



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

CALL TO ORDER
PLEDGE OF ALLEGIANCE

MINUTES

Approval of the September 15, 2025, Code Enforcement meeting minutes

OPENING STATEMENT
SWEARING IN WITNESSES

AGENDA

OTHER BUSINESS

Item 1 - 25-000146 Encompass Health Rehabilitation
Wallace Hospital
2901 State Road 50

VIOLATION: Sec. 101-209 General Use for
Conditional Use Permit; 101-213
Conditions & Safeguards for Conditional
Use Permits

Item 2 - 25-000014 Seema Khanna
Wallace Vacant parcel AK 2713216

VIOLATION: Sec. 101-209 General Use for
Conditional Use Permit; 101-213
Conditions & Safeguards for Conditional
Use Permits

Item 3 - C2310-0021 Kevin Henshaw
Cortez/Wallace 1620 5th Street

REQUEST: Reduction of Fine

Item 4 - C2412-0006 Colonial Tile & Pavers LLC
Snodgrass 1730 S. Highway 27

REQUEST: Reduction of Fine

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

**Item 5 - C2506-00006
Snodgrass**

Helen Ross
3853 Fallscrest Circle

VIOLATION:

IPMC 302.2 Grading & Drainage;
305.1.1 Unsafe Conditions; 305.4 Stairs
& Walking Surfaces; 105-84 Required
Soil Conservation Measures; Sec. 18-53
(14), 18-54, 18-55, 18-56 Nuisance &
Abatement

**Item 6 - C2507-0007
Cortez/Wallace**

Grupo Cinco, LLC
1326 East Ave.

VIOLATION:

IPMC 108 Stop Work Order; Sec. 125-
522 (a) Building Permit Required

**Item 7 - 25-000044
Cortez/Snodgrass**

Marlon Coelho De Carvalho & Sabrina
Bastos De Oliveira Ferreira
3224 Sailing Pier Ave.

VIOLATION:

Sec. 125-522 (a) Building Permit
Required

**Item 8 - C2503-0021
Snodgrass**

Benjamin Andersen & Trudy Life Estate
1660 Drew Ave.

VIOLATION:

Sec. 125-522 (a) Building Permit
Required

ADJOURN

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

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

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

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

CITY OF CLERMONT
CODE ENFORCEMENT BOARD
MINUTES
September 15, 2025

CALL TO ORDER

Chair Camps called the meeting of the Code Enforcement Board to order on Monday, September 15, 2025, at 6:00 pm.

ROLL CALL

MEMBERS PRESENT: Chair Camps, Vice-Chair Fracasso, Member Makowski, Member Kilburn, Member Connelly, Member Cornett, and Member Fornoles.

ALSO PRESENT: Code Enforcement Officers Cortez and Snodgrass; Code Enforcement Manager Wallace, Fire Inspector Amber Butler, Code Board Attorney Brackins, City Attorney Dyen, and Planning Coordinator Rae Chidlow, Development Services Director Curt Henschel.

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

Code Board Attorney Brackins swore in the new Members Connelly and Cornett.

MINUTES

Motion to approve the Minutes as amended for the July 21, 2025, Code Enforcement Board Meeting; Moved by Member Fracasso; Seconded by Member Makowski. Motion passed 7-0.

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.

UNFINISHED BUSINESS

Assistant City Attorney Dyen introduced the cases and stated that items will be heard in order.

ITEM 1 – CASE NO. C2412-0006

Colonial Tiles & Pavers, LLC

1730 S. Highway 27

LOCATION OF VIOLATION: 1730 S. Highway 27

REQUEST: Reduction of Fine

Code Enforcement Officer Snodgrass explained the case. He said the property owner has been sent proper notice and Representative is present. He stated the property is in compliance; and further, the fine has accrued to \$27,750. Respondent is requesting a reduction of fine. He stated that staff recommendation is to reduce the fine to \$5,550 to be paid within 30 days.

Respondent was not present.

Member Fracasso made a motion table to end of meeting; seconded by Member Connelly. Motion passed 7-0 in approval.

ITEM 2 – CASE NO. C2501-0036

Lake Minneola Condominium Association
West Osceola Street, AK 3891767

LOCATION OF VIOLATION: West Osceola Street, AK 3891767

REQUEST: Reduction of Fine

Code Enforcement Officer Snodgrass explained the case. He said the property owner has been sent proper notice and Representative is present. He stated the property is in compliance; and further, the fine has accrued to \$16,750. Respondent is requesting a reduction or waiver of fine. He stated that staff recommendation is to reduce the fine to \$3,350 to be paid within 30 days.

Colette Keno with Lake Minneola Condominium Association, explained that after receiving notice, the association diligently began the process of hiring an engineer, obtaining construction bids, and submitting plans for city permitting. She stated that they were given 45 days to come into compliance. She stated they encountered delays due to limited staffing in the city's fire department, which affected permit processing times. She emphasized that the condominium association, consisting of only ten-unit owners, has been part of the Clermont community for over 50 years without prior violations and has faced significant financial strain from hurricane related assessments. She assured the Board that all repairs have now been completed, permits approved, and the property is fully in compliance. She stated that they are asking for a waiver of the fine.

Mr. Snodgrass confirmed the association's compliance, and council members acknowledged that such engineering and permitting delays can occur due to documentation and staffing issues.

Member Connelly made a motion to waive the fine; seconded by Member Makowski. Motion passed 7-0 in approval.

ITEM 3 – CASE NO. C2506-0009

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

LOCATION OF VIOLATION: Vacant Lot on Villa Court, AK 3776058

REQUEST: Reduction of Fine

Code Enforcement Officer Cortez explained the case. He said the property owner has been sent proper notice and Representative is present. He stated the property is in compliance; and further, the fine has accrued to \$6,500. Respondent is requesting a reduction or waiver of fine. He stated that staff recommendation is to reduce the fine to \$500 to be paid within 30 days.

Auston Pownall, 665 Villa Ct., treasurer of the Southern Villas Homeowners Association, explained the circumstances that led to the accumulation of daily fines for a code violation. He stated that the association's management company, Greystone Management, failed to properly communicate with both the city and the HOA, causing confusion and delays. He stated that initially, the HOA was told the issue involved was an un-mowed drainage ditch, which was promptly addressed and added to the landscaper's contract. However, the management company later mentioned a separate concern with the retention pond but did not disclose that fines of \$500 per day had already begun accruing. He stated that the HOA only learned it was a formal code violation on July 10, shortly before their scheduled hearing. He emphasized that the board acted

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in good faith and was unaware of the severity of the issue, noting that the \$6,500 fine poses a hardship to their largely elderly and fixed-income community. He thanked Officer Cortez for recommending a reduction and described steps taken to prevent future issues, including personally inspecting the property monthly, ensuring the area is included in the landscaping contract, and becoming the direct city contact for the association. He concluded with an apology to the city and a commitment to ensure Southern Villas remain compliant moving forward. He stated that they are asking for a waiver of fine.

Member Makowski made a motion to waive the fine; seconded by Member Fracasso. Motion passed 7-0 in approval.

ITEM 4 – CASE NO. C2506-0012

Edward Emrick III

Cluster Oak Drive

LOCATION OF VIOLATION: Cluster Oak Drive

REQUEST: Reduction of Fine

Code Enforcement Officer Cortez explained the case. He said the property owner has been sent proper notice and Representative is present. He stated the property is in compliance; and further, the fine has accrued to \$4,500. Respondent is requesting a reduction or waiver of fine. He stated that staff recommendation is to reduce the fine to \$500 to be paid within 30 days.

Edward Emerick IV, 3831 Breckinridge Lane, stated on behalf of Edward Emrick III that they are willing to accept staff's recommendation.

Member Connelly made a motion to reduce the fine to \$500; seconded by Member Makowski. Motion passed 7-0 in approval.

NEW BUSINESS

ITEM 5 – CASE NO. 25-000008

Sunshine Properties, LLC

831 Oakley Seaver Dr., The Lofts at South Lake

LOCATION OF VIOLATION: 831 Oakley Seaver Dr., The Lofts at South Lake

VIOLATION: Fire Case NFPA Violations

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 \$250 per day for every day out of compliance after September 30, 2025, and continue every day until the property comes into compliance.

Tiffany Welsted, Regional Manager for Sunshine Properties, and Coryn Ettinger, Property Manager for the Lofts at South Lake, explained that all items listed in the original inspection report had been corrected except for the fire doors, which are awaiting parts from a third-party vendor. She stated that all doors remain unlocked for resident safety. She confirmed that the electrical panel and fire alarm issues had been repaired, and a lightning strike followed by a second strike had complicated and delayed some of the repair efforts. She emphasized their commitment to

Code Enforcement Board Meeting

May 19, 2025

safety and communication with city officials throughout the process. She reported that a previously unknown issue with the laundry chute was identified and repaired earlier that day. They estimated that the fire door repairs would be completed by the end of the month.

Amber Butler, Fire Inspector, explained that inspections are conducted annually and typically allow 30 days for compliance, with additional extensions given before matters are referred to Code Enforcement.

Member Fracasso made a motion to find the Respondent is in violation and to impose a fine of \$250 per day for every day after October 15, 2025, if the 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 Cornett. Motion passed 7-0 in approval.

ITEM 6 – CASE NO. C2412-0007

Reina Ortega

2434 View Ridge Way

LOCATION OF VIOLATION: 2434 View Ridge Way

VIOLATION: Section 123-74 Minimum Tree Requirements; 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 for every day out of compliance after November 14, 2025, and continue every day until the property comes into compliance.

Reina Ortega, 2434 View Ridge Way, explained that financial hardship had prevented her from promptly replacing palm trees that were removed from her property. She stated that her family's business had been struggling, making it difficult to afford new trees and delivery costs, but she is now actively working to purchase and plant replacements to restore the home's appearance. She explained that she had been prioritizing essential expenses and did not intend to ignore the violation.

Member Fornoles made a motion to find the Respondent is in violation and to impose a fine of \$150 per day for every day after December 14, 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 7-0 in approval.

ITEM 7 – CASE NO. C2505-0017

New Beginnings Central Florida, Inc.

268/270 East Ave.

LOCATION OF VIOLATION: 268/270 East Ave.

VIOLATION: IPMC 109.1.3 Structure unfit for human occupancy; 109.1.5 Hazardous structure or premises; 302.6 Exhaust vents; 304.13 Window, skylight, and door frames; 305.1 General interior; 305.3 Interior surfaces; 403.5 Clothes dryer exhaust; 501.2 Plumbing; 504.1 Plumbing fixtures; 605.1

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Electrical equipment; Section 18-53 (4)(6) Nuisances; Section 18-54 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 starting from day of violation, October 15, 2025, and continue every day until the property comes into compliance. Furthermore, to include the health, safety, and welfare tag.

Nadine Kury, Infinite Helping Hands Center, detailed serious concerns about a property owned by New Beginnings, emphasizing that the organization knowingly placed tenants in a home that was already in severe disrepair and uninhabitable at the time of purchase. She stated that the property, consisting of lots 268 and 270, was owned outright by New Beginnings, which made the organization fully responsible for its condition. She stated that the repairs such as roofing, mold remediation, and structural work were allegedly performed without proper permits, licensed professionals, or compliance with Florida building codes. She stated the property deteriorated to the point of condemnation, yet families continued to be charged rent for living in unsafe conditions. She described how one tenant, who now faces an unlawful eviction without a court ordered eviction notice. She stated that Karin Kirklyn, a working mother with children, has been forced to move between hotels due to financial hardship, unable to afford new housing. She stated that a second tenant managed to relocate. She explained that New Beginnings typically places families in transitional housing and connects them to recovery or support programs, but in this case, the organization appears to have failed to meet basic housing and safety obligations.

Karin Kirklyn emphasized that her situation had nothing to do with substance abuse or misconduct but resulted from tragic circumstances. She stated that she is grateful for the organization's intent to help, she explained that the home provided to her was severely deteriorated with collapsing ceilings, broken tiles, mold, and infestations. She repeatedly reported these unsafe conditions that were ignored for months. She was told not to pay rent while temporarily staying in a hotel due to the home's condition but is now facing eviction. She described the property as toxic, making her children ill, and stated that both she and the prior tenant had extensive documentation showing the same long-standing maintenance issues.

