



**CODE ENFORCEMENT BOARD MEETING
MONDAY, MARCH 16, 2026
CITY HALL at 685 WEST MONTROSE STREET
At 6:00 PM**

**CALL TO ORDER
PLEDGE OF ALLEGIANCE**

MINUTES

Approval of the November 17, 2025, Code Enforcement meeting minutes

OPENING STATEMENT

SWEARING IN WITNESSES

AGENDA

OTHER BUSINESS

**Item 1 - C2501-0024
Cortez**

Quan Heng and Xin Wang
240 Edgewood Dr.

REQUEST:

Reduction of Fine

**Item 2 - C2409-0026
Cortez**

Elam Kendra
2950 White Magnolia Loop

REQUEST:

Motion to Lien

**Item 3 - C2502-0006
Snodgrass**

Reliant Flips LLC
550 Disston Ave.

REQUEST:

Motion to Lien

NEW BUSINESS

**Item 4 - 26-000031
Cortez/Butler**

Sunshine Properties LLC
831 Oakley Seaver Dr.

REPEAT VIOLATION:

NFPA 1 Chapter 18.2.2.2 Access to
Gated Subdivisions; Chapter 18.2.2.3
Access Maintenance; Chapter 4.5.8
Maintenance, Inspection, and Testing

**Item 5 - 26-000004
Snodgrass**

Kolb Trust
1919 Sunset Lane

**CODE ENFORCEMENT BOARD MEETING
MONDAY, MARCH 16, 2026
CITY HALL at 685 WEST MONTROSE STREET
At 6:00 PM**

VIOLATION:

Section 18-53 (2)(3)(11) Nuisances;
Section 18-54 Creation of Nuisance by
Property Owner Declared Unlawful;
Section 18-55 Notice to Abate; Section
18-92 Prohibition of Storage of Certain
Items

**Item 6 - 25-000144
Cortez**

Dutes Family Trust
1948 Moorings Ct.

VIOLATION:

Section 101-178 (a) Development Order
and Permit Required; Section 105-77
(a)(b) Violations; Enforcement; Section
105-78 Permit Required for
Modification of Grade; Section 105-79
(a) Grading Plans; Section 105-84
Required Soil Conservation Measures

**Item 7 - 25-000196
Cortez**

American Residential Leasing Company
LLC
1260 North Ridge Blvd.

VIOLATION:

IPMC 110.2 Temporary Safeguards;
IPMC 302.2 Grading and Drainage

ADJOURN

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

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

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

CITY OF CLERMONT
CODE ENFORCEMENT BOARD
MINUTES
NOVEMBER 17, 2025

CALL TO ORDER

Chair Camps called the meeting of the Code Enforcement Board to order on Monday, November 17, 2025, at 6:00 pm.

ROLL CALL

MEMBERS PRESENT: Chair Camps, Member Makowski, Member Kilburn, Member Connelly, and Member Cornett. Members Fracasso and Fornoles were not present.

ALSO PRESENT: Code Enforcement Officer Snodgrass; Code Enforcement Manager Wallace, Code Board Attorney Brackins, City Attorney Dyen, Attorney Dan Mantzaris, Planning Director Curt Henschel, and Planning Coordinator Rae Chidlow.

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

MINUTES

Motion to approve the Minutes for the September 15, 2025, Code Enforcement Board Meeting as amended; Moved by Member Cornett; Seconded by Member Connelly. Motion passed 5-0.

OPENING STATEMENT - Chair Camps made the opening remarks.

Code Board Attorney Brackins stated that he had a conflict of interest for the first two cases so Attorney Dan Mantzaris would be sitting in for those two cases.

SWEARING IN WITNESSES

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

Assistant City Attorney Dyen introduced the cases and stated they would be heard in order with the exception of Item 4 which would be heard at the end.

NEW BUSINESS

ITEM 1 – CASE NO. 25-000146

Encompass Health Rehabilitation Hospital

LOCATION OF VIOLATION: 2901 Highway 50

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

Code Enforcement Officer Wallace explained the case. She said the property owner has been sent proper notice and Representative is present. She stated the property is not in compliance.

Attorney Brent Spain, 1809 Edgewater Dr., Orlando, spoke on behalf of Encompass Health regarding an alleged violation of a PUD ordinance tied to its rehabilitation hospital property. He explained that the approved development, originally authorized under Ordinance 2020-30 in 2021, clearly separated Phase One (owned and developed by Encompass Health, completed in 2023) from Phase Two, which includes a 100-foot strip of land not owned by his client. He argued that the ordinance and approved construction plans did not require building a road across Phase Two property. Instead, the plans required only a stub-out to the Phase Two property line, which Encompass constructed as approved, including reflective markers marking the end of pavement. He emphasized that the ordinance language does not mandate construction of a road across land his client does not own and that Encompass has already granted a cross-access easement to the Phase Two owner and offered the same to adjacent property owners. Because Encompass built the project in full compliance with the approved conceptual and construction plans and lacks legal authority to build or grant access across property it does not own, he requested that the board find his client not in violation.

Board member Connelly raised concerns that since the PUD covered the entire property when approved, Encompass might still bear responsibility for completing the disputed access connection.

Mr. Spain reiterated that Encompass constructed the roadway stub only to its property line as required by the approved construction plans and argued that the ordinance mandates cross access but does not explicitly require building a road across land Encompass no longer owns. He confirmed that Encompass originally owned the entire parcel and obtained the PUD approval but emphasized that the project was always designed with two clearly defined phases: Phase One for the rehabilitation hospital and Phase Two for future commercial development. He explained that the separation between phases was shown in the original ordinance and conceptual plans, and that Encompass anticipated selling Phase Two because commercial development is not its business.

Attorney Dan Mantzaris clarified that the core issue stems from the fact that the PUD approval covers the entire 32-acre parcel, not just Phase One or Phase Two individually. Because the PUD was granted as a single approval for the full property, any alleged failure to comply with its conditions, specifically the cross-access requirement, applies to all land within that PUD, regardless of later ownership changes. He stated the condition in question does not distinguish between phases or assign responsibility to one specific owner, meaning it could potentially be enforced against either or both current property owners. As presented by the city, the case concerns noncompliance with a PUD condition, and the board's role is to interpret whether that condition has been satisfied. If it has not, the attorney suggested the board may need to find both property owners in violation and require them to work together toward a resolution, even if the physical issue lies primarily on one portion of the property.

