



CODE ENFORCEMENT BOARD MEETING  
MONDAY, MAY 18, 2026  
CITY HALL at 685 WEST MONTROSE STREET  
At 6:00 PM

CALL TO ORDER  
PLEDGE OF ALLEGIANCE

MINUTES

Approval of the March 16, 2026, Code Enforcement meeting minutes  
Approval of the April 29, 2026, Code Enforcement Special meeting minutes

OPENING STATEMENT  
SWEARING IN WITNESSES

AGENDA

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OTHER BUSINESS

Item 1 - C2410-0015  
Snodgrass

Euclides D Corona Guterrez  
3262 Hanging Tide St.

REQUEST:

Motion to Impose a Fine

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Item 2 - C2502-0006  
Snodgrass

Reliant Flips, LLC  
550 Disston Ave.

REQUEST:

Motion to Impose a Fine

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Item 3 - C2409-0026  
Cortez

Kendra Elam  
2950 White Magnolia Loop

REQUEST:

Motion to Impose a Fine

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Item 4 - C2507-0007  
Cortez

Grupo Cinco LLC  
1326 East Ave.

REQUEST:

Request for Fine Reduction

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Item 5 - C2312-0028 & C2402-0057  
Cortez

FCH Properties LLC (Camping World)  
2480 US Highway 27

REQUEST:

Request for Fine Reduction



**CODE ENFORCEMENT BOARD MEETING  
MONDAY, MAY 18, 2026  
CITY HALL at 685 WEST MONTROSE STREET  
At 6:00 PM  
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  
MARCH 16, 2026**

**CALL TO ORDER**

Vice-Chair Fracasso called the meeting of the Code Enforcement Board to order on Monday, March 16, 2026, at 6:00 pm.

**PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE**

**NEW BOARD MEMBER SWEARING IN**

**ROLL CALL**

**MEMBERS PRESENT:** Vice-Chair Fracasso, Member Vallier, Member Kilburn, Member Connelly, and Member Cornett. Members Camps and Fornoles were not present.

**ALSO PRESENT:** Code Enforcement Officers Snodgrass and Cortez; Code Enforcement Manager Wallace, Code Board Attorney Brackins, Assistant City Attorney Dyen, Attorney Dan Mantzaris, Planning Manager John Kruse, and Planning Coordinator Rae Chidlow.

**MINUTES**

*Motion to approve the Minutes for the November 17, 2025, Code Enforcement Board Meeting: Moved by Member Cornett; Seconded by Member Connelly. Motion passed 5-0.*

**OPENING STATEMENT** – Vice-Chair Fracasso made the opening remarks.

**SWEARING IN WITNESSES**

Code Enforcement Officers, Wallace, Snodgrass, Cortez, 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 except for Items 2 and 3 which will not be heard tonight.

**NEW BUSINESS**

**ITEM 1 – CASE NO. 2501-0024**

Quan Heng and Xin Wang

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

**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 as of

October 6<sup>th</sup>, 2025. City's recommendation is to reduce the fine to \$4100 to be paid within 30 days or fine will revert to original amount.

Respondent was present and sworn in.

Heng Quan, 240 Edgewood Dr., apologized for the delay in completing repairs on the property. He explained that there was never any intention of postponing the work and that repairs had been actively underway from the beginning, including both structural repairs and smaller listed items. He stated that all required work has now been completed. He attributed the delay to severe family financial hardship and said he has supporting evidence of their financial situation. He explained that both him and his wife have very limited income and mentioned providing W-2 income documentation for both. It was suggested not to submit due to social security being on the documents.

Board member Kilburn asked if this was a rental property with a tenant.

Mr. Quan stated that it was.

Member Connelly made a motion to reduce the fine to \$4100 to be paid by April 16, 2026; Seconded by Member Kilburn. Motion passed 5-0 in approval.

Respondent Heng Quan requested for an extended time to pay if he could not have full reduction of the fine.