Sharron DePonte, 253 Cedar St., explained that she stepped in to help Ms. Kirklyn and her children when New Beginnings didn't provide enough money for them to stay in a hotel. She brought the family to the extended-stay location, paying out of pocket when funds from the organization fell short. She expressed concern about the legitimacy of the property where Ms. Kirklyn had been living, stating that her research into city of Clermont code enforcement records from 2014 showed prior violations at the same address, including an unlawful structure and tampering with city utilities, with no permits ever pulled for necessary repairs or renovations. She further noted that the property, listed as 270, was never legally approved or permitted as a duplex, raising serious questions about whether it should have been rented as one in the first place.

Board member Fracasso suggested shortening the compliance timeframe to 10 days.

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Member Kilburn made a motion to find the Respondent is in violation and to impose a fine of \$150 per day for every day after September 25, 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. He further moves that the Board finds that this violation presents a serious threat to the public health, safety, and welfare and is further ordered that by copy of this order the City of Clermont be notified of said condition pursuant to Section 162.06 (4) and Section 162-09 (1) of Florida Statutes; Seconded by Member Fracasso. Motion passed 7-0 in approval.

AJDOURN

There being no further business, the meeting was adjourned at 7:50 pm.

Linda Camps, Chair

Attest:

Rae Chidlow, Planning Coordinator

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

October 16, 2025

CASE # 25-000146

**To: ENCOMPASS HEALTH REHABILITATION HOSPITAL
PO BOX 380546
BIRMINGHAM, AL 35242**

**EFFECTIVE DATE # 10/16/2025
COMPLIANCE DATE # 10/24/2025**

**& Hospital property location
2901 SR50 Clermont**

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 2901 SR 50 CLERMONT, FL 34711 (ALT KEY: 3933367) ENCOMPASS HEALTH REHAB HOSPITAL in reference to: OWNER OF PARCEL THAT HAS THE CONDITIONAL USE PERMIT (CUP) WITH THE LAND IS REQUIRED TO PROVIDE ACCESS TO AND FROM SR50 (SEE SECTION #7 OF THE 2020-30 ORDINANCE WHICH CAN BE PROVIDED BY THE CITY CLERK'S OFFICE AT 352-241-7330 OR ON-LINE. THE SECTION IS REFERENCED IN THIS PACKET.) WHICH AT THIS TIME THERE IS NO ACCESS.

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

- ENCOMPASS HEALTH HAS A CONDITIONAL USE PERMIT (CUP) THAT IS REQUIRED BY THE ORDINANCE REFERENCED ABOVE
- MUST COMPLY WITH THE CUP AND PROVIDE ACCESS TO NEIGHBORING PROPERTY FOR ACCESS TO AND FROM SR50 PER ORDINANCE
- VACANT PIECE OF PARCEL CIRCLED IN BLUE ON OTHER DOCUMENT IS AREA NEEDED FOR ACCESS TO SR50
- MUST PROVIDE ACCESS ON OR BEFORE COMPLIANCE DATE ABOVE AS THE OWNER WAS AWARE OF THIS BACK IN 2022
- FOR MORE INFORMATION, PLEASE CONTACT DEVELOPMENT SERVICES DIRECTOR, CURT HENSCHEL, AT 352-241-7308

**Type of Violation: SECTION 101-209 GENERAL USE FOR CONDITIONAL USE PERMIT
CONDITIONAL USE PERMIT SECTION 101-213 CONDITIONS AND SAFEGUARDS FOR CONDITIONAL USE PERMIT**

**IF YOU HAVE ANY QUESTIONS CONCERNING THIS MATTER, PLEASE CONTACT THE CODE ENFORCEMENT 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: _____
Evie Wallace
Code Enforcement Manager
Email: ewallace@clermontfl.org
Phone: 352-241-7304

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

CITY OF CLERMONT,

CASE # 25-000146

Petitioner

VS.

ENCOMPASS HEALTH REHABILITATION HOSPITAL

2901 SR 50

Respondent

YOU ARE HEREBY NOTIFIED OF AND REQUESTED TO APPEAR
BEFORE THE CODE ENFORCEMENT BOARD ON

November 17, 2025 AT 6:00 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: November 17, 2025.

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: _____


Evie Wallace
Code Enforcement Manager
Email: ewallace@clermontfl.org
Phone: 352-241-7304



**CITY OF CLERMONT
ORDINANCE NO. 2020-30**

AN ORDINANCE UNDER THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CLERMONT REFERRED TO IN CHAPTER 122 OF ORDINANCE NO. 289-C, CODE OF ORDINANCES; REZONING THE REAL PROPERTIES DESCRIBED HEREIN AS SHOWN BELOW; PROVIDING FOR SEVERABILITY, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, EFFECTIVE DATE, AND PUBLICATION.

The City Council of the City of Clermont, Lake County, Florida hereby ordains that:

SECTION 1

The Official Zoning Map of the City of Clermont, Lake County, Florida referred to in Chapter 122 of Ordinance No. 289-C, Code of Ordinances, is hereby amended by rezoning the following described property:

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NW 1/4 OF SAID SECTION 27; THENCE WITH THE SOUTH LINE OF SAID NW 1/4, N88°59'12"W, A DISTANCE OF 222.01 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE WITH THE SOUTH LINE OF SAID NW 1/4, N88°59'12"W, A DISTANCE OF 1099.77 FEET TO THE WEST LINE OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 27; THENCE WITH SAID WEST LINE, N00°48'16"E, A DISTANCE OF 1287.12 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 50 (207-FOOT PUBLIC RIGHT OF WAY PER MAP SECTION 11070 F.P. 238429 4); THENCE WITH SAID SOUTH RIGHT-OF-WAY LINE, S89°06'30"E, A DISTANCE OF 1092.68 FEET TO THE WEST LINE OF THE EAST 222.00 FEET OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 27; THENCE WITH SAID WEST LINE, S00°29'22"W, A DISTANCE OF 1289.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 32.421 ACRES (1,412,249 SQUARE FEET) OF LAND, MORE OR LESS.

LOCATION

Vacant property located on the south side of SR 50
¼ mile east of the SR 50 and Hancock Road Intersection
AK 2713216

**From: Urban Estate (UE)
To: Planned Unit Development (PUD) for 100-bed rehabilitation center
and C-2 General Commercial uses**



**CITY OF CLERMONT
ORDINANCE NO. 2020-30**

SECTION 2: GENERAL CONDITIONS

This application for a Planned Unit Development (PUD) to allow for a 100-bed rehabilitation center and C-2 General Commercial uses be granted subject to the following conditions:

1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest.
2. The property shall be developed in substantial accordance with Exhibit A – Conceptual Site Plan SP-1 prepared by Kimley-Horn. Formal construction plans incorporating all conditions stated in this permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a Zoning Clearance or other development permits.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. An environmental assessment addressing habitat and species shall be submitted to the City during the construction plans approval stage of each phase of the project. Applicable permits for any gopher tortoises and associated burrow commensal species or other threatened or endangered species found on the property must be received from the appropriate regulatory agencies prior to the initiation of development activity.
5. Fiber optic conduit and pull boxes may be required to be installed by the developer in the utility easements to extend the City’s fiber optic network. The City will reimburse the developer at 100 percent for all costs including design, permitting, materials and construction of the fiber optic conduit and pull boxes. At the time of site plan review, the City’s Information Technology Director or authorized designee will make this determination.
6. Any proposed City-maintained utilities that are not located within a dedicated public right-of-way shall be placed in a utility easement dedicated to the City. Easements shall be provided at no expense to the City and in a form acceptable to the City.
7. The development shall comply with all applicable City, County and Florida Department of Transportation access management requirements. The Developer shall timely complete all required mitigation and other improvements as may be applicable.



CITY OF CLERMONT
ORDINANCE NO. 2020-30

SECTION 3: LAND USES AND SPECIFIC CONDITIONS

1. The project will consist of two separate phases. Phase 1, approximately 12 acres, will be the 100-bed rehabilitation center, and Phase 2, approximately 20 acres, will be C-2 General Commercial uses.
2. Phase 1 will consist of one primary building, constructed in three bed phases with a final total of 100-beds. The total square footage of the overall building shall not exceed 85,000 square feet.
2. **Building Setbacks**

State Road 50 (Front)	50 feet from the property line
Side Yard (West)	12 feet from the property line
Side Yard (East)	12 feet from the property line
Rear Yard (South)	25 feet from the property line
Internal to Planned Unit Development	12 feet from the property line
3. **Landscape Buffer**

From State Road 50 (Front)	20 feet Buffer
Side (East/West)	10 feet Buffer
Rear (South)	10 feet Buffer
4. Phase 1 building shall be constructed in a manner that closely resembles the architectural style and elevations as presented in Exhibit B – Elevations, and shall meet the City of Clermont’s Architectural Standards.
5. Phase 1 grading shall be completed in accordance with Exhibit C - Cut/Fill Exhibit, prepared by Kimley-Horn, that allows a maximum cut of 20.5 feet and a maximum fill of 19.5 feet in the areas indicated on the exhibit. Cut/Fill will be analyzed once development plans are prepared for Phase 2. If cut/fill exceeds the Land Development Code for the proposed project, a separate cut/fill variance will be required at that time.
6. By virtue of the transportation system needs for the project, the developer shall dedicate without compensation, on the final plat and/or commercial site plan, a 100-foot right-of-way for Hooks Street within the project boundary, from the western property line through the property towards to east, as directed by the final engineering plans of Hooks Street. This right-of-way shall be dedicated upon request of the City or Lake County prior to site plan approval, or any time thereafter, if the need arises. Additional non-exclusive easements necessary to accommodate harmonizing grading, drainage, road, and road related easements; not to exceed 100 feet in width adjacent and parallel, north and south, to the Hooks Street right-of-way shall be dedicated. The total width of the Hooks Street right-of-way and non-exclusive easements is up to 300 foot in width. The right-of-way and non-exclusive easements shall be identified at preliminary plat and/or preliminary commercial site plan review and shown on the final plat/commercial site plan. The developer shall coordinate with the County and the City on alignment and grading of Hooks Street. The non-exclusive easement width will be adjusted with design plans approved by the County and the City. Dedication of public utility easements within the non-exclusive easement along and adjacent to Hooks Street, not to exceed 20 foot in width, shall be required by the Developer. The latest that the Hooks Street right-of-way



**CITY OF CLERMONT
ORDINANCE NO. 2020-30**

and non-exclusive easements shall be dedicated shall be at final plat, or by deed with the construction of Phase 2 of the development.

7. Cross-access between Phase 1 and Phase 2 will be required, as well as cross-access to the development to the West and East, Shops at Waterbrooke, Ordinance 2017-49, and as amended. The access shall be no closer than 100 feet north of the Hooks Street right-of-way.
8. Roadway Lighting: The developer shall arrange with the power utility provider for installation of streetlights along Hooks Street. The cost of installation shall be paid by the developer and shall be installed at the time of construction of Hooks Street.
9. Any development on Phase 2 shall be subject to a Traffic Impact Analysis at time of site plan submittal.
10. The entire 32 acre site shall be master planned for utilities, including any off-site improvements and connections. This shall be completed prior to any site plan approval for Phase 1 or Phase 2.
11. All fencing within public view shall be ornamental vinyl, metal, or brick, as approved by the Site Review Committee.
12. The existing billboard onsite shall be removed prior to issuance of the first building permit.
13. The project shall be developed according to the C-2 General Commercial zoning designation in the Land Development Code, unless expressly stated above.
14. This Planned Unit Development shall become null and void if substantial construction work has not begun within five (5) years of the date that this Planned Unit Development is executed and signed by the permittee. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion. If the Planned Unit Development becomes null and void, the property will revert to the C-2 General Commercial Zoning Designation.

SECTION 4: CONFLICT

All Ordinances or parts of this Ordinance in conflict herewith are hereby repealed.

SECTION 5: SEVERABILITY

Should any Section or part of this Section be declared invalid by any court of competent jurisdiction, such adjudications shall not apply to or affect any other provision of this Ordinance, except to the extent that the entire Section or part of the Section may be inseparable in meaning and effect from the Section to which such holding shall apply.



CITY OF CLERMONT
ORDINANCE NO. 2020-30

SECTION 6: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR

Sections of this Ordinance may be re-numbered or re-lettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the City Manager or designee, without need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

SECTION 7: RECORDING

This Ordinance shall be recorded in the Public Records of Lake County, Florida.