Member Cornett made a motion to find the Respondent not in violation and to dismiss the case; Seconded by Member Makowski. Motion passed 3-2 in approval. Members Kilburn and Connelly opposed.

ITEM 2 – CASE NO. 25-000014

Seema Khanna

LOCATION OF VIOLATION: Vacant parcel AK2713216

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

Code Enforcement Officer Wallace explained the case. She said the property owner has been sent proper notice and Representative is present. She stated the property is not in compliance.

Attorney Craig Esquenazi, Rohan Khanna, 410 W. Gulf Atlantic Highway, Wildwood, argued that Encompass Health originally applied for and benefited from the PUD approval when the entire 32-acre parcel was under single ownership and therefore cannot now avoid responsibility by selling Phase Two. He contended that because the PUD applied to one unified property at the time of approval, Encompass remains obligated to ensure the access road requirement is fulfilled, even if the land was later sold.

Board member Cornett questioned whether any documents specifically required road construction or imposed a timeline for Phase Two development, noting that no clear construction deadline appears in the deed or PUD documents.

Mr. Esquenazi, while acknowledging that Section 7 does not explicitly state that a road must be built, argued that if construction is required, Encompass should bear that responsibility rather than shifting it to the new owners. He stated that his clients are willing to cooperate with the city and grant necessary easements to facilitate construction but maintained that Encompass cannot “sell away” its obligations under the original permit. He responded that development is anticipated within one to two years, depending on financing, and added that his clients had not received any formal cross-access easement offer from Encompass.

Board member Cornett raises further questions about coordination among the parties and whether access for the adjacent UP property is also driving the dispute.

Planning Director Curt Henschel stated that they do need access from Highway 50 to access his property.

Attorney Rohan Khanna, 410 W. Gulf Atlantic Hwy., Wildwood, argued that distinguishing between Phase One and Phase Two is misleading because the PUD was approved for a single, unified parcel, placing the obligation on the original applicant, Encompass Health. He maintained that a property owner cannot eliminate public obligations under a PUD simply by selling part of the land through a private transaction, even if contractual agreements exist between buyers and sellers. While he emphasized that his clients are willing to grant cross-access easements and cooperate, he contended that if the PUD required construction of a road, that responsibility should remain with Encompass, which benefited from the approval and subsequent land sale. He characterized it as unfair to shift what he views as the original applicant’s liability onto the new Phase Two owner.

Attorney Lee Brewster, 16620 Lake Trail Drive, representing UP Development, the property owner directly east of the site, described a history of access disputes with Encompass dating back to 2022. He explained that both parties initially sought approval for access points, but the Florida Department of Transportation would not approve two competing permits. Although they agreed to

resolve the issue collaboratively, he stated that Encompass ultimately secured approval for its preferred access point to meet its hospital opening deadline, disregarding prior discussions. He argued that this decision negatively impacted UP Development, particularly because it has a tenant, Aldi, that requires specific truck access under its lease, potentially exposing UP Development to litigation. He emphasized that UP Development has active permits, ready tenants, and ongoing residential and commercial projects, but cannot proceed without a connecting road for fire, health, and safety access. He contended that Encompass always intended to sell Phase Two and avoid developing it and expressed frustration at what he views as Encompass being relieved of its responsibility to construct the necessary road infrastructure, leaving neighboring property owners burdened by unresolved access issues.

City Attorney Avery Dyen summarized the municipality's position regarding the dispute, explaining that under the Planned Unit Development adopted in Ordinance 2020-30, Section 3, Paragraph 7, cross access between the properties was required at the specified location. The city contends that this cross access currently does not exist, which is the basis for bringing the violation forward.

Member Connelly made a motion to find the Respondent is not in violation and to dismiss the case; Seconded by Member Kilburn. Motion passed 4-1 in approval. Member Cornett opposed.

ITEM 3 – CASE NO. C2310-0021

Kevin Henshaw

LOCATION OF VIOLATION: 1620 5th Street

REQUEST: Reduction of Fine

Code Enforcement Officer Snodgrass explained the case. He said the property owner has been sent proper notice and is present. He stated the property is in compliance; and further, the fine accrued is \$5100. Staff recommends Respondent pay \$500 and be refunded \$4600.

Attorney Crawford, 702 Montrose St., stated that his client is fine with staff's recommendation.

Member Kilburn made a motion to reduce the fine from \$5100 to \$500 and to refund \$4600 to Respondent; seconded by Member Connelly. Motion passed 5-0 with approval.

ITEM 4 – CASE NO. C2412-0006

Colonial Tile & Pavers LLC

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 is present. He stated the property is in compliance; and further, the fine accrued is \$27,750. Staff recommends Respondent pay \$5,550 to be paid within 30 days.

Respondent was present and sworn in.

Member Connelly made a motion to reduce the fine from \$27,750 to \$5550 and to be paid by December 17, 2025. Motion failed due to no second.

Member Kilburn made a motion to reduce the fine from \$27,750 to \$3550 and to be paid by January 15, 2025; seconded by Member Connelly. Motion passed 5-0 with approval.

ITEM 5 – CASE NO. C2506-00006

Helen Ross

LOCATION OF VIOLATION: 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), 19-54, 18-55, 18-56 Nuisance & Abatement

Code Enforcement Officer Snodgrass explained the case. He said the property owner has been sent proper notice and is present. He stated the property is not in compliance.

Respondent was present and sworn in.

Member Connelly made a motion to find the Respondent is in violation and to impose a fine of \$250 per day for every day after the date of the order; furthermore, based on Sec. 18-53 to allow the City permission to abate the property; Seconded by Member Kilburn. Motion passed 5-0 with approval.

ITEM 6 – CASE NO. C2507-0007

Grupo Cinco, LLC

LOCATION OF VIOLATION: 1326 East Ave.

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

Code Enforcement Officer Wallace explained the above violations. She detailed the case summary stating the property is currently not in compliance. She gave the history, violations and dates, and exhibited pictures that are a true and accurate depiction of the property on the dates taken. She further stated the staff's recommendation which is to find Respondent in violation and to impose a fine of \$150 per day for every day not in compliance from December 1, 2025.

A Representative was present and sworn in.

Member Makowski made a motion to find the Respondent is in violation and to impose a fine of \$150 per day for every day after December 15, 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 Fornoles. Motion passed 5-0 with approval.

ITEM 7 – CASE NO. 25-000044

Marlon Coelho De Carvalho & Sabrina Bastos De Oliveira Ferreira

LOCATION OF VIOLATION: 3224 Sailing Pier Ave.