Member Connelly made a motion to reduce the fine to \$4100 to be paid by July 16, 2026; Seconded by Member Kilburn. Motion passed 5-0 in approval.

#### **ITEM 4 – CASE NO. 26-000031**

Sunshine Properties, LLC

**LOCATION OF VIOLATION:** 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

Code Enforcement Officer Cortez and Fire Butler explained the case. He said the property owner has been sent proper notice. He stated the property is not in compliance. City's recommendation is to find Respondent in repeat violation and to assess a daily fine of \$500 for February 4, 2026, and \$500 per day starting March 16, 2026, for every day the property remains in violation.

Board member Cornett asked for the status of repairs discussed at the previous meeting in September. He recalled that there had been a list of required repairs for the property, including issues with the gate, a locking door, and several other items. He asked for clarification, stating that they assumed the other repairs had already been completed and that the gate remained the only unresolved issue.

Fire Inspector Amber Butler clarified that was correct.

Vice Chair Fracasso asked if there was a Knox box for the gate.

Ms. Butler stated they had keys inside, but they did not operate. She explained that emergency personnel had requested keys multiple times but were unable to obtain them. As a result, responders previously had to force the lock when responding to an emergency call. She stated that emergency vehicles entered through another side and had to maneuver carefully, including backing through the property. She noted that approximately eight or nine fire trucks were involved and stated that if the gate had been functioning properly, these logistical access issues could have been avoided.

Respondent was present and sworn in.

Coryn Ettinger, 831 Oakley Seaver Dr., addressed the board regarding ongoing compliance issues at the property, stating that the property had previously achieved full compliance before the recent incident involving a reported potential structure fire. She clarified that the emergency call was triggered by a burning smell caused by turning on the heat for the first time, and not sure why it was immediately assumed to be a structure fire. She explained that multiple people had been asked for keys before asking her. She provided the key but by that time a door had already been forced open. She noted that the building contains 144 units, multiple secured areas, and numerous keys due to its size and access control systems. She emphasized that they willingly provided keys for public areas and only hesitated when access to individual apartments was requested because of legal obligations to notify residents unless there is a clear emergency exception. She stated that regarding the gate issue, she was not informed about the malfunction until the day after the incident, despite fire officials and property representatives being present during the event. She argued that earlier verbal communication could have allowed the issue to be addressed more quickly if safety was truly the priority. Once notified, she arranged for a vendor to inspect and repair the gate within 24 hours and coordinated testing with the fire department because the gate operates on a radio frequency system only emergency personnel can test. She stated that the gate was tested and confirmed compliant afterward. She explained that since the repair, there had been no activity or calls indicating the gate was malfunctioning again, leaving them unaware of any continuing issue. She said they were informed of a new non-compliance issue only shortly before the hearing and immediately contacted a vendor to investigate the problem the next day. She expressed frustration that officials responded to other parts of their email correspondence but did not clearly explain what specific malfunction occurred during the latest inspection. She also noted that photographs shown during the hearing had not previously been provided to them. She clarified that they had requested the opportunity to be present during inspections only to better understand any issues and not to receive special treatment or avoid proper documentation and enforcement procedures.

Vice Chair Fracasso asked if the keypad opens the gate.

Ms. Ettinger stated that it did not open the gate.

Board member Kilburn stated that it seems very problematic that the owner or manager cannot test the gate.

Ms. Butler stated that inside the box for the gate, there should be a test button.

Board member Cornett suggested that it was in the Respondent's best interest to have the gate tested on a routine basis.

Ms. Ettinger stated that it is something they are already putting into effect and has a company who is doing a bid.

Board member Connelly questioned the maintenance and repairs of the gate.

Ms. Ettinger explained that neither she nor the current owner were involved in the original construction project or installation of the gate system because the property was purchased around 2020. She stated they do not know which company originally installed the access control. She stated that the manufacturer does not perform physical repairs, but they are using Insight Security, which is experienced and reliable. She confirmed they have an invoice documenting the repair work and technician notes and could provide it if needed. She mentioned that Ms. Butler and the technician tested the gate together, and it was functioning at that time, however malfunctioned again. She stated that an inspection is scheduled for 10:00 a.m. the following day with both parties expected to attend.