SECTION 8: PUBLICATION AND EFFECTIVE DATE

This Ordinance shall be published as provided by law, and it shall become law and take effect upon its Second Reading and Final Passage.

**CITY OF CLERMONT
ORDINANCE NO. 2020-30**

Location Map:



Phasing:

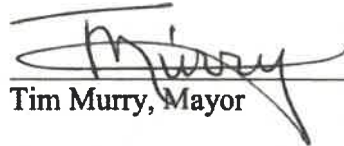




**CITY OF CLERMONT
ORDINANCE NO. 2020-30**


PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 9th day of February, 2021.

CITY OF CLERMONT




Tim Murry, Mayor

ATTEST:



Tracy Ackroyd Howe, MMC, City Clerk

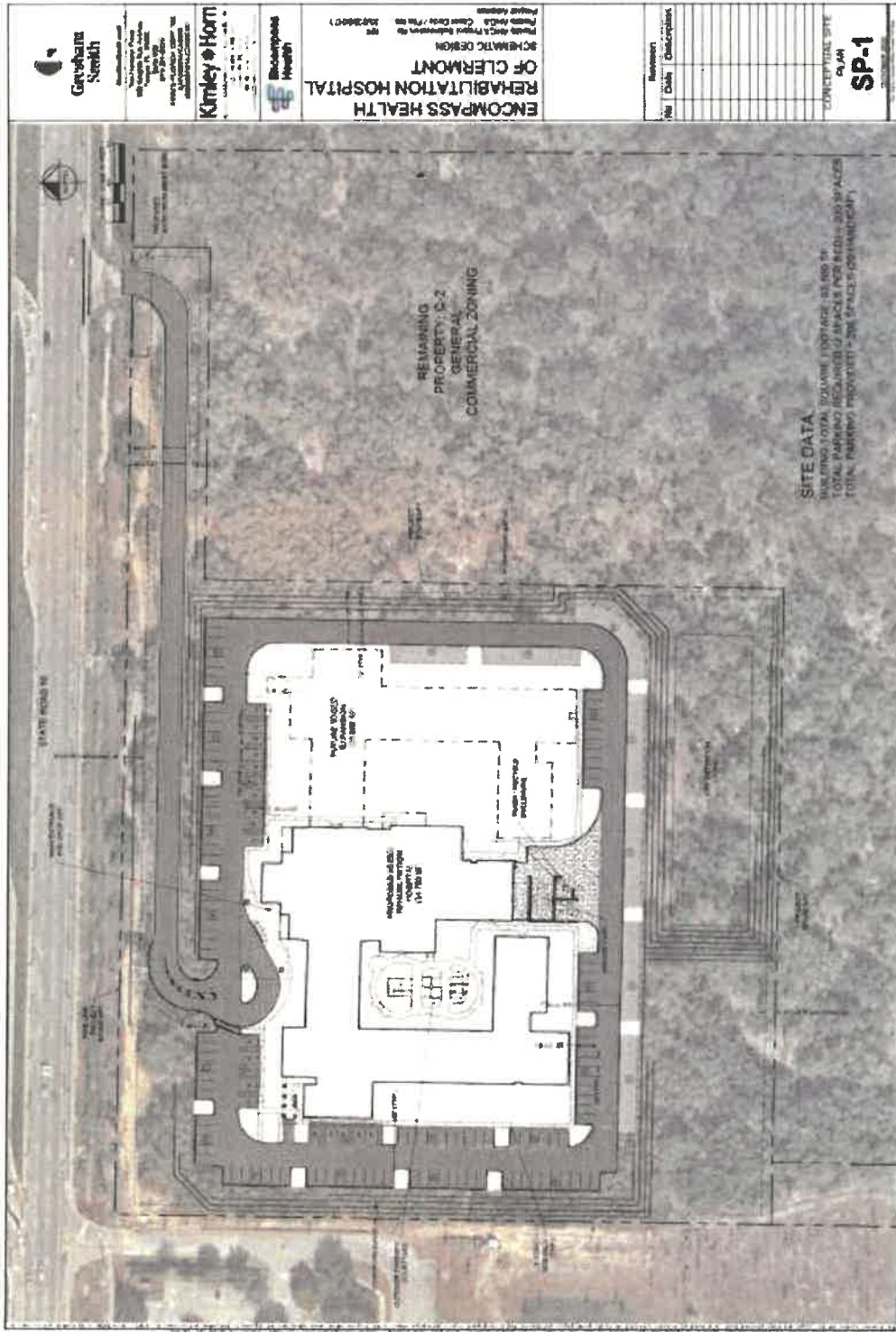
Approved as to form and legality:



Daniel F. Mantzaris, City Attorney

**CITY OF CLERMONT
ORDINANCE NO. 2020-30**

Exhibit A - Aerial Site Plan – Phase 1



			ENCOMPASS HEALTH REHABILITATION HOSPITAL OF CLERMONT SCHEMATIC DESIGN Project Address: 10000 N. STATE ROAD 111 CLERMONT, OH 45020	Revision No. Date Description
	Prepared by: Checked by: Drawn by: Date:	Project No.: Drawing No.:	Scale: Date:	Project Title: Drawing Title: Drawing No.:



CITY OF CLERMONT
ORDINANCE NO. 2020-30

and non-exclusive easements shall be dedicated shall be at final plat, or by deed with the construction of Phase 2 of the development.

7.

Cross-access between Phase 1 and Phase 2 will be required, as well as cross-access to the development to the West and East, Shops at Waterbrooke, Ordinance 2017-49, and as amended. The access shall be no closer than 100 feet north of the Hooks Street right-of-way.

- 8. Roadway Lighting: The developer shall arrange with the power utility provider for installation of streetlights along Hooks Street. The cost of installation shall be paid by the developer and shall be installed at the time of construction of Hooks Street.
- 9. Any development on Phase 2 shall be subject to a Traffic Impact Analysis at time of site plan submittal.
- 10. The entire 32 acre site shall be master planned for utilities, including any off-site improvements and connections. This shall be completed prior to any site plan approval for Phase 1 or Phase 2.
- 11. All fencing within public view shall be ornamental vinyl, metal, or brick, as approved by the Site Review Committee.
- 12. The existing billboard onsite shall be removed prior to issuance of the first building permit.
- 13. The project shall be developed according to the C-2 General Commercial zoning designation in the Land Development Code, unless expressly stated above.
- 14. This Planned Unit Development shall become null and void if substantial construction work has not begun within five (5) years of the date that this Planned Unit Development is executed and signed by the permittee. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion. If the Planned Unit Development becomes null and void, the property will revert to the C-2 General Commercial Zoning Designation.

SECTION 4: CONFLICT

All Ordinances or parts of this Ordinance in conflict herewith are hereby repealed.

SECTION 5: SEVERABILITY

Should any Section or part of this Section be declared invalid by any court of competent jurisdiction, such adjudications shall not apply to or affect any other provision of this Ordinance, except to the extent that the entire Section or part of the Section may be inseparable in meaning and effect from the Section to which such holding shall apply.

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

CITY OF CLERMONT,

9489 0178 9820 3043 6770 98

CASE # 25-000014

Petitioner

VS.

Khanna Dinesh Seema

SR 50 (VACANT PARCEL) see violation notice for more information

Respondent

YOU ARE HEREBY NOTIFIED OF AND REQUESTED TO APPEAR
BEFORE THE CODE ENFORCEMENT BOARD ON
November 17, 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: November 17, 2025.

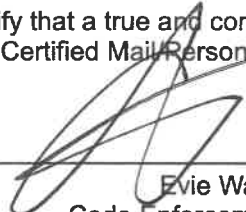
The Code Enforcement Board will receive testimony and evidence at said Public Hearing and shall make such findings of fact as are supported by the testimony and evidence pertaining to the matters alleged in the Notice of Violation.

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: _____



Evie Wallace
Code Enforcement Manager
Email: ewallace@clermontfl.org
Phone: 352-241-7304

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

NOTICE OF VIOLATION

9489 0178 9820 3043 6770 50

August 11, 2025

To: **Khanna Dinesh Seema**
9927 Giffin Ct
Windermere, FL 34786

CASE # 25-000014
EFFECTIVE DATE # 08/11/2025
COMPLIANCE DATE # 08/27/2025

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the VACANT parcel located at SR 50 Clermont, FL 34711 (ALT KEY: 2713216) in reference to : OWNER IF NOT PROVIDING ACCESS ON SR50 FROM SAID PROPERTY AS REQUIRED BY THE CONDITIONAL USE PERMIT (CUP) WHEN LAND WAS BOUGHT.

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

- **MUST COMPLY WITH THE CONDITIONAL USE PERMIT AND PROVIDE ACCESS TO NEIGHBORING PROPERTY FOR ACCESS TO AND FROM SR50. SEE SECTION 3 NUMBER 7 ADVISING THE PROPERTY OWNER MUST PROVIDE ACCESS TO HAVE "CROSS-ACCESS BETWEEN PHASE 1 AND PHASE 2" AS WELL AS CROSS-ACCESS TO THE DEVELOPMENT TO THE WEST AND EAST UNDER ORDINANCE NO. 2020-30**
- **AT THIS TIME YOU ARE BLOCKING ACCESS TO SR50 FROM THE OTHER PARCEL WHICH IS NOT ALLOWED BY THE PERMIT**
- **A PORTION OF THE CUP IS PROVIDED WITH THE NOTICE. IF YOU WOULD LIKE THE ENTIRE CUP PLEASE EMAIL ME DIRECTLY OR GO ON-LINE TO OUR CITY WEBSITE TO OBTAIN THE ORDINANCE FOR YOUR RECORD.**
- **YOU HAVE UNTIL LISTED COMPLIANCE DATE ABOVE TO PROVIDE ACCESS**
- **FOR MORE INFORMATION ON THE CUP, PLEASE CONTACT DEVELOPMENT SERVICES DIRECTOR AT 352-241-7308/CURT HENSCHEL.**

Type of Violation: SEC. SEC. 101-209 SEE ATTACHED CODE OF ORDINANCE FOR INFORMATION REGARDING THE 101.213 CONDITIONAL VIOLATION USE PERMIT

IF YOU HAVE ANY QUESTIONS CONCERNING THIS MATTER, PLEASE CONTACT THE CODE ENFORCEMENT 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: _____
Evie Wallace
Code Enforcement Manager
Email: ewallace@clermontfl.org
Phone: 352-241-7304

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

July 23, 2025

To: Khanna Dinesh Seema
9927 Giffin Ct
Windermere, FL 34786

CASE # 25-000014
EFFECTIVE DATE # 07/23/2025
COMPLIANCE DATE # 8/8/2025

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 SR 50 Clermont, FL 34711 (ALT KEY#: 2713216) vacant lot SR50 in Clermont. due to the following: **YOU ARE NOT PROVIDING ACCESS ON SR50 FROM YOUR PROPERTY AS REQUIRED BY THE CONDITIONAL USE PERMIT (SECTION BELOW).**

TO RESOLVE THIS MATTER AND CURE THE VIOLATION(S) YOU MUST COMPLY WITH THE FOLLOWING ORDERS:
The Conditional Use Permit agreement under section 3 number 7 advises that the property must have "Cross-access between Phase 1 and Phase 2 will be required, as well as cross-access to the development to the West and East" Under Ordinance No. 2020-30 . You are blocking Access to SR50 from the other parcel which is not allowed by the permit and code. Please contact me if you want the CUP via email or go on-line to our city website to obtain the ordinance for your record. You have until listed compliance date above to give access and if by compliance date you are still in violation another notice will be sent for further code enforcement action.
Should you need to speak to the Director for more information he can be reached at 352-241-7308.

Type of Violation:
CONDITIONAL USE PERMIT (CUP)

Sec. 101-213. -
Conditions and safeguards.
Sec. 101-209. -
General use, provisions and standards.