VIOLATION: Sec. 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 the property remains in violation after August 20, 2025.

Member Makowski made a motion to find the Respondent is in violation and to impose a fine of \$150 per day for every day after January 17, 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 Cornett. Motion passed 5-0 with approval.

ITEM 8 – CASE NO. C2503-0021

Benjamin Anderson & Trudy Life Estate

LOCATION OF VIOLATION: 1660 Drew Ave.

VIOLATION: Sec. 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 the property remains in violation after August 20, 2025.

Respondent was present and sworn in.

Member Makowski made a motion to find the Respondent is in violation and to impose a fine of \$150 per day for every day after January 17, 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 Kilburn. Motion passed 5-0 with approval.

AJDURN

There being no further business, the meeting was adjourned at 8:58 pm.

Chair Linda Camps

Attest:

Rae Chidlow; Planning Coordinator

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

**CITY OF CLERMONT,
Petitioner,**

Case No.: C2501-0024

vs.

**QUAN HENG and XIN WANG,
Respondents,**

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

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 **May 19, 2025**, and the Board having heard sworn testimony and received evidence from City Staff, 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 – General Development Conditions.

IPMC 304.1 – General

IPMC 304.1.1 – Unsafe Conditions

IPMC 304.2 – Protective Treatment

IPMC 304.6 – Exterior Walls

IPMC 304.12 – Stairways, Decks, Porches and Balconies.

IPMC 304.12 – Handrails and guards

IPMC 304.13 – Window, Skylight, and Door Frames

IPMC 304.13.2 – Openable Windows

IPMC 304.12 – Insect Screens.

IPMC 304.18.2 – Windows.

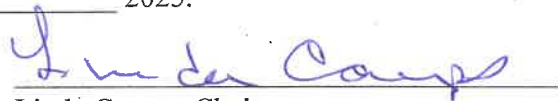
IPMC 305.1 – General
IPMC Sec. 305.1.1 – Unsafe Conditions
IPMC 305.3 – Interior Surfaces
IPMC 305.4 – Stairs and Walking Surfaces
IPMC 305.5 – Handrails and Guards
IPMC 305.6 – Interior Doors.
IPMC 403.2 – Bathroom and Toilet Rooms
IPMC 504.1 – General
IPMC 604.3 – Electrical System Hazards.
IPMC 604.3.1 – Abatement of Electrical Hazards Associated with Water Exposure
IPMC 605.1 – Installation
IPMC 605.2 – Receptacles
IPMC 704.6.1.2 Groups R-2, R-3, R-4, and I-1

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 **July 14 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 AND FIFTY (\$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 2nd day of June 2025.


Linda Camps, Chairperson

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

I HERBY CERTIFY that on this 2nd day of June, 2025 a true and correct copy of this Order has been furnished by certified and regular mail to Respondents at 10152 San Pablo Ave, El Cerrito, CA 94530.


Code Enforcement Officer Joshua Cortez



CITY OF CLERMONT

Choice of Champions

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

Code Enforcement Case Number: C2501-0024	Property Address: 240 EDGEWOOD DR CLERMONT FL 34711
Name of Property Owner when fine was placed: QUAN HENG & XIN WANG	
Violation(s): Sec. 125-522 – General Development Conditions, IPMC 304.1 – General, IPMC 304.1.1 – Unsafe Conditions, IPMC 304.2 – Protective Treatment, IPMC 304.6 – Exterior Walls, IPMC 304.12 – Stairways, Decks, Porches and Balconies, IPMC 304.12 – Handrails and Guards, IPMC 304.13 – Window, Skylight, and Door Frames, IPMC 304.13.2 – Openable Windows, IPMC 304.12 – Insect Screens, IPMC 304.18.2 – Windows, IPMC 305.1 – General, IPMC Sec. 305.1.1 – Unsafe Conditions, IPMC 305.3 – Interior Surfaces, IPMC 305.4 – Stairs and Walking Surfaces, IPMC 305.5 – Handrails and Guards, IPMC 305.6 – Interior Doors, IPMC 403.2 – Bathroom and Toilet Rooms, IPMC 504.1 – General, IPMC 604.3 – Electrical System Hazards, IPMC 604.3.1 – Abatement of Electrical Hazards Associated with Water Exposure, IPMC 605.1 – Installation, IPMC 605.2 – Receptacles, IPMC 704.6.1.2 – Groups R-2, R-3, R-4, and I-1	
Case was presented to the Code Enforcement Board on: 5/19/2025	
Daily Fine Imposed: \$250.00	Number of Days Fine Ran: 82
Date Fine Began: 7/15/2025	Date Fine Ended: 10/5/2025
Total Amount Due: \$20,500.00	Number of Days the Property was in Violation: 254
Is the violation a heightened health or safety concern: ☒ Yes ☐ No	
Has the Property Owner been cooperative with Code Compliance: ☒ Yes ☐ No	



CITY OF CLERMONT

Choice of Champions

Code Enforcement FINE Reduction Request Form

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

INSTRUCTIONS:

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



CITY OF CLERMONT

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Applicant's Name:Heng Quan	Applicant's Phone Number:669-888-0004
Applicant's Mailing Address: 3839 Development Ter Unit 1004, Fremont CA 94538	
Authorized Representative's Name (who will be present at the Hearing):	
Current Property Owner's Name: Heng Quan	
Current Property Owner's Mailing Address: 3839 Development Ter Unit 1004, Fremont CA 94538	
Current Property Owner's Phone Number: 669-888-0004	
Name of Property Owner when fine was assessed: Heng Quan	
Name of Person who lived at the property when the fine was placed: Tenant : logan	
Reason(s) violation(s) were not corrected before fine(s) were placed: The tenant repeatedly caused damage to the property and refused to cooperate with necessary repairs. Instead, the tenant continuously delayed our attempts to fix the issues and demanded rent reductions. Due to the tenant's lack of cooperation and our limited financial resources at the time, we were unable to complete the required repairs before the fines were issued.	
Is money held in escrow pending the fine reduction/release Hearing: ☐ Yes ☒ No X	
Proposed Reduced Fine Amount Proposed to be Paid: Full amount of fine	
Does this fine reduction relate to the sale of the property? (If yes, a Closing Disclosure Statement or HUD Settlement Statement must be attached) ☐ Yes x ☐ 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, Heng Quan, do hereby submit this request for Reduction/Elimination of the fines and/or liens, and in support offer the following statement:

I am respectfully requesting a full reduction of the fine. Our family has been going through very difficult financial times. We have two children to support, and our



CITY OF CLERMONT

Choice of Champions

income is very limited. Because of this hardship, we could not afford to make all the required repairs earlier, even though we always wanted to fix the issues.

