way has any effect on the citizen's enjoyment of the city of Clermont. It is grass that is barely over 20 inches. Nobody lives on this property, walks on this property (without trespassing), or otherwise would be materially impacted by the length of the grass. Further, every time myself or my family members have become aware of the violation, we have done everything in our power to correct the violation. We have hired a landscaping company and have cut the grass ourselves. It is also important to note that at essentially every hearing that we have had in front of this board, the property was in compliance. As for previous violations, these are the only violations we have ever had with any city in the United States. There was a previous violation associated with the grass not being cut, and now this one for the same thing. We have lived in Clermont and/or South Lake County for over 30 years and never had a violation until last year. We request that this board reduce the fine to 10% of the total.

Signature: 

Date: 9/5/25

Printed Name: Edward Emrick III

Clermont Fire Dept.

Occupancy: The Lofts at South Lake
Occupancy ID: 3890739
Address: 831 Oakley Seaver DR Clermont FL 34711



Form: PREVENTION-FIRE INSPECTION FORM

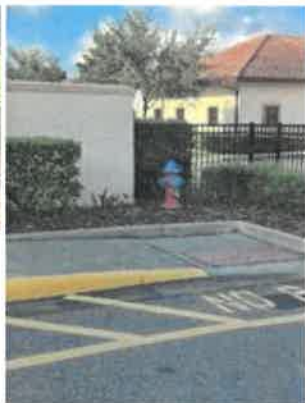
Inspection Type: Reinspection
Inspection Date: 8/18/2025
Time In: 09:50
Authorized Date: 08/18/2025
By: Butler, Amber (2407)
Time Out: 10:30
By: Butler, Amber (2407)
Next Inspection Date: No Inspection Scheduled

Inspection Topics:

Fire Department Access/Fire Lanes

Access to Gated Subdivision or Development
The AHJ shall have the authority to require fire department access be provided to gated subdivisions or developments through the use of an approved device or system.
Status: FAIL
Notes: NFPA 1 Ch 18.2.2.2 Access to Gated Subdivisions or Developments.
The AHJ shall have the authority to require fire department access be provided to gated subdivisions or developments through the use of an approved device or system.
NFPA 1 Ch 18.2.2.3 Access Maintenance.
The owner or occupant of a structure or area, with required fire department access as specified in 18.2.2.1 or 18.2.2.2, shall notify the AHJ when the access is modified in a manner that could prevent fire department access.
Gate with click 2 enter on black gate does not operate and is giving off a steady, uninterrupted audible tone. Please keep gate fully open at all times for access until deficiencies are corrected and gate is fully operational.
7/15/2025: Remain unresolved.
**8/18/2025: Both sides of gate opened. No audible sound. Click 2 Enter out of order. Please contact your vendor to have click 2 enter restored or gates removed.

Fire Hydrant has a minimum of 3 feet clearance in all directions.
Required to have 3 feet clearance in all directions.
Status: PASS
Notes: NFPA 1 Ch 18.5.7.1 A 36 in. (914 mm) clear space shall be maintained around the circumference of fire hydrants except as otherwise required or approved.
Fire hydrant at entrance to the Loft parking lot is obstructed by shrubs. Please ensure a 3-foot clearance in all directions.
7/1/2025: Maintenance stated lawn company is scheduled to trim hedges at next visit
**8/18/2025: CORRECTED



FDC has locking caps.

City of Clermont Code of Ordinances require all FDC's to have locking FDC caps.

ITEM 5

Status: PASS

Notes: NFPA 1 Ch 13.2.1.2 Where standpipe and hose systems are installed in combination with automatic sprinkler systems, installation shall be in accordance with the appropriate provisions established by NFPA 13 and NFPA 14. [101:9.10.2]

NFPA 14 Ch 4.7.3 Hose connections shall be equipped with threaded caps to protect the hose threads. Threaded caps may be brass or impact-resistant plastic.

Standpipe in stairwell is missing a plastic cap on connection. Please replace cap.

7/1/25: Maintenance stated caps are ordered and waiting for delivery.

7/15/2025: Remain unresolved.

**8/18/2025: CORRECTED



Egress/Exits

ITEM 5

Other exit/egress deficiency.

Inspector to specify.

Status: FAIL

Notes: NFPA 101 Ch 31.2.2.2.3 Sensor-release of electrical locking systems complying with 7.2.1.6.2 shall be permitted.

NFPA 101 Ch 7.2.1.6.2 Doors with a sensor-release electrical locking system are equipped with an electrical locking system that is released by a sensor activated by the normal motions of an occupant egressing through that door. The activation of the sensor to cause the electrical lock to release is usually by passive action by the occupant, such as walking to the door. A manual release device, such as a push-button switch that directly interrupts the power to the electrical lock, is required by item (3) as a backup. With most sensor-release electrical locking systems, the occupant might not notice the door is electrically locked in the direction of egress. Doors equipped with these locking systems provide unobstructed, immediate egress.