- Sec. 101-213. - Conditions and safeguards.
(a) In granting any conditional use, the planning and zoning commission may recommend, and the city council may prescribe, appropriate conditions and safeguards to protect the public health, safety or general welfare and to ensure compliance with the requirements of this division and the land development code in general. Such conditions may include time limits for the initiation and duration of the conditional use, specific minimum or maximum limits to regular land development code requirements, or any other conditions reasonably related to the requirements and criteria of this division.
(b) In recommending the granting or denying of a conditional use permit, the planning and zoning commission shall make a finding which shall specify the rationale relied upon by the planning and zoning commission in rendering its decision and in attaching conditions and safeguards and shall fully set forth wherein the facts and circumstances fulfill or fail to fulfill the requirements of this division. A copy of this report shall be filed with the city clerk and in the office of the city manager.
(Code 1998, § 86-145; Code 2008, § 86-145; Ord. No. 281-C, § 1(ch. 6, art. I, § 2(D)), 11-8-1994)
- - DIVISION 3. - CONDITIONAL USE PERMITS
Sec. 101-209. - General use, provisions and standards.
A conditional use, also known as a special exception use, in connection with the provisions of this land development code, means those uses or combinations of uses which, because of their uniqueness or character, are not specifically identified as permitted uses and would not be appropriate generally throughout a particular zoning district or classification, but which, if regulated as to number, area, location or relation to the neighborhood, would not adversely affect the public health, safety, appearance or general welfare. Such uses may be permitted only if specific provisions and standards are met as set forth in this division.
(Code 1998, § 86-141; Code 2008, § 86-141; Ord. No. 281-C, § 1(ch. 6, art. I, § 1), 11-8-1994)

IF YOU HAVE ANY QUESTIONS CONCERNING THIS MATTER, PLEASE CONTACT THE CODE ENFORCEMENT OFFICER AT THE PHONE NUMBER OR EMAIL PROVIDED BELOW.
FAILURE TO REMEDY THE VIOLATION(S) WITHIN THE ALLOTTED TIME WILL RESULT IN AN OFFICIAL NOTICE OF



**CITY OF CLERMONT
ORDINANCE NO. 2020-30**

AN ORDINANCE UNDER THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CLERMONT REFERRED TO IN CHAPTER 122 OF ORDINANCE NO. 289-C, CODE OF ORDINANCES; REZONING THE REAL PROPERTIES DESCRIBED HEREIN AS SHOWN BELOW; PROVIDING FOR SEVERABILITY, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, EFFECTIVE DATE, AND PUBLICATION.

The City Council of the City of Clermont, Lake County, Florida hereby ordains that:

SECTION 1

The Official Zoning Map of the City of Clermont, Lake County, Florida referred to in Chapter 122 of Ordinance No. 289-C, Code of Ordinances, is hereby amended by rezoning the following described property:

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NW 1/4 OF SAID SECTION 27; THENCE WITH THE SOUTH LINE OF SAID NW 1/4, N88°59'12"W, A DISTANCE OF 222.01 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE WITH THE SOUTH LINE OF SAID NW 1/4, N88°59'12"W, A DISTANCE OF 1099.77 FEET TO THE WEST LINE OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 27; THENCE WITH SAID WEST LINE, N00°48'16"E, A DISTANCE OF 1287.12 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 50 (207-FOOT PUBLIC RIGHT OF WAY PER MAP SECTION 11070 F.P. 238429 4); THENCE WITH SAID SOUTH RIGHT-OF-WAY LINE, S89°06'30"E, A DISTANCE OF 1092.68 FEET TO THE WEST LINE OF THE EAST 222.00 FEET OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 27; THENCE WITH SAID WEST LINE, S00°29'22"W, A DISTANCE OF 1289.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 32.421 ACRES (1,412,249 SQUARE FEET) OF LAND, MORE OR LESS.

LOCATION

Vacant property located on the south side of SR 50
¼ mile east of the SR 50 and Hancock Road Intersection
AK 2713216

**From: Urban Estate (UE)
To: Planned Unit Development (PUD) for 100-bed rehabilitation center
and C-2 General Commercial uses**



**CITY OF CLERMONT
ORDINANCE NO. 2020-30**

SECTION 2: GENERAL CONDITIONS

This application for a Planned Unit Development (PUD) to allow for a 100-bed rehabilitation center and C-2 General Commercial uses be granted subject to the following conditions:

1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest.
2. The property shall be developed in substantial accordance with Exhibit A – Conceptual Site Plan SP-1 prepared by Kimley-Horn. Formal construction plans incorporating all conditions stated in this permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a Zoning Clearance or other development permits.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. An environmental assessment addressing habitat and species shall be submitted to the City during the construction plans approval stage of each phase of the project. Applicable permits for any gopher tortoises and associated burrow commensal species or other threatened or endangered species found on the property must be received from the appropriate regulatory agencies prior to the initiation of development activity.
5. Fiber optic conduit and pull boxes may be required to be installed by the developer in the utility easements to extend the City’s fiber optic network. The City will reimburse the developer at 100 percent for all costs including design, permitting, materials and construction of the fiber optic conduit and pull boxes. At the time of site plan review, the City’s Information Technology Director or authorized designee will make this determination.
6. Any proposed City-maintained utilities that are not located within a dedicated public right-of-way shall be placed in a utility easement dedicated to the City. Easements shall be provided at no expense to the City and in a form acceptable to the City.
7. The development shall comply with all applicable City, County and Florida Department of Transportation access management requirements. The Developer shall timely complete all required mitigation and other improvements as may be applicable.



CITY OF CLERMONT
ORDINANCE NO. 2020-30

SECTION 3: LAND USES AND SPECIFIC CONDITIONS

1. The project will consist of two separate phases. Phase 1, approximately 12 acres, will be the 100-bed rehabilitation center, and Phase 2, approximately 20 acres, will be C-2 General Commercial uses.
2. Phase 1 will consist of one primary building, constructed in three bed phases with a final total of 100-beds. The total square footage of the overall building shall not exceed 85,000 square feet.
2. Building Setbacks

State Road 50 (Front)	50 feet from the property line
Side Yard (West)	12 feet from the property line
Side Yard (East)	12 feet from the property line
Rear Yard (South)	25 feet from the property line
Internal to Planned Unit Development	12 feet from the property line
3. Landscape Buffer

From State Road 50 (Front)	20 feet Buffer
Side (East/West)	10 feet Buffer
Rear (South)	10 feet Buffer
4. Phase 1 building shall be constructed in a manner that closely resembles the architectural style and elevations as presented in Exhibit B – Elevations, and shall meet the City of Clermont’s Architectural Standards.
5. Phase 1 grading shall be completed in accordance with Exhibit C - Cut/Fill Exhibit, prepared by Kimley-Horn, that allows a maximum cut of 20.5 feet and a maximum fill of 19.5 feet in the areas indicated on the exhibit. Cut/Fill will be analyzed once development plans are prepared for Phase 2. If cut/fill exceeds the Land Development Code for the proposed project, a separate cut/fill variance will be required at that time.
6. By virtue of the transportation system needs for the project, the developer shall dedicate without compensation, on the final plat and/or commercial site plan, a 100-foot right-of-way for Hooks Street within the project boundary, from the western property line through the property towards to east, as directed by the final engineering plans of Hooks Street. This right-of-way shall be dedicated upon request of the City or Lake County prior to site plan approval, or any time thereafter, if the need arises. Additional non-exclusive easements necessary to accommodate harmonizing grading, drainage, road, and road related easements; not to exceed 100 feet in width adjacent and parallel, north and south, to the Hooks Street right-of-way shall be dedicated. The total width of the Hooks Street right-of-way and non-exclusive easements is up to 300 foot in width. The right-of-way and non-exclusive easements shall be identified at preliminary plat and/or preliminary commercial site plan review and shown on the final plat/commercial site plan. The developer shall coordinate with the County and the City on alignment and grading of Hooks Street. The non-exclusive easement width will be adjusted with design plans approved by the County and the City. Dedication of public utility easements within the non-exclusive easement along and adjacent to Hooks Street, not to exceed 20 foot in width, shall be required by the Developer. The latest that the Hooks Street right-of-way



**CITY OF CLERMONT
ORDINANCE NO. 2020-30**

and non-exclusive easements shall be dedicated shall be at final plat, or by deed with the construction of Phase 2 of the development.

7. Cross-access between Phase 1 and Phase 2 will be required, as well as cross-access to the development to the West and East, Shops at Waterbrooke, Ordinance 2017-49, and as amended. The access shall be no closer than 100 feet north of the Hooks Street right-of-way.
8. Roadway Lighting: The developer shall arrange with the power utility provider for installation of streetlights along Hooks Street. The cost of installation shall be paid by the developer and shall be installed at the time of construction of Hooks Street.
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10. The entire 32 acre site shall be master planned for utilities, including any off-site improvements and connections. This shall be completed prior to any site plan approval for Phase 1 or Phase 2.
11. All fencing within public view shall be ornamental vinyl, metal, or brick, as approved by the Site Review Committee.
12. The existing billboard onsite shall be removed prior to issuance of the first building permit.
13. The project shall be developed according to the C-2 General Commercial zoning designation in the Land Development Code, unless expressly stated above.
14. This Planned Unit Development shall become null and void if substantial construction work has not begun within five (5) years of the date that this Planned Unit Development is executed and signed by the permittee. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion. If the Planned Unit Development becomes null and void, the property will revert to the C-2 General Commercial Zoning Designation.

SECTION 4: CONFLICT

All Ordinances or parts of this Ordinance in conflict herewith are hereby repealed.

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Should any Section or part of this Section be declared invalid by any court of competent jurisdiction, such adjudications shall not apply to or affect any other provision of this Ordinance, except to the extent that the entire Section or part of the Section may be inseparable in meaning and effect from the Section to which such holding shall apply.



CITY OF CLERMONT
ORDINANCE NO. 2020-30

SECTION 6: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR

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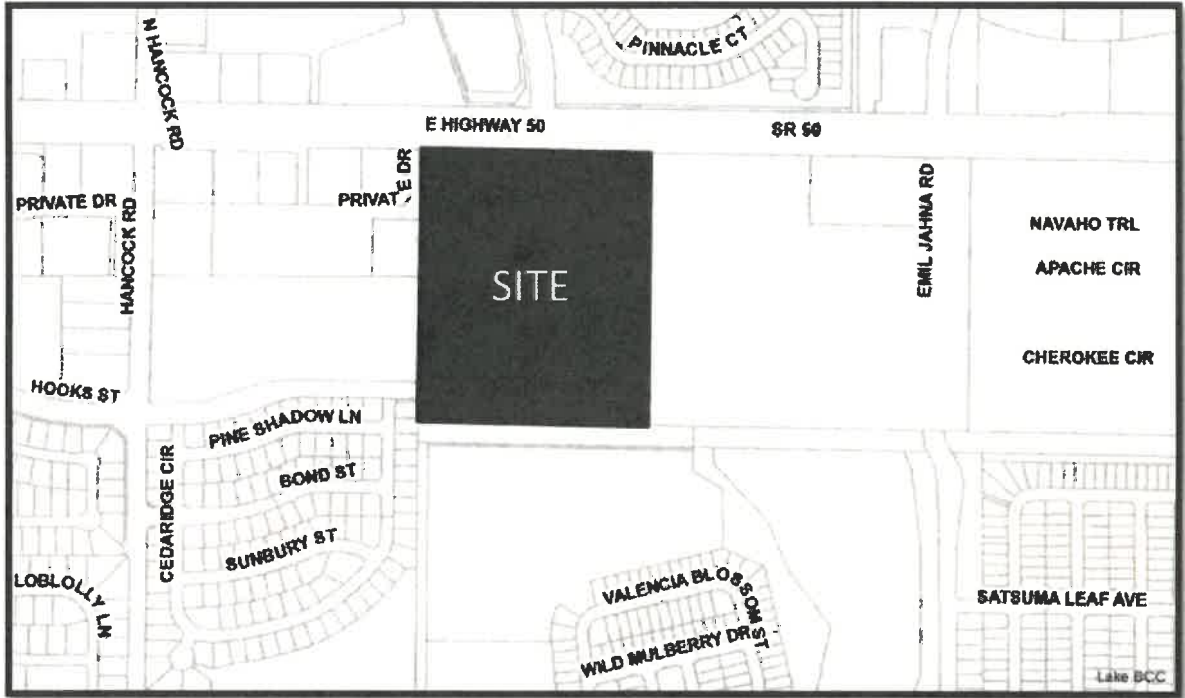
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**CITY OF CLERMONT
ORDINANCE NO. 2020-30**

Location Map:



Phasing:





**CITY OF CLERMONT
ORDINANCE NO. 2020-30**


PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 9th day of February, 2021.