Over the past months, we borrowed money and used all our savings to complete every repair. Now the property is fully compliant, we are requesting forgiveness of the entire fine amount. Paying this amount would cause us severe financial hardship and make it very hard to provide for our children.

We sincerely ask for the City's understanding and kindly request a full reduction of the fine. We truly appreciate your time and consideration.

Signature: ____Heng Quan____

Date: __10/15/2025__

Printed Name: ____Heng Quan____

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

CITY OF CLERMONT,

CASE # C2501-0024

Petitioner

VS.

QUAN HENG & XIN WANG

240 EDGEWOOD DR

Respondent

YOU ARE HEREBY NOTIFIED OF AND REQUESTED TO APPEAR
BEFORE THE CODE ENFORCEMENT BOARD ON MARCH 16, 2026
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 10152 SAN PABLO AVE EL CERRITO, CA 94530

By: _____


Joshua Cortez

Code Officer

Email: jcortez@clermontfl.org

Phone: 352-241-7356

CODE ENFORCEMENT BOARD
CITY OF CLERMONT, FLORIDA

CITY OF CLERMONT
Petitioner,

Case No.: C2409-0026

vs.

ELAM KENDRA,
Respondent,

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

NOTICE OF HEARING AND
MOTION FOR ORDER IMPOSING FINE AND CREATING LIEN ON PROPERTY

YOU ARE HEREBY ADVISED that at 6:00 pm on March 16, 2025 at Council Chambers, Clermont City Hall, 685 West Montrose Street, Clermont, Florida 34711, the Code Enforcement Board of the City of Clermont shall conduct a hearing to consider the City of Clermont's request for authorization to **Impose Fine and Create Lien** upon the code enforcement violation set forth below on

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

This Motion is made pursuant to Chapter 162, Florida Statutes. At the March 17, 2025 public hearing of the City of Clermont Code Enforcement Board, Findings of Fact, Conclusions of Law, and an Order were issued finding that a violation of Clermont City Code existed in the property. In support of this Motion, Petitioner states:

1. This matter came before the Code Enforcement Board of the City of Clermont for hearing on March 17, 2025, and the Board having heard sworn testimony and received evidence from Joshua Cortez, Code Enforcement Officer for the City, and Respondent Kendra Elam, issued a Findings of Fact, Conclusion of Law, and Order on March 20, 2025 requiring Respondent to correct the violations on or before May 16, 2025 and imposing a fine of one hundred and fifty dollars (\$150.00) a day for each day the violation continues past May 16, 2025.

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

3. As of the date of this Motion, January 27, 2026, the fine has accrued to THIRTY EIGHT THOUSAND FIVE HUNDRED FIFTY DOLLARS (\$38,550.00) for failure to comply for 257 days, and will continue to accrue at a rate of ONE HUNDRED FIFTY DOLLARS (\$150.00) per day until the violation is corrected.

4. As of March 16, 2026, the date of the hearing, the fine will have accrued to FORTY FIVE THOUSAND SIX HUNDRED DOLLARS (\$45,600.00) for failure to comply for 304 days

Notice and Motion

Page 1 of 2

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

WHEREFORE, the City of Clermont requests the Code Enforcement Board enter an order imposing an administrative fine and authorize a lien in the amount of FORTY FIVE THOUSAND SIX HUNDRED DOLLARS (\$45,600.00) as provided in Chapter 162, Florida Statutes.

I HEREBY certify that on January 27, 2026 a true and correct copy of this NOTICE OF HEARING AND MOTION FOR ORDER IMPOSING FINE AND CREATING LIEN has been furnished by certified and regular mail to the Respondent, ELAM KENDRA at 2950 White Magnolia Loop, Clermont FL 34711.

/s/ Avery L. Dyen

CHRISTIAN W. WAUGH

Board Certified Real Estate Attorney

Florida Bar No. 71093

AVERY L. DYEN

Florida Bar No. 1039478

DEVIN N. GOBIN

Florida Bar No. 1049802

JUAN QUINTERO BORNAS

Florida Bar No. 1070252

WAUGH, PLLC

201 E. Pine Street, Ste. 315

Orlando, FL 32801

321-800-6008: Phone

844-206-0245: Fax

Email: cwaugh@waugh.legal

Email: adyen@waugh.legal

Email: dgobin@waugh.legal

Email: jbornas@waugh.legal

Email: rwood@waugh.legal

Clermont City Attorneys

9171 9690 0935 0307 8780 95

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

**CITY OF CLERMONT,
Petitioner,**

Case No.: C2409-0026

vs.

**ELAM KENDRA,
Respondent,**

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

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 Code Enforcement Officer Joshua Cortez and Kendra Elam appearing as the 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 Notice of Violation dated September 20, 2024.
- 3) There existed on the property multiple violations of the Clermont City Code.
- 4) As of the date and time of this meeting of the CEB, all violations had NOT been corrected.

II. CONCLUSION OF LAW

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

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

Sec. 125-587(a) – Vacation Rental Permit Requirement.

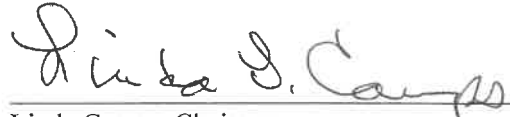
III. ORDER

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

1. Respondent shall correct the above-stated violations on or before **MAY 16, 2025**, by taking the remedial action as set forth in the Notice of Violation. If the Respondent fails to timely correct the violations, a fine of **ONE HUNDRED FIFTY USD (\$150.00)** will accrue for each day the violations continue past this stated date of compliance.
2. Respondent bears the burden of and shall contact the City of Clermont Code Enforcement Division to arrange for a re-inspection of the Property and to verify

that the violations have 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 20th day of March 2025 a true and correct copy of this Order has been furnished by certified and regular mail to ELAM KENDRA 2950 WHITE MAGNOLIA LOOP CLERMONT, FL 34711


Joshua Cortez, Code Enforcement Officer

CODE ENFORCEMENT BOARD
CITY OF CLERMONT, FLORIDA

CITY OF CLERMONT
Petitioner,

Case No.: C2502-0006

vs.