Ms. Butler stated that the repairs seem to be temporary and not a permanent solution.

*Member Cornett made a motion to find the Respondent is in repeat violation and to impose a fine for the violation on February 4, 2026, of \$500, and \$500 per day for every day in violation starting March 17, 2026; Seconded by Member Vallier. Motion passed 5-0 in approval.*

**ITEM 5 – CASE NO. 26-000004**

Kolb Trust

**LOCATION OF VIOLATION:** 1919 Sunset Lane

**VIOLATION:** Section 18-53 (2)(3)(11) Nuisances; Section 18-54 Creation of Nuisance by Property Owner Declared Unlawful; Section 18-92 Prohibition of Storage of Certain Items

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. City's recommendation is to find Respondent in violation and to assess a daily fine of \$250 per day for every day the property remains in violation after March 26, 2026.

Respondent was present and sworn in.

Chase Kolb explained that he was appearing on behalf of his father, who owns the property and stated that he is the tenant at the property. He stated that items and debris around the carport area were currently being cleaned up and should be removed within a week. He acknowledged the recurring issues and explained that part of the problem stemmed from allowing people of a nearby homeless community to use the property to charge phones, shower, and temporarily leave belongings in the carport area while moving between locations. He stated that he was not intentionally creating a nuisance and noted that some earlier violations were related to his own

outdoor work area before he understood the applicable property maintenance codes. He stated that he has since been educated on the requirements and is working to correct the situation. Pat Woodhouse, 2010 Sunset Lane, spoke about ongoing problems associated with 1919 Sunset Lane, describing it as a persistent nuisance and safety hazard since 2022. She stated that the property has had repeated police activity, including a death from a drug overdose, SWAT team interventions, and multiple arrests, creating fear and instability for nearby residents. She thanked local police and code enforcement officials for their continued response efforts and described frequent foot traffic, alleged homeless activity, hoarding conditions, junk accumulation, and suspected drug-related issues at the property. She expressed concern about the impact on neighborhood safety, property values, and her ability to rent nearby homes she owns, noting that prospective tenants have referred to the property as a junkyard. She also raised concerns about pit bulls roaming the neighborhood, including incidents on her property late at night, and stated that residents are afraid to let children outside. She argued that the property remains occupied despite being red-tagged and urged officials to impose stronger enforcement measures, fines, and abatement actions, stating that temporary cleanups have repeatedly failed to resolve the underlying issues. She asked the Board to take decisive action to protect the neighborhood and restore safety and quality of life for residents.

Daryll Woodhouse, 2010 Sunset Lane, also expressed concerns about the property, describing it as a long-standing and recurring nuisance that has persisted for years despite repeated involvement from code enforcement. He stated that temporary cleanups occur, but conditions quickly deteriorate again, with constant traffic to and from the property at all hours of the day and night. He expressed the belief that the property owner's attempts to help homeless individuals were instead enabling ongoing drug-related activity and disorder in the neighborhood. He stated that complaints from multiple neighbors regarding noise, suspicious activity, and trash accumulation, noting that while some behavior appeared to improve after a fatal overdose occurred on the property's front lawn, but that the overall problems continue. He characterized the property as a serious nuisance that has exhausted nearby residents and urged officials to take stronger action to finally resolve the situation.

Tabatha Sullivan, 1919 Sunset Lane, stated that the man who died on the front lawn was her brother and that his death was caused by a heart attack related to ongoing health problems, not a drug overdose. She acknowledged the condition of the property and stated that she and her boyfriend have been actively working to clean it up and have removed and discarded large amounts of accumulated items. She emphasized their intention to be good neighbors and noted that areas including the garden, carport, and side yard have all been addressed as part of the cleanup effort. She stated that they are attempting to correct all violations identified by code enforcement and are actively working toward compliance.