CITY OF CLERMONT




Tim Murry, Mayor

ATTEST:



Tracy Ackroyd Howe, MMC, City Clerk

Approved as to form and legality:



Daniel F. Mantzaris, City Attorney

Exhibit B – Elevations – Phase 1

1. EXTERIOR ELEVATION - OVERALL NORTH - COLOR
 2. EXTERIOR ELEVATION - OVERALL SOUTH - COLOR
 3. EXTERIOR ELEVATION - OVERALL EAST - COLOR
 4. EXTERIOR ELEVATION - OVERALL EAST PATIENT WING - COLOR
 5. EXTERIOR ELEVATION - DINING ROOM AREA - COLOR
 6. EXTERIOR ELEVATION - THERAPY GYM FROM WEST - COLOR

80-BED REHABILITATION HOSPITAL - CLERMONT
 PROJECT NUMBER: 2020-0001
 DATE: 08/10/2020

NOT FOR CONSTRUCTION

PROJECT NO. _____
 SHEET NO. _____
 TOTAL SHEETS _____
 DATE: _____

80-BED REHABILITATION HOSPITAL - CLERMONT
A300
 08/10/2020



**CITY OF CLERMONT
ORDINANCE NO. 2020-30**

AN ORDINANCE UNDER THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CLERMONT REFERRED TO IN CHAPTER 122 OF ORDINANCE NO. 289-C, CODE OF ORDINANCES; REZONING THE REAL PROPERTIES DESCRIBED HEREIN AS SHOWN BELOW; PROVIDING FOR SEVERABILITY, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, EFFECTIVE DATE, AND PUBLICATION.

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COMMENCE AT THE SOUTHEAST CORNER OF THE NW 1/4 OF SAID SECTION 27; THENCE WITH THE SOUTH LINE OF SAID NW 1/4, N88°59'12"W, A DISTANCE OF 222.01 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE WITH THE SOUTH LINE OF SAID NW 1/4, N88°59'12"W, A DISTANCE OF 1099.77 FEET TO THE WEST LINE OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 27; THENCE WITH SAID WEST LINE, N00°48'16"E, A DISTANCE OF 1287.12 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 50 (207-FOOT PUBLIC RIGHT OF WAY PER MAP SECTION 11070 F.P. 238429 4); THENCE WITH SAID SOUTH RIGHT-OF-WAY LINE, S89°06'30"E, A DISTANCE OF 1092.68 FEET TO THE WEST LINE OF THE EAST 222.00 FEET OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 27; THENCE WITH SAID WEST LINE, S00°29'22"W, A DISTANCE OF 1289.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 32.421 ACRES (1,412,249 SQUARE FEET) OF LAND, MORE OR LESS.

LOCATION

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¼ mile east of the SR 50 and Hancock Road Intersection
AK 2713216

**From: Urban Estate (UE)
To: Planned Unit Development (PUD) for 100-bed rehabilitation center
and C-2 General Commercial uses**



CITY OF CLERMONT
ORDINANCE NO. 2020-30

SECTION 2: GENERAL CONDITIONS

This application for a Planned Unit Development (PUD) to allow for a 100-bed rehabilitation center and C-2 General Commercial uses be granted subject to the following conditions:

1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest.
2. The property shall be developed in substantial accordance with Exhibit A – Conceptual Site Plan SP-1 prepared by Kimley-Horn. Formal construction plans incorporating all conditions stated in this permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a Zoning Clearance or other development permits.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. An environmental assessment addressing habitat and species shall be submitted to the City during the construction plans approval stage of each phase of the project. Applicable permits for any gopher tortoises and associated burrow commensal species or other threatened or endangered species found on the property must be received from the appropriate regulatory agencies prior to the initiation of development activity.
5. Fiber optic conduit and pull boxes may be required to be installed by the developer in the utility easements to extend the City's fiber optic network. The City will reimburse the developer at 100 percent for all costs including design, permitting, materials and construction of the fiber optic conduit and pull boxes. At the time of site plan review, the City's Information Technology Director or authorized designee will make this determination.
6. Any proposed City-maintained utilities that are not located within a dedicated public right-of-way shall be placed in a utility easement dedicated to the City. Easements shall be provided at no expense to the City and in a form acceptable to the City.
7. The development shall comply with all applicable City, County and Florida Department of Transportation access management requirements. The Developer shall timely complete all required mitigation and other improvements as may be applicable.



**CITY OF CLERMONT
ORDINANCE NO. 2020-30**

SECTION 3: LAND USES AND SPECIFIC CONDITIONS

1. The project will consist of two separate phases. Phase 1, approximately 12 acres, will be the 100-bed rehabilitation center, and Phase 2, approximately 20 acres, will be C-2 General Commercial uses.
2. Phase 1 will consist of one primary building, constructed in three bed phases with a final total of 100-beds. The total square footage of the overall building shall not exceed 85,000 square feet.
2. **Building Setbacks**

State Road 50 (Front)	50 feet from the property line
Side Yard (West)	12 feet from the property line
Side Yard (East)	12 feet from the property line
Rear Yard (South)	25 feet from the property line
Internal to Planned Unit Development	12 feet from the property line
3. **Landscape Buffer**

From State Road 50 (Front)	20 feet Buffer
Side (East/West)	10 feet Buffer
Rear (South)	10 feet Buffer
4. Phase 1 building shall be constructed in a manner that closely resembles the architectural style and elevations as presented in Exhibit B – Elevations, and shall meet the City of Clermont’s Architectural Standards.
5. Phase 1 grading shall be completed in accordance with Exhibit C - Cut/Fill Exhibit, prepared by Kimley-Horn, that allows a maximum cut of 20.5 feet and a maximum fill of 19.5 feet in the areas indicated on the exhibit. Cut/Fill will be analyzed once development plans are prepared for Phase 2. If cut/fill exceeds the Land Development Code for the proposed project, a separate cut/fill variance will be required at that time.
6. By virtue of the transportation system needs for the project, the developer shall dedicate without compensation, on the final plat and/or commercial site plan, a 100-foot right-of-way for Hooks Street within the project boundary, from the western property line through the property towards to east, as directed by the final engineering plans of Hooks Street. This right-of-way shall be dedicated upon request of the City or Lake County prior to site plan approval, or any time thereafter, if the need arises. Additional non-exclusive easements necessary to accommodate harmonizing grading, drainage, road, and road related easements; not to exceed 100 feet in width adjacent and parallel, north and south, to the Hooks Street right-of-way shall be dedicated. The total width of the Hooks Street right-of-way and non-exclusive easements is up to 300 foot in width. The right-of-way and non-exclusive easements shall be identified at preliminary plat and/or preliminary commercial site plan review and shown on the final plat/commercial site plan. The developer shall coordinate with the County and the City on alignment and grading of Hooks Street. The non-exclusive easement width will be adjusted with design plans approved by the County and the City. Dedication of public utility easements within the non-exclusive easement along and adjacent to Hooks Street, not to exceed 20 foot in width, shall be required by the Developer. The latest that the Hooks Street right-of-way



CITY OF CLERMONT
ORDINANCE NO. 2020-30

and non-exclusive easements shall be dedicated shall be at final plat, or by deed with the construction of Phase 2 of the development.

7. Cross-access between Phase 1 and Phase 2 will be required, as well as cross-access to the development to the West and East, Shops at Waterbrooke, Ordinance 2017-49, and as amended. The access shall be no closer than 100 feet north of the Hooks Street right-of-way.
8. Roadway Lighting: The developer shall arrange with the power utility provider for installation of streetlights along Hooks Street. The cost of installation shall be paid by the developer and shall be installed at the time of construction of Hooks Street.
9. Any development on Phase 2 shall be subject to a Traffic Impact Analysis at time of site plan submittal.
10. The entire 32 acre site shall be master planned for utilities, including any off-site improvements and connections. This shall be completed prior to any site plan approval for Phase 1 or Phase 2.
11. All fencing within public view shall be ornamental vinyl, metal, or brick, as approved by the Site Review Committee.
12. The existing billboard onsite shall be removed prior to issuance of the first building permit.
13. The project shall be developed according to the C-2 General Commercial zoning designation in the Land Development Code, unless expressly stated above.
14. This Planned Unit Development shall become null and void if substantial construction work has not begun within five (5) years of the date that this Planned Unit Development is executed and signed by the permittee. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion. If the Planned Unit Development becomes null and void, the property will revert to the C-2 General Commercial Zoning Designation.

SECTION 4: CONFLICT

All Ordinances or parts of this Ordinance in conflict herewith are hereby repealed.

SECTION 5: SEVERABILITY

Should any Section or part of this Section be declared invalid by any court of competent jurisdiction, such adjudications shall not apply to or affect any other provision of this Ordinance, except to the extent that the entire Section or part of the Section may be inseparable in meaning and effect from the Section to which such holding shall apply.



CITY OF CLERMONT
ORDINANCE NO. 2020-30

SECTION 6: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR

Sections of this Ordinance may be re-numbered or re-lettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the City Manager or designee, without need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

SECTION 7: RECORDING

This Ordinance shall be recorded in the Public Records of Lake County, Florida.

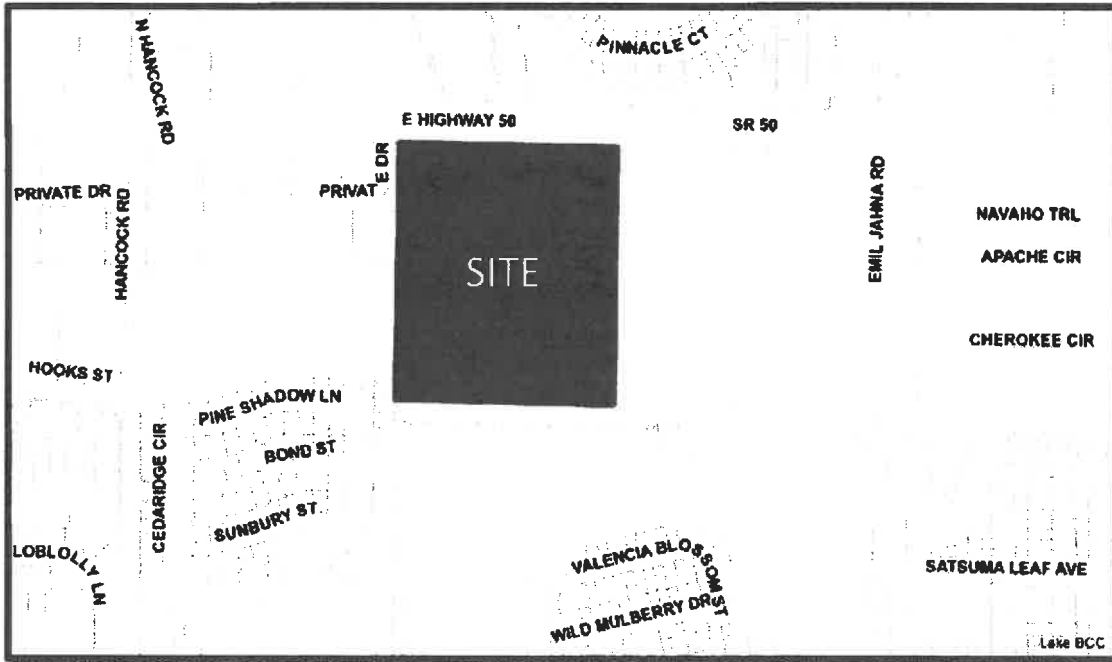
SECTION 8: PUBLICATION AND EFFECTIVE DATE

This Ordinance shall be published as provided by law, and it shall become law and take effect upon its Second Reading and Final Passage.