No touch - automatic door egress system is nonfunctional on one side of property. Contact vendor to resolve. Keep door unlocked to allow egress until repaired

(4) non-operational

(1) blocked by picture frame

7/15/2025: Remain unresolved.

**8/18/2025: Remain unresolved.



Electrical

Openings in panel box secured.

All electrical appliances, fixtures equipment or wiring shall be installed and maintained in accordance with the National Electrical Code.

ITEM 5

Status: PASS

Notes: NFPA 70 Article 408.7 Unused Openings. Unused openings for circuit breakers and switches shall be closed using identified closures, or other approved means that provide protection substantially equivalent to the wall of the enclosure.

Add breaker filler to electrical panel located inside of the second-floor electrical room

7/1/25: Maintenance stated breaker fillers will be purchased and installed. No time frame given.

**8/18/2025: CORRECTED



Ceiling

Improper openings and holes.

Openings in walls and ceilings can contribute to fire spread. Keep attic and scuttle covers closed and ceiling tiles in place.

ITEM 5

Status: PASS

Notes: NFPA 1 Ch 12.3.3.2 Where required, fire-rated gypsum wallboard walls or ceilings that are damaged to the extent that through openings exist, the damaged gypsum wallboard shall be replaced or returned to the required level of fire resistance using a listed repair system or using materials and methods equivalent to the original construction.

Properly repair ceilings and add fire caulk to penetration in fire wall located in AC handler room on second floor and electrical room on second floor. Perform a walk through on each level to ensure fire caulk is covering all penetrations in fire walls.

7/15/2025: No repairs at this time.

**8/18/2025: CORRECTED



Fire Protection Systems

Fire Alarm System inspected and properly tagged.

Alarm systems are to be inspected and tested and properly tagged. (Please provide a copy of your most recent Annual Testing Report)

Status: FAIL

Notes: F.A.C 69A-48.003 Standards for Fire Alarms. The appropriate standards for the installation, maintenance, alteration, repair, monitoring, inspection, replacement, testing or servicing of fire alarm systems shall be those standards adopted pursuant to subsection 69A-3.012(1), F.A.C.

ITEM 5

NFPA 1 Ch 4.5.8 Maintenance, Inspection, and Testing.

NFPA 1 Ch 4.5.8.1 Whenever or wherever any device, equipment, system, condition, arrangement, level of protection, fire-resistive construction, or any other feature is required for compliance with the provisions of this Code, such device, equipment, system, condition, arrangement, level of protection, fire-resistive construction, or other feature shall thereafter be continuously maintained. Maintenance shall be provided in accordance with applicable NFPA requirements or requirements developed as part of a performance-based design, or as directed by the AHJ. [101:4.6.12.1]

Fire Alarm Control Panel continues to display a trouble signal for low batteries for BDA system on 5th floor. This trouble signal remains unresolved. Please contact your vendor immediately to have batteries replaced to ensure battery backup in a power loss event. **7/1/25: CORRECTED

7/1/2025: Annunciator is showing TROUBLE TRACK SUPERV DRY SYS HIGH/LOW AIR PARK GARAGE INVREP
7/15/2025: Fire alarm panel is showing 118 trouble signals for multiple devices and communications. Contractor was on scene upon arrival and left. Fire watch personnel were reported to be on scene but was unlocatable. Please designate one person to perform fire watch walking all areas of building every 30 minutes keeping a log available for view upon request.
**8/18/2025: Troubles remain on panel/ annunciator. Maintenance stated fire watch is being performed. Most recent tag on panel is unpunched. Fire pull station at front entrance does not appear to be mounted correctly.



ITEM 5



Handwritten notes on a piece of paper, including a date and some illegible text.



ITEM 5

Other.
Specify.

Status: FAIL

Notes: NFPA 1 Ch 11.6.2 Installation and Maintenance. Waste chutes, laundry chutes, and incinerators shall be installed and maintained in accordance with NFPA 82 unless such installations are approved existing installations, which shall be permitted to be continued in service. [101:9.5.2]

NFPA 82 Ch 6.2.3.2.1* The bottom of a waste chute shall be protected by an approved automatic closing or self-closing door or fire damper of construction that is equivalent to the opening fire protection rating for the chute in 6.2.3.1.3.

NFPA 82 Ch 6.2.3.2.4 Chute discharge doors or fire dampers shall be permitted to be held open by a fusible link.

Trash chutes located in Trash Room A and Trash Room B have disconnected fusible links and missing, damaged and non-functioning fire damper/discharge doors. Please contact a certified contractor to resolve.