RELIANT FLIPS LLC,
Respondent,

550 DISSTON AVE.
CLERMONT, FL

NOTICE OF HEARING AND
MOTION FOR ORDER IMPOSING FINE AND CREATING LIEN ON PROPERTY

YOU ARE HEREBY ADVISED that at 6:00 pm on March 16, 2025 at Council Chambers, Clermont City Hall, 685 West Montrose Street, Clermont, Florida 34711

The Code Enforcement Board of the City of Clermont shall conduct a hearing to consider the City of Clermont's request for authorization to

Impose Fine and Create Lien

upon the code enforcement violation set forth below on

**550 DISSTON AVE.
CLERMONT, FL 34711**

This Motion is made pursuant to Chapter 162, Florida Statutes. At the July 21, 2025 public hearing of the City of Clermont Code Enforcement Board, Findings of Fact, Conclusions of Law, and an Order were issued finding that a violation of Clermont City Code existed in the property. In support of this Motion, Petitioner states:

1. This matter came before the Code Enforcement Board of the City of Clermont for hearing on July 21, 2025, and the Board having heard sworn testimony and received evidence from Andrew Snodgrass, Code Enforcement Officer for the City, and having noted that Respondent was neither present nor represented, issued a Findings of Fact, Conclusion of Law, and Order on July 28, 2025 requiring Respondent to correct the violations on or before August 20, 2025 and imposing a fine of one hundred and fifty dollars (\$150.00) a day for each day the violation continues past August 20, 2025.
2. The Respondent failed to timely correct the violations.
3. The violations were brought into compliance on October 29, 2025.

4. As of October 29, 2025, the fine accrued to TEN THOUSAND FIVE HUNDRED DOLLARS (\$10,500.00) for failure to comply for 70 days at a rate of ONE HUNDRED FIFTY DOLLARS (\$150.00) per day.

WHEREFORE, the City of Clermont requests the Code Enforcement Board enter an order imposing an administrative fine and authorize a lien in the amount of TEN THOUSAND FIVE HUNDRED DOLLARS (\$10,500.00) as provided in Chapter 162, Florida Statutes.

I HEREBY certify that on January 14, 2026, a true and correct copy of this NOTICE OF HEARING AND MOTION FOR ORDER IMPOSING FINE AND CREATING LIEN has been furnished by certified and regular mail to the Respondent, RELIANT FLIPS, LLC at 550 Disston Ave., Clermont, FL 34711, 611 E Bay St., Winter Garden, FL 34787, and 7901 4th Street North, Suite 300, St. Petersburg, FL 33702.

/s/ Avery L. Dyen

CHRISTIAN W. WAUGH

Board Certified Real Estate Attorney

Florida Bar No. 71093

AVERY L. DYEN

Florida Bar No. 1039478

DEVIN N. GOBIN

Florida Bar No. 1049802

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Email: adyen@waugh.legal

Email: dgobin@waugh.legal

Email: jbornas@waugh.legal

Email: rwood@waugh.legal

Clermont City Attorneys

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

**CITY OF CLERMONT,
Petitioner,**

Case No.: C2502-0006

vs.

**RELIANT FLIPS LLC,
Respondent,**

550 DISSTON AVE.

_____/

FINDINGS OF FACT, CONCLUSION OF LAW and ORDER

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

I. FINDING OF FACT

- 1) Notice as required by section 162.12, Florida Statutes, was provided to Respondent.
- 2) The Respondent is the owner and in custody and control of the property described in the VIOLATION NOTICE dated February 5, 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. 18-53 – Prohibited items, conditions or actions constituting nuisances.

(6) Odors and Stenches

(10) Stagnant Water

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

IPMC 303.1 – Swimming pools.

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 **August 20, 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 **ONE HUNDRED AND FIFTY (\$150.00)** will accrue for each day the violation continues past this stated date of compliance.
2. Respondent bears the burden of and shall contact the City of Clermont Code Enforcement Department to arrange for a re-inspection of the Property and to verify that the violation has been brought into compliance with the City Code Sections as cited above. Respondent shall call (352) 241-7303 to request an inspection.

Done and Ordered this 28th day of July 2025.

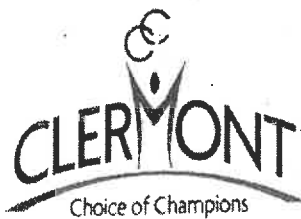

Linda Camps, Chairperson

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

I HERBY CERTIFY that on this 28 day of July, 2025 a true and correct copy of this Order has been furnished by certified and regular mail to Respondent at 611 E Bay St., Winter Garden, FL 34787.

9489 0178 9820 3042 7426 98


Code Enforcement Officer Andrew Snodgrass



CITY OF CLERMONT

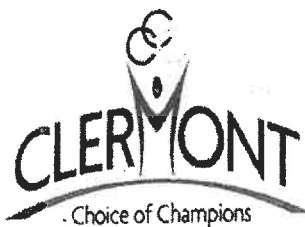
Choice of Champions

Code Enforcement FINE Reduction Request Form

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

INSTRUCTIONS:

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



CITY OF CLERMONT

Choice of Champions

Applicant's Name: <u>Reliant Flips</u>	Applicant's Phone Number: <u>407 947 1851</u>
Address Where the Violation Existed.: <u>550 Disston Ave Clermont FL</u>	
Authorized Representative's Name (who will be present at the Hearing): <u>David Buckles</u>	
Current Property Owner's Name: <u>Reliant Flips LLC</u>	
Current Property Owner's Mailing Address: <u>360 W Plant St Winter Garden FL 34787</u>	
Current Property Owner's Phone Number: <u>407 947 1851</u>	
Name of Property Owner when fine was assessed: <u>Reliant Flips LLC</u>	
Name of Person who lived at the property when the fine was placed: <u>N/A</u>	
Reason(s) violation(s) were not corrected before fine(s) were placed: <u>The power lines to our house were hit by fallen branches. This shorted the power and ruined our meter and outside breaker. The process of getting duke to complete the change took several months. We even had permits for electrical panel replacements that were affected</u>	
Is money held in escrow pending the fine reduction/release Hearing: ☐ Yes ☒ No	
Proposed Reduced Fine Amount Proposed to be Paid: <u>\$ 150</u>	
Does this fine reduction relate to the sale of the property? (If yes, a Closing Disclosure Statement or HUD Settlement Statement must be attached) ☐ Yes ☒ No	

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

I, David Buckles, do hereby submit this request for Reduction/Elimination of the fines, and in support offer the following statement:
As mentioned above, there were multiple complications that created the delays around cleaning the pool. Duke energy was contacted in April about an issue at our property regarding damaged power lines and meter can. It took them months to fix their issues.