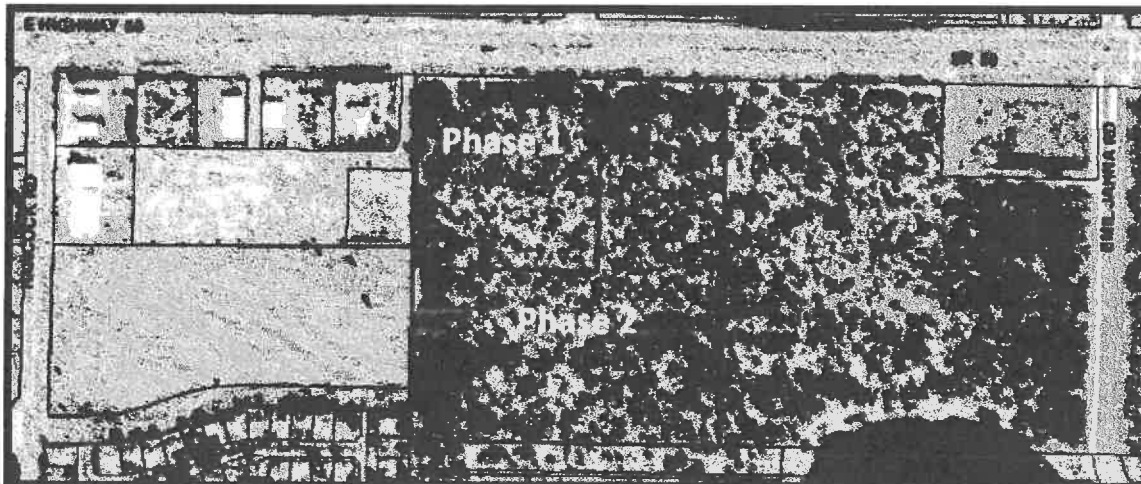


**CITY OF CLERMONT
ORDINANCE NO. 2020-30**

Location Map:



Phasing:





**CITY OF CLERMONT
ORDINANCE NO. 2020-30**


PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 9th day of February, 2021.

CITY OF CLERMONT



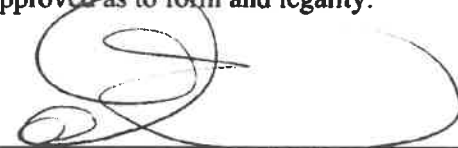
Tim Murry, Mayor

ATTEST:



Tracy Ackroyd Howe, MMC, City Clerk

Approved as to form and legality:

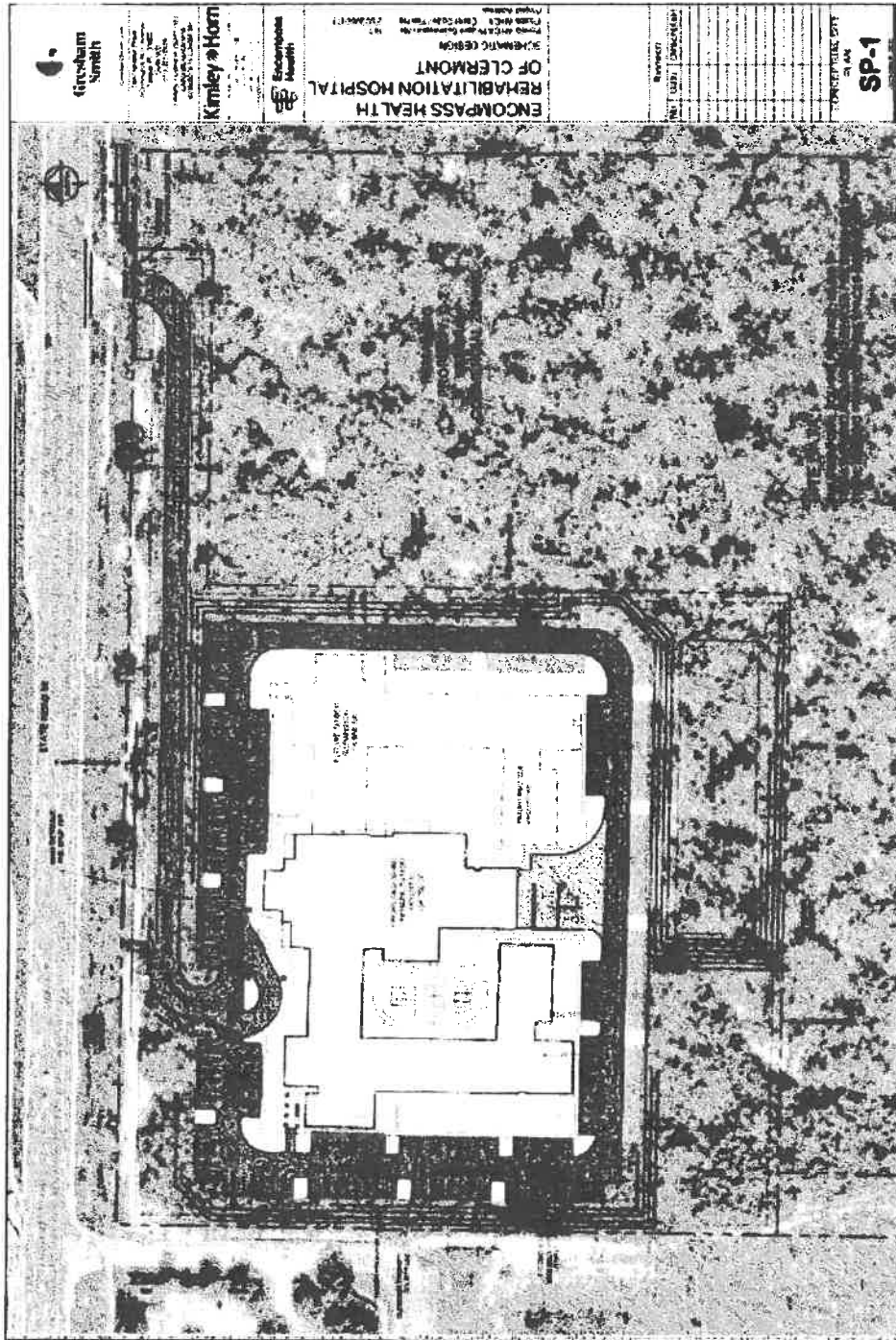


Daniel F. Mantzaris, City Attorney



CITY OF CLERMONT
ORDINANCE NO. 2020-30

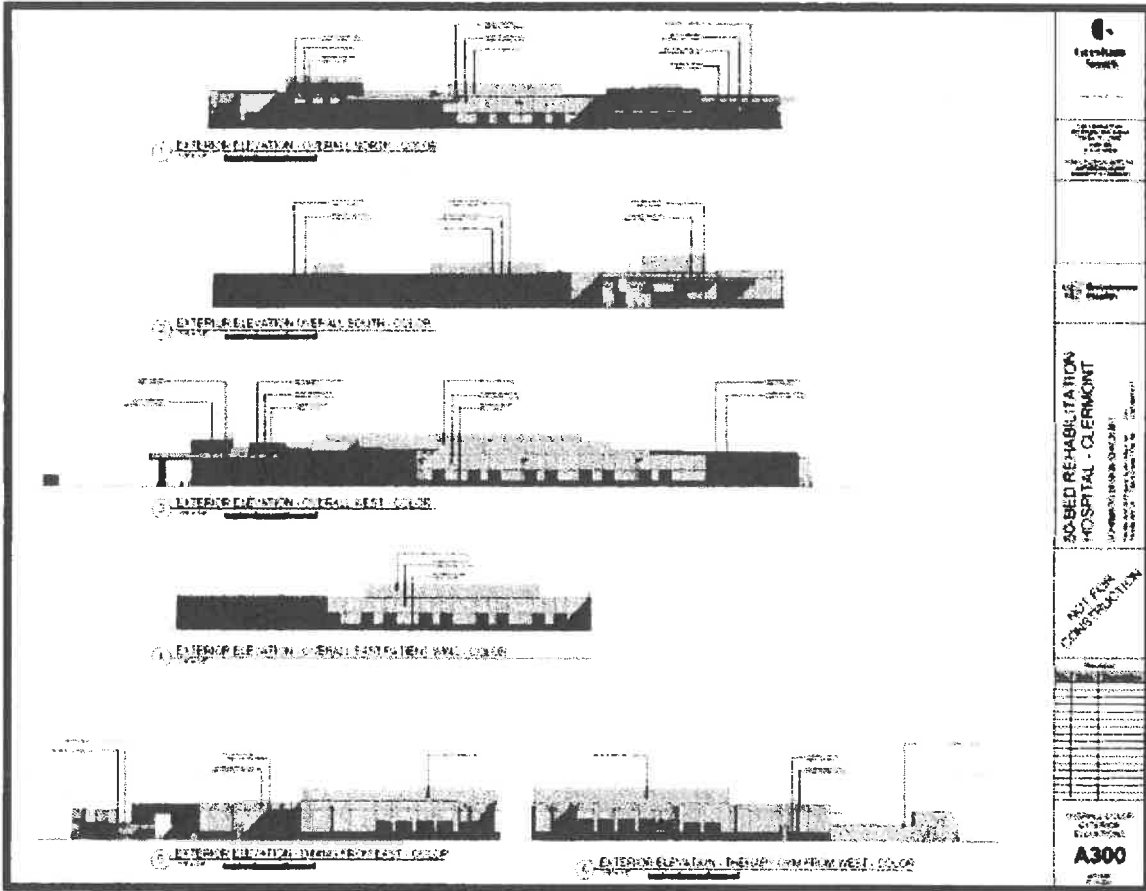
Exhibit A - Aerial Site Plan – Phase 1





CITY OF CLERMONT
ORDINANCE NO. 2020-30

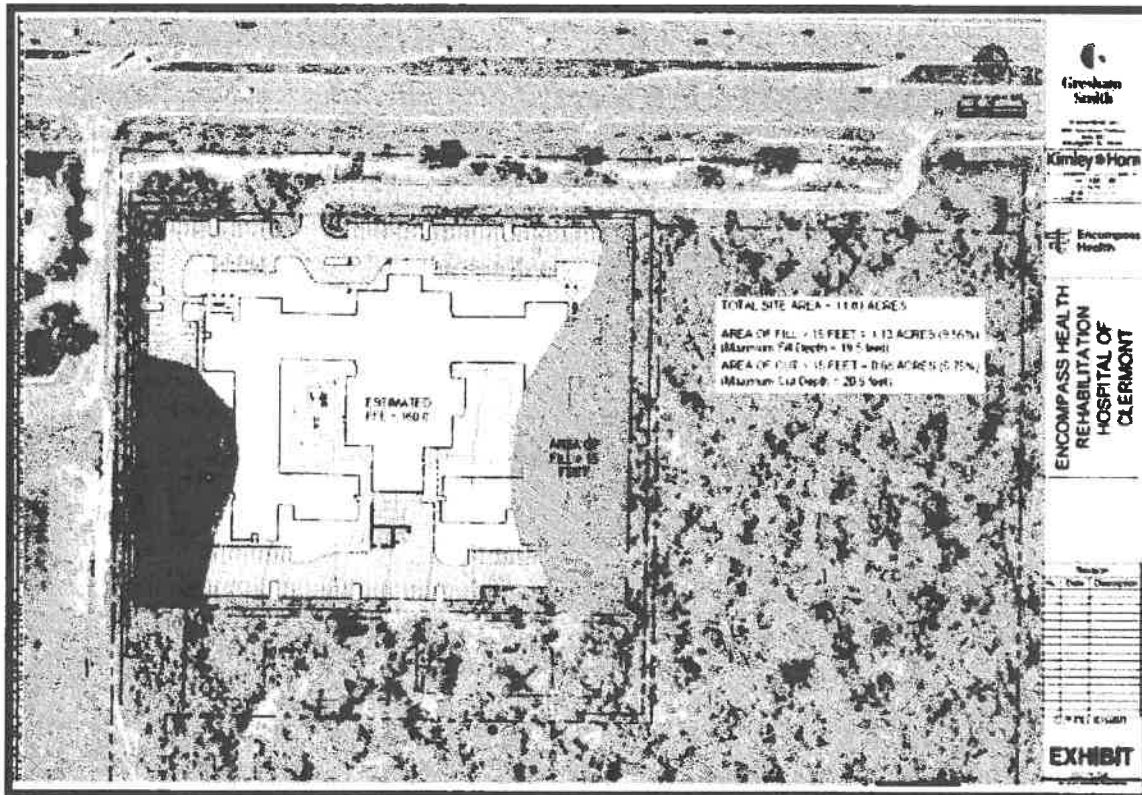
Exhibit B – Elevations – Phase 1





CITY OF CLERMONT
ORDINANCE NO. 2020-30

Exhibit C – Cut/Fill – Phase 1



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

CITY OF CLERMONT,

Petitioner,

vs-

KEVIN A. HENSHAW,

Respondent.