*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 March 26, 2026; Seconded by Member Kilburn. Motion passed 5-0 in approval.*

**ITEM 6 – CASE NO. 25-000144**

Dutes Family Trust

**LOCATION OF VIOLATION:** 1849 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

Code Enforcement Officer Cortez explained the case. He said the property owner has been sent proper notice and is present. He stated the property is not in compliance. City's recommendation is to find Respondent in violation and to assess a daily fine of \$150 per day for every day the property remains in violation after April 15, 2026.

A Representative was present and sworn in.

Frantz Dutes explained that he and his wife purchased property at 1849 Mooring Court with the intention of building a home and moving closer to their children and grandchildren in Clermont. He stated that they secured a construction loan through Regions Bank and entered into a contract with Westmont Homes to build the residence. He stated that Westmont Homes began construction and drew approximately \$90,000 from the loan but failed to meet numerous obligations and requirements throughout the project. He alleged that the builder failed to obtain HOA approval, comply with architectural review standards, complete construction within the timeframe required by the bank, and secure the necessary building permits before performing substantial work on the property. He also stated that the builder removed a large oak tree and failed to follow the agreed-upon construction specifications for the home. He emphasized that his family continues to pay interest on the unfinished loan while dealing with the consequences of the failed project. He acknowledged that he has some responsibility but argued that Westmont Homes bears primary responsibility for the situation and requested that the Board require the company to correct the violations, repair the property, and restore the site to code compliance.

Code Enforcement Attorney Patrick Brackins explained that while the property owners may have a private legal claim against Westmont Homes for the problems related to the construction project, the city's code enforcement authority under Chapter 162 applies only to the legal owner of the property, not to contractors or third parties. He stated that the board cannot issue enforcement orders or fines against Westmont Homes because they do not own the property. He stated that the Board does have discretion in setting a compliance deadline before fines begin to accrue. He noted that the recommended compliance date was April 15th, but the property owners could request additional time for compliance consideration. He emphasized that code enforcement actions are directed solely at property owners, similar to how renters cannot be held responsible through code enforcement proceedings against a property.

Vice Chair Fracasso asked the Respondent if he intends to continue working with Westmont Homes or engage with a new builder or architect to complete the drawings for permitting.

Mr. Dutes stated that at this time they no longer are interested in living at The Mooring and will put the property up for sale. He requested an extension to bring the property back into compliance.

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 June 15, 2026, 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 Vallier. Motion passed 5-0 in approval.

**ITEM 7 – CASE NO. 25-000196**

American Residential Leasing Company LLC

**LOCATION OF VIOLATION:** 1260 North Ridge Blvd.

**VIOLATION:** IPMC 110.2 Temporary Safeguards; IPMC 302.2 Grading and Drainage

Code Enforcement Officer Cortez explained the case. He said the property owner has been sent proper notice and is present. He stated the property is in compliance. City's recommendation is to find Respondent was in violation and to assess no fine at this time.

Daniel Dominguez, District Manager for American Homes for Rent, explained that after the company received notice of the violation, multiple vendors were sent to inspect the problem, but initially none were able to determine the cause. He stated that he did find a vendor who identified the issue as being related to the irrigation system, which was causing the erosion. He stated that a vendor may have assumed the caution tape already placed around the area satisfied the requirement for safeguarding the site and therefore did not take additional action. He emphasized that the company made efforts to resolve the issue as quickly as possible and offered updated contact information to help improve communication and response times in the future, noting that delays sometimes occur when messages are routed through out-of-state offices before reaching local management.

Katie Spilker stated that she rents the property along with her husband and four children. She described ongoing safety and maintenance concerns related to the erosion issue on the property. She stated that her family had reported the problem to American Homes for Rent months before code enforcement became involved, after her autistic two-year-old child fell into the hole. She stated that American Homes for Rent was aware of the dangerous condition and sent multiple contractors to inspect it, but the issue remained unresolved and worsened over time. She emphasized that it posed a serious danger to her family and could have resulted in severe injury or tragedy. She expressed frustration that no protective fencing was installed by the property management company, noting that code enforcement ultimately handled the safety measures. She also criticized the company's handling of repairs, stating that construction equipment damaged the front yard and irrigation system during remediation efforts and that repeated maintenance requests afterward were ignored. She mentioned that the company failed to show adequate concern for tenant safety despite the family paying significant monthly rent and being unable to safely use their backyard.