CITY OF CLERMONT

Choice of Champions

because the work order went to the wrong department
3 separate times. The pool pump was inoperable and pool
was unable to be serviced for those few months due to no power.

Once we got power back to the house it took about a
month to get the pool back to blue and have been
maintaining it since.

Signature: _____

Date: _____

Printed Name: _____

David Buckles



CITY OF CLERMONT

Choice of Champions

THIS SECTION TO BE COMPLETED BY A CITY OF CLERMONT OFFICIAL

Code Enforcement Case Number: <i>2502-0006</i>	Property Address: <i>550 Dismen Avenue</i>
Name of Property Owner when fine was placed: <i>Reliant Flips LLC</i>	
Violation(s): <i>18-53 (6)(0) , 18-54</i>	
Case was presented to the Code Enforcement Board on: <i>July 21, 2025</i>	
Daily Fine Imposed: \$ <i>150.00</i>	Number of Days Fine Ran: <i>52</i>
Date Fine Began: <i>8-21-25</i>	Date Fine Ended: <i>10-11-25</i>
Total Amount Due: \$ <i>7,800.00</i>	Number of Days the Property was in Violation: <i>251</i>
Is the violation a heightened health or safety concern: ☐ Yes ☒ No	
Has the Property Owner been cooperative with Code Compliance: ☐ Yes ☒ No	
Costs Expended on this Case by Code Enforcement post Code Enforcement Board Hearing:	
Costs Expended on this Case by _____ Department post Code Enforcement Board Hearing:	
Costs Expended on this Case by _____ Department post Code Enforcement Board Hearing:	
Costs Expended on this Case by _____ Department post Code Enforcement Board Hearing:	

**NOTICE OF VIOLATION
REPEAT VIOLATION**

February 04, 2026

**To: SUNSHINE PROPERTIES LLC
877 SIESTA KEY CIR
SARASOTA, FL 34242**

**CASE # 26-000031
EFFECTIVE DATE # 02/04/2026
COMPLIANCE DATE # IMMEDIATE**

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 831 OAKLEY SEAVER DR CLERMONT, FL 34711 (ALT KEY: 3911281). THIS NOTICE OF VIOLATION IS ISSUED BY JOSHUA CORTEZ, CODE ENFORCEMENT OFFICER, BASED ON THE OBSERVATIONS, FINDINGS, REPORT, AND CERTIFICATION/LICENSE OF AMBER BUTLER, FIRE INSPECTOR II WITH THE CITY OF CLERMONT FIRE DEPARTMENT. TO RESOLVE THIS MATTER AND CURE THE VIOLATION(S) YOU MUST COMPLY WITH THE FOLLOWING ORDERS:

- **NONOPERABLE OR MALFUNCTIONING GATE - GATE WITH CLICK2ENTER IS NONOPERABLE OR IS MALFUNCTIONING. GATE SHALL BE REPAIRED AND RESTORED TO ITS INTENDED DESIGN AND FULLY OPERATIONAL CONDITION, FREE OF ALL DEFECTS. THE GATE SHALL REMAIN IN THE FULLY OPEN POSITION UNTIL ALL REPAIRS ARE COMPLETED AND THE GATE, INCLUDING CLICK2ENTER, IS FULLY FUNCTIONAL AS VERIFIED BY THE FIRE MARSHALL OR FIRE INSPECTORS.**

Type of Violation: NFPA 1 Ch 18.2.2.2 Access to Gated Subdivisions or Developments. NFPA 1 Ch 4.5.8 Maintenance, Inspection, and Testing. NFPA 1 Ch 4.5.8.1 Whenever or wherever any device, equipment, system, condition, arrangement, level of protection, fire resistive construction, or any other feature is required for compliance with the provisions of this Code, such device, equipment, system, condition, arrangement, level of protection, fire-resistive construction, or other feature shall thereafter be continuously maintained. Maintenance shall be provided in accordance with applicable NFPA requirements or requirements developed as part of a performance-based design, or as directed by the AHJ. [101:4.6.12.1] The AHJ shall have the authority to require fire department access be provided to gated subdivisions or developments through the use of an approved device or system.
NFPA 1 Ch 18.2.2.3 Access Maintenance. The owner or occupant of a structure or area, with required fire department access as specified in 18.2.2.1 or 18.2.2.2, shall notify the AHJ when the access is modified in a manner that could prevent fire department access.
NFPA 1 Ch 4.5.8 Maintenance, Inspection, and Testing. NFPA 1 Ch 4.5.8.1 Whenever or wherever any device, equipment, system, condition, arrangement, level of protection, fire resistive construction, or any other feature is required for compliance with the provisions of this Code, such device, equipment, system, condition, arrangement, level of protection, fire-resistive construction, or other feature shall thereafter be continuously maintained. Maintenance shall be provided in accordance with applicable NFPA requirements or requirements developed as part of a performance-based design, or as directed by the AHJ. [101:4.6.12.1]

IF YOU HAVE ANY QUESTIONS CONCERNING THIS MATTER, PLEASE CONTACT THE CODE ENFORCEMENT OFFICER AT THE PHONE NUMBER OR EMAIL PROVIDED BELOW.

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

By: _____


Joshua Cortez
Code Officer

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

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

CITY OF CLERMONT,
Petitioner,

Case No.: C25-000008

vs.

SUNSHINE PROPERTIES LLC,
Respondent,

831 OAKLEY SEAVER DR.

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 **September 15, 2025**, and the Board having heard sworn testimony and received evidence from City Staff and representatives 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 July 17, 2025.
- 3) There existed on the property a violation of the Clermont City Code.
- 4) As of the date and time of this meeting of the CEB, all violations had NOT been corrected.

