



**CODE ENFORCEMENT BOARD MEETING
WEDNESDAY, APRIL 29, 2026
CITY HALL at 685 WEST MONTROSE STREET
At 6:00 PM**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

SWEARING IN NEW MEMBER

OPENING STATEMENT

SWEARING IN WITNESSES

AGENDA

NEW BUSINESS

**Item 1 - 26-000055
Snodgrass**

Kolb Trust
1919 Sunset Lane

VIOLATION:

Section 18-53 (2)(3)(6)(11)(14)
Nuisances; Section 18-54 Creation of
Nuisance by Property Owner Declared
Unlawful; Section 18-55 Notice to
Abate; IPMC 109.1 Unsafe Conditions;
109.1.3 Structure unfit for human
occupancy; 302.5 Rodent harborage

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.

NOTICE OF VIOLATION
Health, Safety, and Welfare

March 12, 2026

To: KOLB TRUST
11618 HOLMES DR
CLERMONT, FL 34711

CASE # 26-000055

EFFECTIVE DATE # 03/12/2026

COMPLIANCE DATE # Immediate due to Health, Safety, Welfare

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 interior of the home shall be free from rodents and rodent harborage.
- The interior of the home shall be free from the filth and contamination contained throughout the home. Examples seen were needles, piles of clothing, trash piles, accumulation of different materials piled up.
- Every point in the home shall have accessible egress points in case of emergency. No room shall be confined or have the exits blocked.

Type of Violation:

IPMC 109.1 Unsafe conditions.

When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.

IPMC 109.1.3 Structure unfit for human occupancy.

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

IPMC 302.5 Rodent harborage.

Structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.

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 (14) Prohibited items/conditions/actions (14)

(14) Health or life-threatening activities

Any act by which the health or life of any individual may be threatened or impaired.

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.

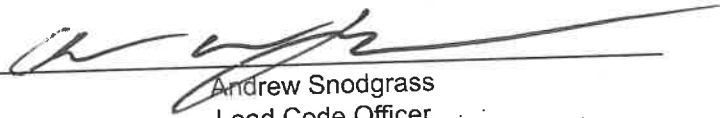
Sec. 18-53 (6) Prohibited items/conditions/actions (6)
(6) Odors and stench
All disagreeable or obnoxious odors and stench.

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.

**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

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

CITY OF CLERMONT,

CASE # 26-000055

Petitioner
VS.
KOLB TRUST
1919 SUNSET LN
Respondent

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

April 29, 2026 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

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

AFFIDAVIT OF HAND DELIVERY

CITY OF CLERMONT

Petitioner

vs.

Kolb Trust

Case No: 26-000055

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 a Notice to Appear to Tabitha Sullivan, at 1919 Sunset Lane Clermont, FL. 34711, on the 21st of April, 2026.
3. That copies of the documents served are attached to this Affidavit.

FURTHER AFFIANT SAYETH NOT.

Dated this 21st day of April, 2026.



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 21st day of April, 2026 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: _____

Alicia Ellis