**Case No.: C2310-0021
1620 5th Street
Clermont, FL 34711**

FINDINGS OF FACT, CONCLUSION OF LAW and ORDER

THIS MATTER came before the Code Enforcement Board of the City of Clermont for hearing on **March 18, 2024**, and the Board having heard sworn testimony and received evidence from **Joshua Cortez, Code Enforcement Officer** for the Petitioner and Respondent **Kevin A. Henshaw**, thereupon issues the following Findings of Fact, Conclusion of Law, and Order:

I. FINDINGS OF FACT

- 1) Notice as required by Section 162.12, F.S. was provided to Respondents and Respondent was present.
- 2) The Respondent is the owner of and in custody and control of the property described in the Notice of Violation dated November 20, 2023.
- 3) There exists on the property an accessory structure (porch) built or renovated without a required permit.

II. CONCLUSION OF LAW

The Code Enforcement Board finds that the Respondent, **KEVIN A. HENSHAW**, is in violation of Clermont City Code Section 125-522"General development conditions", subsection (a) "Building Permit Required".

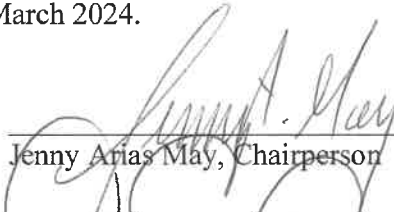
III. ORDER

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

1. Respondent shall correct the above-stated violation on or before **May 17, 2024**, by taking the remedial action as set forth in the Notice of Violation dated November 20, 2023. If the Respondent fails to timely correct the violations a fine of **ONE HUNDRED FIFTY DOLLARS (\$150.00)** will accrue for EACH DAY the violation continues past **May 17, 2024**.

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

Done and Ordered this 27th day of March 2024.



Jenny Arias May, Chairperson

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

I HEREBY CERTIFY that on this 27th day of March, 2024, a true and correct copy of this Order has been furnished by certified and regular mail to Respondent Kevin A. Henshaw, 1629 Lake Ave, Clermont FL 34711.



Joshua Cortez Code Enforcement Officer

City of Clermont

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

AFFIDAVIT OF COMPLIANCE

CASE NOT CLOSED/ FINE OWED

In the matter of:

Case # C2310-0021

HENSHAW KEVIN A

1629 LAKE AVE

CLERMONT, FL 34711

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

Personally appeared before me, JOSHUA CORTEZ Code Enforcement Officer of the City of Clermont:

1. That on March 18, 2024, the Code Enforcement Board held a public hearing and issued an Order in the abovementioned case.
2. That, pursuant to said Order, the Respondent was to have taken certain corrective action by or before May 17, 2024 for this violation or a \$150.00 per day fine was to be imposed.
3. That, the necessary permit was obtained on June 21, 2024 and found that the corrective action ordered by the Code Enforcement Board was completed.
4. In accordance with the Code Enforcement Boards order, a fine of \$150.00 per day accrued from May 18, 2024, to June 20, 2023, per calendar day. A grand total of 34 days fines were accrued, with a grand total fine amount owed of \$5100.00 to be paid on or before August 5, 2024. 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 5th day of July, 2024.



JOSHUA CORTEZ

Code Enforcement Officer

City of Clermont, 685 W. Montrose Street

Clermont, FL 34711

The forgoing instrument was acknowledged before me this 5th day of July, 2024, by JOSHUA CORTEZ as the Code Enforcement Officer for the City of Clermont, who is personally known to me and who did take an oath.



Signature:



Printed Name:

JENNIFER URTES

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

**NOTICE TO APPEAR
FINE REDUCTION REQUEST**

CITY OF CLERMONT,

CASE # C2310-0021

Petitioner
VS.
HENSHAW KEVIN A
1629 LAKE AVE
CLERMONT, FL 34711
Respondent

**YOU ARE HEREBY NOTIFIED OF AND REQUESTED TO APPEAR
BEFORE THE CODE ENFORCEMENT BOARD ON NOVEMBER 17TH 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 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



Mr. Jimmy D. Crawford, Esq.
Ms. Stephanie M. Modica, Esq.
Ms. Lindsay C. T. Holt, Esq.
Mr. Matthew D. Black, Esq.
Ms. Amanda Boggus, Esq.
Mr. James Vincent Modica IV, Esq.

Mr. Curt Henschel
Development Services Director
City of Clermont
685 W. Montrose Street
Clermont, FL 34711

October 23, 2025

Re: 1620 5th Street
Code Enforcement Case #C2310-0021
Kevin Henshaw

Dear Mr. ^{Curt}Henschel:

Please consider this correspondence as a formal request for a fine reduction hearing in the above-referenced case.

By way of short explanation:

1. Kevin Henshaw, the owner of the property at 1620 5th Street refurbished a deck attached to his home. He did not at the time realize such refurbishment required a building permit from the City of Clermont.
2. Mr. Henshaw was cited by City Code Enforcement Officer Joshua Cortez on October 6, 2023, as a "Self Initiated" complaint. There was no neighbor or citizen complaint or contact with the City involved in this matter.
3. A Code Enforcement Board hearing was held on March 18, 2024, at which time an Order of Enforcement was entered finding the property in violation and giving until May 17, 2024 to come into compliance. Mr. Henshaw testified at the hearing that he was having trouble obtaining a survey for the property that is required for the permit application. See Minutes of March 18, 2024 hearing, attached as Exhibit "A."
4. Mr. Henshaw applied for the permit on May 20, 2024, having finally received the necessary survey.
5. The permit was marked "approved" on May 24, 2024. See City Permit Report for Permit #24-2303, attached as Exhibit "B."
6. However, the permit was not "issued" until June 21, 2024, over one month since its submittal, and 28 days after it was "approved" by the City.

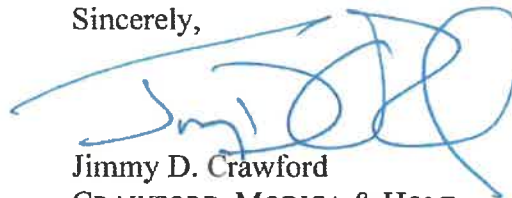
352-432-8644 PHONE · 352-432-8699 FAX · WWW.CMHLAWYERS.COM
CLERMONT: 702 WEST MONTROSE STREET, CLERMONT, FL 34711
TAVARES: 380 WEST ALFRED STREET, TAVARES, FL 32778

Mr. Curt Henschel
1620 5th Street
October 23, 2025
Page 2 of 2

7. The City assessed a \$5,100.00 fine, apparently for the City's calculation of the time of noncompliance – from May 18, 2024, until June 21, 2024 – 64 days.
8. Mr. Henshaw believes the appropriate fine amount would be for the time between the ordered compliance date and his completed permit submittal - \$300.00
9. Mr. Henshaw diligently pursued the survey and permit application needed and applied for the permit as quickly as feasible.
10. The issued permit cannot be closed out until the code enforcement case is closed. The permit has now expired, even though the work has been completed for 17 months.
11. At the fine reduction hearing, we can have the surveyor testify as to the reasons for the survey delays – it was a time of enormous demand for surveying due to accelerated development activity. Lead time for surveys was normally 4-10 weeks during the Spring and Summer of 2024.

Please schedule this matter on the earliest possible Code Enforcement Board agenda. We appreciate your review and consideration. Should you have any questions, or would like to discuss the matter further, please do not hesitate to contact us.

Sincerely,



Jimmy D. Crawford
CRAWFORD, MODICA & HOLT
CHARTERED ATTORNEYS AT LAW

Attachments

**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

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:

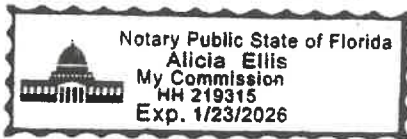
1. That on March 17, 2025, the Code Enforcement Board held a public hearing and issued an Order in the above mentioned case.
2. That, pursuant to said Order, the Respondent was to have taken certain corrective action by or before for this violation or a \$250.00 per day fine was to be imposed.
3. The 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



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: _____

Printed Name: _____

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

September 24, 2025

**To: ROSS HELEN M
3853 FALLSCREST CIR
CLERMONT, FL 34711**

CASE # C2506-0006
EFFECTIVE DATE # 09/24/2025
COMPLIANCE DATE # 10/15/2025

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 3853 FALLSCREST CIR CLERMONT, FL 34711 (ALT KEY: 3807286).

TO RESOLVE THIS MATTER AND CURE THE VIOLATION(S) YOU MUST COMPLY WITH THE FOLLOWING ORDERS:
The holes dug throughout the property are now posing a hazard to the foundation of the home. The foundation is exposed on the front and side of the home. Dirt must be replaced to the original grade of the property. The runoff of dirt onto the neighboring property must be stopped. The ground must have some type of covering to prevent erosion and runoff.

Type of Violation:

IPMC 302.2 Grading and drainage.

Premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon. Exception: Approved retention areas and reservoirs.

IPMC 305.1.1 Potentially unsafe conditions.

The following conditions shall be considered to be potentially unsafe, shall be assessed and shall be addressed in compliance with the International Existing Building Code, the International Residential Code or the International Building Code: 1. Structural members have deterioration or distress that appears to reduce their load-carrying capacity. 2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations has deterioration or distress that appears to reduce its load-carrying capacity. 3. Structures or components thereof have deterioration or distress that appears to reduce their load-carrying capacity. 4. Stairs, landings, balconies and all similar walking surfaces, including guards and handrails, are not structurally sound, not properly anchored or are anchored with connections not capable of supporting all nominal loads and resisting all load effects. 5. Foundation systems that are not firmly supported by footings are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects. Exceptions: 1. Where substantiated otherwise by an approved method. 2. Demolition of unsafe conditions shall be permitted where approved by the code official.

IPMC 305.4 Stairs and walking surfaces.

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

Sec. 105-84 Required soil conservation measures.

The following soil conservation measures shall be taken on all clearing and grading sites:
(1) During construction. Methods approved by the city shall be used to prevent erosion and the depositing of soils off of the site. This shall include the protection of bare soils from both water and wind (eolian) forces. (2) After construction. All disturbed areas shall be sodded or seeded and mulched, as required by the city's standard construction details. The removal or lack of maintenance of vegetation resulting in on-site or off-site erosion or windblown loss of soils shall be deemed a violation of this land development code.

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



Andrew Snodgrass
Lead Code Officer

Email: ASNODGRASS@CLERMONTFL.ORG

Phone: 352-241-7316

9489 0178 9820 3042 7430 39



City of Clermont


NOTICE OF NUISANCE AND DEMAND TO ABATE NUISANCE ON
PROPERTY LOCATED AT

3853 FALLSCREST CR CLERMONT, FL 34711

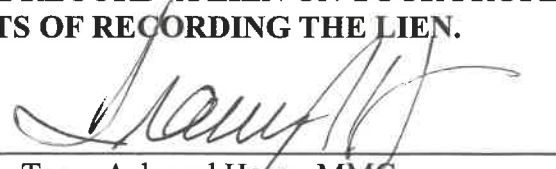
TO: **ROSS, HELEN M**
3853 Fallscrest Cr
Clermont, Fl. 34711

Property Street Address and legal description: **3853 Fallscrest Cr. Clermont, Fl. 34711 (ALT KEY# 3807286 PARCEL # 03-23-26-1910-000-02800 CLERMONT, CLERMONT, SOMERSET ESTATES PHASE II REPLAT SUB LOT 28 PB 46 PGS 41-42 ORB 3354 PG 1533**

In accordance with Chapters 18, SECTIONS 18-53, 18-54, 18-55 & 18-56 & 105.84 of the City Code of the City of Clermont, and Section 302.2, 305.1.1 & 305.4 of the International Property Maintenance Code (IPMC), you are hereby advised that a **nuisance** exists on the above-referenced property as more particularly described in Sections—**18-53 Nuisance (14) Health or Life Threatening Activities, IPMC 302.2 Grading & Drainage, 305.1.1 Unsafe Conditions & 305.4 Stairs & Walking surfaces and 18-54 to 18-56 THE CREATION OF NUISANCES BY PROPERTY OWNER DECLARED UNLAWFUL & THE NOTICE TO ABATE.**

Dated this 30TH day of OCTOBER 2025 Code Enforcement 

YOU ARE FURTHER ADVISED THAT PURSUANT TO SECTION 18-53 (14) AND 18-54 TO 18-56 NUISANCES AND NOTICE TO ABATE OF THE CLERMONT CITY CODE, YOU HAVE TEN (10) DAYS (NOVEMBER 9TH, 2025) TO ABATE THE ABOVE-REFERENCED NUISANCE. IF YOU FAIL TO TIMELY ABATE THE NUISANCE, THE CITY OF CLERMONT SHALL ENTER UPON THE PROPERTY TO ABATE THE NUISANCE AND A BILL SHALL BE SENT TO YOU FOR THE COST INCURRED BY THE CITY. IF YOU FAIL TO PAY THE BILL WITHIN THIRTY (30) DAYS, THE CITY WILL RECORD A LIEN ON YOUR PROPERTY IN THE AMOUNT OWED PLUS THE COSTS OF RECORDING THE LIEN.