II. CONCLUSION OF LAW

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

NFPA 1 Ch 18.2.2.2 – Access to Gated Subdivisions or Development
NFPA 1 Ch 18.2.2.3 – Access Maintenance
NFPA 1 Ch 18.5.7.1 – Fire Hydrant Clearance
NFPA 1 Ch 13.2.1.2 – Automatic Sprinkler Systems
NFPA 1 Ch 4.7.3 – Threaded Caps
NFPA 1 Ch 31.2.2.2.2.3 – Sensor Release of Electrical Locking System
NFPA 101 Ch 7.2.1.6.2 – Electrical Locking Systems on Doors
NFPA 101 Ch 9.1.2 – Electrical Systems
NFPA 70 Article 408.7 – Unused Openings
NFPA 1 Ch 12.3.3.2 – Gypsum Wallboard
F.A.C 69A-48.003 – Standards for Fire Alarms

NFPA 1 Ch 4.5.8 – Maintenance, Inspection, and Testing

NFPA 1 Ch 4.5.8.1 – Continuous Maintenance

NFPA 1 Ch 11.6.2 – Installation and Maintenance

NFPA 82 Ch 6.2.3.2.1 – Waste Chute

NFPA 82 Ch 6.2.3.2.4 – Chute Discharge Doors

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 **October 15, 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 AND FIFTY DOLLARS (\$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 22 day of SEPTEMBER, 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 22 day of SEPTEMBER, 2025 a true and correct copy of this Order has been furnished by certified and regular mail to Respondent at 877 Siesta Key Cir., Sarasota, FL 34242.


Code Enforcement Officer Joshua Cortez

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

CITY OF CLERMONT,

Petitioner

VS.

SUNSHINE PROPERTIES LLC

831 OAKLEY SEAVER DR

Respondent

CASE # 26-000031

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
831 OAKLEY SEAVER DR CLERMONT FL, 34711 (PARCEL NUMBER: 3911281).
3. That a copy of the document(s) served is attached to this Affidavit.

Sworn to and subscribed before me this February 04, 2026.

Joshua Cortez
Code Officer

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

The forgoing instrument was acknowledged before me this February 04, 2026, 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,

Petitioner

VS.

SUNSHINE PROPERTIES LLC

831 OAKLEY SEAVER DR

Respondent

CASE # 26-000031

YOU ARE HEREBY NOTIFIED OF AND REQUESTED TO APPEAR
BEFORE THE CODE ENFORCEMENT BOARD ON MARCH 16, 2026

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

January 08, 2026

**To: KOLB TRUST
11618 HOLMES DR
CLERMONT, FL 34711**

CASE # 26-000004
EFFECTIVE DATE # 01/08/2026
COMPLIANCE DATE # 01/30/2026

**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 1919 SUNSET LN CLERMONT, FL 34711 (ALT KEY: 1622964).
TO RESOLVE THIS MATTER AND CURE THE VIOLATION(S) YOU MUST COMPLY WITH THE FOLLOWING ORDERS:**

- The boat must be stored properly per city ordinance.
- The carport has a large accumulation of materials providing harborage for rodents, causing egress issues, and is creating a potential fire hazard.
- The front yard has appliances and vehicles in disrepair.

Type of Violation:

Sec. 18-53 (11) Prohibited items/conditions/actions (11)
(11) Storage of junk in residential areas
The storage or accumulation of junk in any area zoned for residential use.

Sec. 18-53 (2) Prohibited items/conditions/actions (2)
(2) Refuse
Accumulation of trash, litter, debris, garbage, bottles, paper, cans, rags, dead or decayed fish, fowl, meat or other animal matter; fruit, vegetables, offal, bricks, concrete, scrap lumber or other building debris or other refuse of any nature.

Sec. 18-53 (3) Prohibited items/conditions/actions (3)
(3) Harborage for rats, snakes, and other vermin
Any condition which provides harborage for rats, mice, snakes and other vermin.

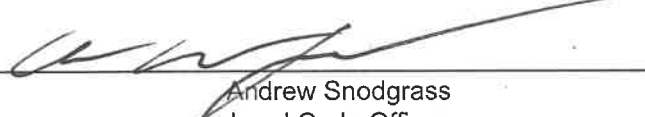
Sec. 18-54 Creation or maintenance of nuisance by property owner declar
It shall be unlawful for any person to create a nuisance, or suffer or permit a nuisance to exist, upon property which is under the person's care, custody or control.

Sec. 18-55 Notice to abate
Upon receipt of a report of a condition prescribed in section 18-53, the city manager shall notify in writing the owner or occupant of the property and give them 10 days to abate the nuisance.

Sec. 18-92, Prohibition of storage of certain items
No person shall store dismantled, partially dismantled, nonoperative, or discarded machinery, appliances, vehicles, boats, or parts thereof on any property within the city.

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 7435 65

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

CITY OF CLERMONT,

CASE # 26-000004

Petitioner
VS.
KOLB TRUST
11618 HOLMES DR
CLERMONT, FL 34711
Respondent

YOU ARE HEREBY NOTIFIED OF AND REQUESTED TO APPEAR
BEFORE THE CODE ENFORCEMENT BOARD ON MARCH 16, 2026

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: .

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

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

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

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

By: _____

9489 0178 9820 3043 6775 00

Andrew Snodgrass
Lead Code Officer

Email: ASNODGRASS@CLERMONTFL.ORG
Phone: 352-241-7316

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

NOTICE OF VIOLATION

October 16, 2025

**To: DUTES FAMILY TRUST
 1849 MOORINGS CT
 CLERMONT, FL 34711**

CASE # 25-000144

EFFECTIVE DATE # 10/16/2025

COMPLIANCE DATE # SEE ORDERS LISTED BELOW

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 1849 MOORINGS CT CLERMONT, FL 34711 (ALT KEY: 3902929).

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

- **STOP WORK ORDER - STOP ALL WORK UNTIL NECESSARY PERMITS ARE OBTAINED. COMPLIANCE SHALL BE IMMEDIATE.**
- **SILT FENCE REQUIRED - A SILT FENCE SHALL BE INSTALLED ALONG THE PERIMETER OF THE PROPERTY TO PREVENT RUNOFF. COMPLIANCE SHALL BE ON OR BEFORE OCTOBER 19, 2025**
- **LOT GRADING VIOLATIONS - THE PROPERTY HAS BEEN GRADED WITHOUT PERMIT. THE LOT SHALL BE GRADED PROPERLY WITH A 3-1 SLOPE MINIMUM. COMPLIANCE SHALL BE ON OR BEFORE OCTOBER 30, 2025**
- **LOT CLEARING VIOLATIONS - THE PROPERTY HAS BEEN CLEARED WITHOUT PERMIT. RESTORATION PLAN SHALL BE FILED AS OUTLINED IN SEC. 105-77. COMPLIANCE SHALL BE ON OR BEFORE OCTOBER 30, 2025**
- **SOIL CONSERVATION MEASURES AND RUNOFF - PROPERTY SHALL BE STABILIZED IN ACCORDANCE WITH APPROVED PRACTICES SUCH AS SEEDING MULCHING ETC. COMPLIANCE SHALL BE ON OR BEFORE OCTOBER 30, 2025**