7/15/2025: Remains unresolved. MOD, Coryn, stated 3 quotes have been obtained. No scheduled date of repair at this time.

**8/18/2025: Remain unresolved.



Additional Time Spent on Inspection:

Category	Start Date / Time	End Date / Time
----------	-------------------	-----------------

Notes: No Additional time recorded

Total Additional Time: 0 minutes

Inspection Time: 40 minutes

Total Time: 40 minutes

Summary:

Overall Result: Failed with No Reinspection Fee

ITEM 5

Inspector Notes:

Inspector:

Name: Butler, Amber
Rank: Fire Inspector
Email(s): abutler@clermontfl.org
Butler, Amber:



Signed on: 08/18/2025 13:07

Signature

Date

Representative Signature:

Signature

Date

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

AFFIDAVIT OF HAND DELIVERY

CITY OF CLERMONT
Petitioner

VS.

Ortega, Reina


Case No: C2412-0007

Before me, the undersigned authority, personally appeared Andrew Snodgrass as a Code Enforcement Officer for the City of Clermont, who after being duly sworn, deposes and says:

1. That he is a resident of Lake County, Florida, and that he is over fifteen years of age.
2. That he hand delivered a hearing notice to Joan Fordona, at 2434 Viewridge Way Clermont, FL. 34711, on the 3rd of September, 2025.
3. That a copy of the document served is attached to this Affidavit.

FURTHER AFFIANT SAYETH NOT.

Dated this 4th day of September, 2025.

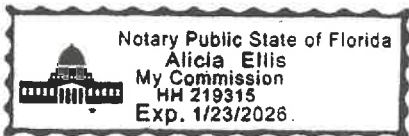


 Andrew Snodgrass
 Lead Code Enforcement Officer 352-241-7316
 City of Clermont, 685 West Montrose Street
 Clermont, FL 34711

The forgoing instrument was acknowledged before me dated this 4th day of September, 2025 by Andrew Snodgrass as a Code Enforcement Officer for the City of Clermont, who is personally known to me and who did take an oath.

Signature: _____ 

Printed Name: _____ 



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

CITY OF CLERMONT,
Petitioner
VS.
ORTEGA REINA
2434 VIEWRIDGE WAY
Respondent

CASE # C2412-0007

YOU ARE HEREBY NOTIFIED OF AND REQUESTED TO APPEAR
BEFORE THE CODE ENFORCEMENT BOARD ON
September 15, 2025 AT 6 p.m.,
at
685 West Montrose Street, Clermont, Florida.
Council Chambers of City Hall

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: .

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 Notice of Violation.

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.

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.

I hereby certify that a true and correct copy of the above and foregoing Notice of Violation and Notice to Appear has been furnished by Certified Mail/Personal Service to the Respondent at the name and address located above.

By: 
Andrew Snodgrass
Lead Code Officer
Email: ASNODGRASS@CLERMONTFL.ORG
Phone: 352-241-7316

9489 0178 9820 3043 6772 65

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

ITEM 6

department," as used in this land development code, shall also mean the planning official or the designated representative thereof. All development, as defined in this land development code, shall be required to obtain development approval (i.e., a development permit/development order) prior to initiating development activity.

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

Allotted time to correct – 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: 
Andrew Snodgrass
Code Enforcement Officer

9171 9690 0935 0307 8786 51

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

AFFIDAVIT OF HAND DELIVERY

CITY OF CLERMONT

Petitioner

VS.

New Beginnings of Central Florida INC.

Case No: C2505-0017

Before me, the undersigned authority, personally appeared Andrew Snodgrass as a Code Enforcement Officer for the City of Clermont, who after being duly sworn, deposes and says:

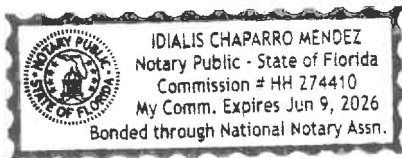
1. That he is a resident of Lake County, Florida, and that he is over fifteen years of age.
2. That he hand delivered a hearing notice to Stephen Smith, Owner/registered agent for New Beginnings of Central Florida, at 415 Citrus tower Blvd. Clermont, FL. 34711, on the 11th of August 2025.
3. That a copy of the document served is attached to this Affidavit.

FURTHER AFFIANT SAYETH NOT.

Dated this 11th day of August 2025.


 Andrew Snodgrass
 Lead Code Enforcement Officer 352-241-7316
 City of Clermont, 685 West Montrose Street
 Clermont, FL 34711

The forgoing instrument was acknowledged before me dated this 11th day of August 2025 by Andrew Snodgrass as a Code Enforcement Officer for the City of Clermont, who is personally known to me and who did take an oath.



Signature: 

Printed Name: Idialis Chaparro Mendez

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

ITEM 7

CITY OF CLERMONT,

CASE # C2505-0017

Petitioner

VS.