By: 
Tracy Ackroyd Howe, MMC
Clermont City Clerk

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

October 30, 2025

**To: ROSS HELEN M
 3853 FALLSCREST CIR
 CLERMONT, FL 34711**

CASE # C2506-0006

EFFECTIVE DATE # 10/30/2025

COMPLIANCE DATE # NOVEMBER 9TH 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 3853 FALLSCREST CIR CLERMONT, FL 34711 (ALT KEY: 3807286).

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

- **PROPERTY IS A HAZARD DUE TO FOUNDATION EXPOSED AND HOLES FROM SOIL REMOVED**
- **PUT PROPERTY BACK TO ITS ORIGINAL CONDITION**
- **PREVIOUS NOTICE OF VIOLATION SENT**

Type of Violation:

IPMC 302.2 Grading and drainage.

Premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon. Exception: Approved retention areas and reservoirs.

IPMC 305.1.1 Potentially unsafe conditions.

The following conditions shall be considered to be potentially unsafe, shall be assessed and shall be addressed in compliance with the International Existing Building Code, the International Residential Code or the International Building Code: 1. Structural members have deterioration or distress that appears to reduce their load-carrying capacity. 2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations has deterioration or distress that appears to reduce its load-carrying capacity. 3. Structures or components thereof have deterioration or distress that appears to reduce their load-carrying capacity. 4. Stairs, landings, balconies and all similar walking surfaces, including guards and handrails, are not structurally sound, not properly anchored or are anchored with connections not capable of supporting all nominal loads and resisting all load effects. 5. Foundation systems that are not firmly supported by footings are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects. Exceptions: 1. Where substantiated otherwise by an approved method. 2. Demolition of unsafe conditions shall be permitted where approved by the code official.

IPMC 305.4 Stairs and walking surfaces.

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

Sec. 105-84 Required soil conservation measures.

The following soil conservation measures shall be taken on all clearing and grading sites:

(1) During construction. Methods approved by the city shall be used to prevent erosion and the depositing of soils off of the site. This shall include the protection of bare soils from both water and wind (eolian) forces. (2) After construction. All disturbed areas shall be sodded or seeded and mulched, as required by the city's standard construction details. The removal or lack of maintenance of vegetation resulting in on-site or off-site erosion or windblown loss of soils shall be deemed a violation of this land development code.

NUISANCE & ABATEMENT SECTIONS 18-53(14), 18-54, 18-55 & 18-56

18-53 (14) Health or life-threatening activities. Any act by which the health or life of any individual may be threatened or impaired, or by which or through which, directly or indirectly, disease may be caused.

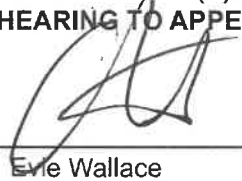
18-54 Creation of Nuisance by Property Owner Declared Unlawful

18-55 (NOTICE TO ABATE)

18-56 Failure of Owner to comply will result in a LIEN against the property.

**IF YOU HAVE ANY QUESTIONS CONCERNING THIS MATTER, PLEASE CONTACT THE CODE ENFORCEMENT 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: _____



Eric Wallace
Code Enforcement Manager
Email: ewallace@clermontfl.org
Phone: 352-241-7304

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

AFFIDAVIT OF HAND DELIVERY

CITY OF CLERMONT

Petitioner

VS.

Ross, Helen Marie

Case No: C2506-0006

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 Notice of Violation and Notice of Abatement to Helen Marie Ross, at 3853 Fallscrest Circle Clermont, FL. 34711, on the 30th of October, 2025.
3. That a copy of the document served is attached to this Affidavit.

FURTHER AFFIANT SAYETH NOT.

Dated this 30th day of October, 2025.



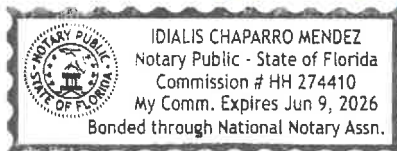
Andrew Snodgrass
Lead Code Enforcement Officer 352-241-7316
City of Clermont, 685 West Montrose Street
Clermont, FL 34711

The forgoing instrument was acknowledged before me dated this 30th day of October, 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: _____

Idalis Chaparro Mendez



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

NOTICE

ADDITIONS or CORRECTIONS
DO NOT REMOVE

PERMIT NO. N/A	DATE 7/10/25
-------------------	-----------------

ADDRESS 1326 EAST AVE

STOP WORK

NOTES ALL INTERIOR/EXTERIOR
WORK MUST STOP

FOR CORRECTIONS CALL 352-241-7310
Monday through Friday



Building Inspector

CITY OF CLERMONT
CODE ENFORCEMENT DEPARTMENT

AFFIDAVIT OF POSTING

CITY OF CLERMONT
Petitioner


CASE# C2507-0007

VS.

GRUPO CINCO LLC
Respondent

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

That a copy of the Violation Notice was posted at the south public entrance of Clermont City Hall, 685 W. Montrose Street, Clermont, FL 34711, in addition to the real 1326 EAST AVE CLERMONT FL, 34711(ALT KEY: 1627575). Sworn to and subscribed before me this 10th day of July 2025.

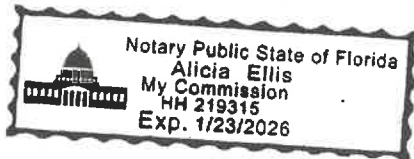


Joshua Cortez
Code Enforcement Officer
City of Clermont, 685 W. Montrose Street
Clermont, FL

The forgoing instrument was acknowledged before me this 10th day of July 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: _____



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

CITY OF CLERMONT,

CASE # C2507-0007

Petitioner

VS.

GRUPO CINCO LLC

35 NW 45TH AVE APT 306

DEERFIELD BEACH, FL 33442

Respondent

YOU ARE HEREBY NOTIFIED OF AND REQUESTED TO APPEAR
BEFORE THE CODE ENFORCEMENT BOARD ON NOVEMBER 17, 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
P.O. BOX 120219, CLERMONT, FLORIDA 34712-0219
AFFIDAVIT OF POSTING

CITY OF CLERMONT,

Petitioner

VS.

GRUPO CINCO LLC

Respondent

CASE # C2507-0007

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

1. That a copy of the Violation Notice and Hearing Notice was posted at the south public entrance of Clermont City Hall, 685 W. Montrose Street, Clermont, FL 34711
2. That in addition a copy of the Violation Notice and Hearing Notice was posted at the real property known Address 1326 EAST AVE CLERMONT FL, 34711 (PARCEL NUMBER: 1627575).
3. That a copy of the document(s) served is attached to this Affidavit.

Sworn to and subscribed before me this October 23, 2025.



Joshua Cortez
Code Officer

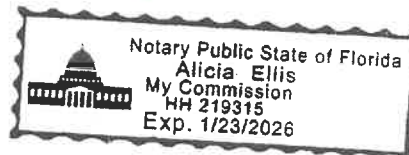
Email: jcortez@clermontfl.org
Phone: 352-241-7356

The forgoing instrument was acknowledged before me this October 23, 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:



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

CITY OF CLERMONT,

CASE # 25-000044

Petitioner

VS.

COELHO DE CARVALHO MARLON V & SABRINA BASTOS DE OLIVEIRA FERREIRA

3224 SAILING PIER AVE

Respondent

YOU ARE HEREBY NOTIFIED OF AND REQUESTED TO APPEAR
BEFORE THE CODE ENFORCEMENT BOARD ON NOVEMBER 17, 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
P.O. BOX 120219, CLERMONT, FLORIDA 34712-0219

NOTICE OF VIOLATION

August 12, 2025

To: COELHO DE CARVALHO MARLON V &
SABRINA BASTOS DE OLIVEIRA FERREIRA
3224 SAILING PIER AVE
WINTER GARDEN, FL 34787

CASE # 25-000044
EFFECTIVE DATE # 08/12/2025
COMPLIANCE DATE # 09/30/2025

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 3224 SAILING PIER AVE WINTER GARDEN, FL 34787 (ALT KEY: 3916087).

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

- **WORK WITHOUT PERMIT – ENCLOSED LANAI: ALTERATIONS HAVE BEEN MADE TO THE REAR OF THE HOME THE PREVIOUSLY OPEN LANAI AREA HAS BEEN ENCLOSED WITHOUT A VALID BUILDING PERMIT. YOU ARE REQUIRED TO OBTAIN AN ISSUED BUILDING PERMIT FOR THE WORK THAT HAS BEEN PERFORMED.**

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 THE CODE ENFORCEMENT 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: 

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

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

CITY OF CLERMONT,

CASE # 25-000044

Petitioner

VS.

**COELHO DE CARVALHO MARLON V & SABRINA BASTOS DE
OLIVEIRA FERREIRA**
3224 SAILING PIER AVE
Respondent

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

1. That a copy of the Violation Notice was posted at the south public entrance of Clermont City Hall, 685 W. Montrose Street, Clermont, FL 34711
2. That in addition a copy of the Violation Notice was posted at the real property known Address 3224 SAILING PIER AVE WINTER GARDEN FL, 34787 (PARCEL NUMBER: 3916087).
3. That a copy of the document(s) served is attached to this Affidavit.

Sworn to and subscribed before me this August 19, 2025.



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

The forgoing instrument was acknowledged before me this August 19, 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:



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

CITY OF CLERMONT,

CASE # 25-000044

Petitioner

VS.

COELHO DE CARVALHO MARLON V & SABRINA BASTOS DE OLIVEIRA FERREIRA

3224 SAILING PIER AVE

Respondent

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

1. That a copy of the Violation Notice and Hearing Notice was posted at the south public entrance of Clermont City Hall, 685 W. Montrose Street, Clermont, FL 34711.
2. That in addition a copy of the Violation Notice and Hearing Notice was posted at the real property known Address 3224 SAILING PIER AVE WINTER GARDEN FL, 34787 (PARCEL NUMBER: 3916087).
3. That a copy of the document(s) served is attached to this Affidavit.

Sworn to and subscribed before me this October 01, 2025.




Joshua Cortez
Code Officer

Email: jcortez@clermontfl.org

Phone: 352-241-7356

The forgoing instrument was acknowledged before me this October 01, 2025, by Joshua Cortez as the Code Enforcement Officer for the City of Clermont, who is personally known to me and who did take an oath.

Signature:



Printed Name:

JENNIFER URTES



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

CITY OF CLERMONT,

CASE # C2503-0021

Petitioner

VS.

ANDERSEN BENJAMIN H & TRUDY L LIFE ESTATE

1660 DREW AVE

Respondent

YOU ARE HEREBY NOTIFIED OF AND REQUESTED TO APPEAR
BEFORE THE CODE ENFORCEMENT BOARD ON
NOVEMBER 17, 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 3042 7430 15

City of Clermont

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

VIOLATION NOTICE

April 14, 2025

Violation # C2503-0021

To: ANDERSEN BENJAMIN H & TRUDY L LIFE
ESTATE
1660 DREW AVE
CLERMONT, FL 34711

Violation/Property address: 1660 DREW AVE 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 1660 DREW AVE. Clermont, Fl. 34711

Compliance with the Violation(s) listed will be when the following condition(s) are met: A permit must be applied for and issued for the entire scope of work completed on the deck. I spoke to the owner and contractor on March 27th regarding a need for a permit.

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

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

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

Allotted time to correct – 30 days – May 14, 2025. Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

By:



Andrew Snodgrass
Code Enforcement Officer

9489 0178 9820 3037 0945 28