Type of Violation:

- **Sec. 101-178. - Development order and development permit required; exceptions.**
 (a) No development activity shall be undertaken unless the activity is authorized by a development permit. A development permit shall not be issued unless authorized by a development order reflecting conformance with the requirements of this land development code or unless exemption from a development order is permissible in accordance with subsection (b) of this section.
- **Sec. 105-77. - Violations; enforcement.**
 (a) Restoration plan. All violations of this land development code involving the unauthorized removal of trees or vegetation shall require the landowner to file a restoration plan as outlined in chapter 123, article III, division 2.
 (b) Referral to code enforcement board. Other violations of this land development code involving reversible conditions may be referred to the code enforcement board.
 (c) Stop work orders. A stop work order shall be issued for all sites found in violation upon which construction has been authorized or for unauthorized grading. No further city permits for the subject property or projects shall be issued, or attendant inspections completed, until such violations are corrected or a restoration plan has been accepted by the city. This shall include the certificate of occupancy for the attendant structure.
- **Sec. 105-78. - Permit required for modification of grade.**
 Grading shall only be permitted as part of site development and construction. No grading permits shall be issued without approved construction plans. Grading shall be an integral part of site development and construction of infrastructure. Site development shall commence immediately upon completion of grading.
- **Sec. 105-79. - Grading plans.**
 (a) Grading plans shall be included in construction plans and shall be submitted in accordance with chapter 119, pertaining to subdivisions, or chapter 101, article VIII, pertaining to site development. Grading plans shall include the necessary documents and drawings to support the following:
- **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:


 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.

DUTES FAMILY TRUST

1849 MOORINGS CT

Respondent

CASE # 25-000144

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
1849 MOORINGS CT CLERMONT FL, 34711 (PARCEL NUMBER: 3902929).
3. That a copy of the document(s) served is attached to this Affidavit.

Sworn to and subscribed before me this January 27, 2026.



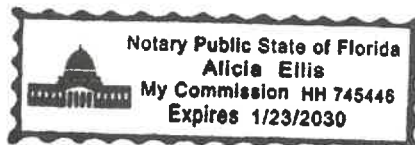
Joshua Cortez

Code Officer

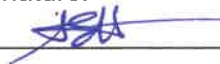
Email: jcortez@clermontfl.org

Phone: 352-241-7356

The forgoing instrument was acknowledged before me this January 27, 2026, 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,

Petitioner

VS.

DUTES FAMILY TRUST

1849 MOORINGS CT

Respondent

CASE # 25-000144

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 1849 MOORINGS CT CLERMONT FL, 34711 (PARCEL NUMBER: 3902929).
3. That a copy of the document(s) served is attached to this Affidavit.

Sworn to and subscribed before me this October 16, 2025.



Joshua Cortez

Code Officer

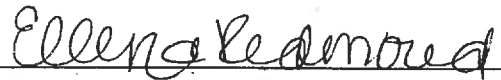
Email: jcortez@clermontfl.org

Phone: 352-241-7356

The forgoing instrument was acknowledged before me this October 16, 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,

Petitioner

VS.

DUTES FAMILY TRUST

1849 MOORINGS CT

Respondent

CASE # 25-000144

YOU ARE HEREBY NOTIFIED OF AND REQUESTED TO
APPEAR
BEFORE THE CODE ENFORCEMENT BOARD ON MARCH 16,
2026
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: .

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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
HEALTH SAFETY WELFARE**

9489 0178 9820 3042 7433 36

December 11, 2025

To: AMERICAN RESIDENTIAL LEASING COMPANY
LLC
23975 PARK SORRENTO STE 300
CALABASAS, CA 91302

CASE # 25-000196
EFFECTIVE DATE # 12/11/2025
COMPLIANCE DATE # SEE BELOW
ORDERS

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 1260 NORTH RIDGE BLVD CLERMONT, FL 34711 (ALT KEY: 3816224).

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

- TEMPORARY SAFEGUARDS - A TEMPORARY SAFEGUARD SHALL BE INSTALLED AROUND ALL AREAS OF THE BACKYARD AFFECTED BY GROUND COLLAPSE AND/OR EROSION WHERE SUCH CONDITIONS HAVE CREATED POTENTIALLY UNSAFE, UNSTABLE, OR UNEVEN TERRAIN. TEMPORARY SAFEGUARD SHALL BE INSTALLED ON OR BEFORE DECEMBER 15 2025.
- GROUND COVER COLLAPSE / EROSION - THE PORTION OF THE BACKYARD AFFECTED BY GROUND COLLAPSE AND/OR EROSION SHALL BE RETURNED TO ITS ORIGINAL GRADED CONDITION AND MAINTAINED TO PREVENT EROSION OR STAGNANT WATER ACCUMULATION. COMPLIANCE WITH THIS ORDER SHALL BE ON OR BEFORE JANUARY 8 2026.

Type of Violation:

IPMC 110.2 Temporary safeguards.

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

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.

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 # 25-000196

Petitioner
VS.

AMERICAN RESIDENTIAL LEASING COMPANY LLC
23975 PARK SORRENTO STE 300
CALABASAS, CA 91302-4012
Respondent

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

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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
1260 NORTH RIDGE BLVD CLERMONT FL, 34711 (PARCEL NUMBER: 3816224).
3. That a copy of the document(s) served is attached to this Affidavit.

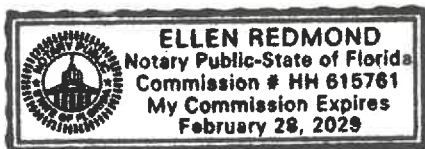
Sworn to and subscribed before me this January 08, 2026.



Joshua Cortez
Code Officer

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

The forgoing instrument was acknowledged before me this January 08, 2026, 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,

Petitioner

VS.

AMERICAN RESIDENTIAL LEASING COMPANY LLC

23975 PARK SORRENTO STE 300

CALABASAS, CA 91302-4012

Respondent

CASE # 25-000196

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BEFORE THE CODE ENFORCEMENT BOARD ON MARCH 16,
2026

AT 6PM ,

at

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