NEW BEGINNINGS CENTRAL FLORIDA INC

268 EAST AVE

Respondent

YOU ARE HEREBY NOTIFIED OF AND REQUESTED TO APPEAR
BEFORE THE CODE ENFORCEMENT BOARD ON
SEPTEMBER 15, 2025 AT 6 P.M.,

at

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

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: .

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 Notice of Violation.

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.

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.

I hereby certify that a true and correct copy of the above and foregoing Notice of Violation and Notice to Appear has been furnished by Certified Mail/Personal Service to the Respondent at the name and address located above.

By: 

9489 0178 9820 3043 6772 89

Andrew Snodgrass
Lead Code Officer

Email: ASNODGRASS@CLERMONTFL.ORG

Phone: 352-241-7316

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

ITEM 7

August 11, 2025

To: **NEW BEGINNINGS CENTRAL FLORIDA INC**
268 EAST AVE
CLERMONT, FL 34711

CASE # C2505-0017
EFFECTIVE DATE # 08/11/2025
COMPLIANCE DATE # 08/11/2025

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 268 EAST AVE CLERMONT, FL 34711 (ALT KEY: 1627923).

TO RESOLVE THIS MATTER AND CURE THE VIOLATION(S) YOU MUST COMPLY WITH THE FOLLOWING ORDERS:

- The property must be maintained in accordance with city ordinance and the International property Maintenance Code. A few of the listed repairs include but are not limited to...The ceiling must be free of holes. Mold remediation must be performed properly. The plumbing system shall be free from leaks. The wood, drywall, and other materials exposed to water damage and mold buildup must be replaced or properly mitigated. The doors must all seal and not allow pests to enter. The correct smoke alarms must be installed per the use of the home. The dryer needs to have an exhaust that is vented to the exterior of the home. The sewage pipe needs properly secured. All equipment in the home should function as designed and without defects. Surface conditions of the drywall and ceiling due to the extreme water intrusion need corrected. Please follow up with code enforcement to ensure that all of the issues found are addressed and the violations are resolved. No time to correct is provided due to the health, safety, and welfare issue with these violations.

Type of Violation:

IPMC 109.1.3 Structure unfit for human occupancy.

A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

IPMC 109.1.5 Hazardous structure or premises.

For the purpose of this code, any structure or premises that has any or all of the conditions or defects described as follows shall be considered to be hazardous: 1. Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the approved building or fire code of the jurisdiction as related to the requirements for existing buildings. 2. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress: 3. Any building, structure or portion thereof that is dangerous. 4. The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy. 5. The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act. 6. Any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety. 7. A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, ventilation, mechanical or plumbing system, or otherwise, is determined by the code official to be insanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease. 8. Any building or structure, because of a lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the code official to be a threat to life or health. 9. Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever

any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public

IPMC 302.6 Exhaust vents.

Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly on abutting or adjacent public or private property or that of another tenant.

IPMC 304.13 Window, skylight and door frames.

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

IPMC 305.1 General Interior.

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

IPMC 305.3 Interior surfaces.

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

Sec. 18-53 (4) Prohibited items/conditions/actions (4)

(4) Dilapidated buildings

Any building or other structure which is in such a dilapidated condition that it is unfit for human habitation or presents a fire hazard.

Sec. 18-53 (6) Prohibited items/conditions/actions (6)

(6) Odors and stenches

All disagreeable or obnoxious odors and stenches.

Sec. 18-54 Creation or maintenance of nuisance by property owner declar

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.

IPMC 403.5 Clothes dryer exhaust. Clothes dryer exhaust systems shall be independent of all other systems and shall be exhausted outside the structure in accordance with the manufacturer's instructions.

IPMC 501.2 Responsibility. The owner of the structure shall provide and maintain such plumbing facilities and plumbing fixtures in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any structure or premises that does not comply with the requirements of this chapter.

IPMC 504.1 General. Plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. Plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

IPMC 605.1 Installation. Electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner

OFFICER AT THE PHONE NUMBER OR EMAIL PROVIDED BELOW.
ON OR BEFORE THE COMPLIANCE DATE, YOU ARE DIRECTED TO CONTACT THE CODE ENFORCEMENT OFFICER
TO SCHEDULE A REINSPECTION.
FAILURE TO REMEDY THE VIOLATION(S) WITHIN THE ALLOTTED TIME WILL RESULT IN AN OFFICIAL NOTICE OF
HEARING TO APPEAR BEFORE THE CODE ENFORCEMENT BOARD.

By: 

9489 0178 9820 3043 6773 26

Andrew Snodgrass
Lead Code Officer
Email: ASNODGRASS@CLERMONTFL.ORG
Phone: 352-241-7316

ITEM 7