Douglas Spilker explained that the erosion problem was caused by the irrigation system and questioned why the issue had still not been repaired if the cause had already been identified. He stated that despite repeated calls to the property management company, little action had been taken beyond obtaining an estimate, after which communication apparently stopped. He stated the company repeatedly sent different contractors to inspect the problem rather than addressing it, seemingly seeking a more favorable answer instead of completing repairs. He emphasized that meaningful action only occurred after code enforcement became involved following a

recommendation from a neighbor employed by the City of Clermont. He stated that the property management company had been aware of the issue since August but continued delaying repairs while the hazardous condition persisted. He questioned why the irrigation system itself still had not been fixed if it was truly the source of the problem.

Mr. Dominguez stated he was not previously aware of any issues with the property other than a formal complaint or violation received around November or December. He said he would investigate the reported irrigation problem at the front of the property and confirmed he had an open maintenance work order related to the issue, though he was unable to determine its status at the time. He committed to following up with the residents and ensuring the repair request will be prioritized.

Vice Chair Fracasso criticized the property management for delays, stating that despite paying substantial rent, tenants were ignored and the issue took around three months to resolve, with multiple vendors being sent instead of direct action being taken. He stated that this approach reflected poor responsibility and lack of urgency from the landlord.

Mr. Dominguez explained that vendors were hired to diagnose the issue and that the company relies on professional assessments to determine the cause before taking corrective action.

*Member Cornett made a motion to find the Respondent was in violation but currently in compliance; Seconded by Member Kilburn. Motion passed 5-0 with approval.*

**AJDOURN**

There being no further business, the meeting was adjourned at 7:38 pm.

\_\_\_\_\_  
Chair Linda Camps

Attest:

\_\_\_\_\_  
Rae Chidlow; Planning Coordinator

**CITY OF CLERMONT  
CODE ENFORCEMENT BOARD  
MINUTES  
APRIL 29, 2026**

**CALL TO ORDER**

Chair Camps called the meeting of the Code Enforcement Board to order on Wednesday, April 29, 2026, at 6:00 pm.

**PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE**

**NEW BOARD MEMBER SWEARING IN**

**ROLL CALL**

**MEMBERS PRESENT:** Chair Camps, Vice-Chair Fracasso, Member Vallier, Member Barone, Member Connelly, and Member Cornett. Member Fornoles was absent

**ALSO PRESENT:** Code Enforcement Officers Snodgrass and Cortez; Code Enforcement Manager Wallace, Code Board Attorney Brackins, Assistant City Attorney Dyen, City Attorney Christian Waugh, Planning Director Curt Henschel, and Planning Coordinator Rae Chidlow.

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

**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 case.

**NEW BUSINESS**

**ITEM 1 – CASE NO. 26-000055**

Kolb Trust

**LOCATION OF VIOLATION:** 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

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. City's recommendation to find the Respondent was in violation and that Code Enforcement will have the right to re-inspect the property upon any reasonable request during the next 60 days. Furthermore, to assess an administrative cost of \$61.35 for costs associated with the case.

Respondent was present and sworn in.

City Attorney Christian Waugh explained that the city was treating the case with an unusually high level of seriousness due to the ongoing nature of the violations. He stated that special meetings of this kind are rare and emphasized that the presence of city officials, council members, and concerned residents reflected the significance of the matter. He explained that the city was seeking stronger remedies than in typical code enforcement cases, including investigative costs and the maximum penalties allowed, because of repeated issues associated with the property. He said that even though the property may have already come into compliance by the time of the hearing, the city was still requesting a formal finding of violation so that any future violations could legally be treated as repeat offenses, allowing for increased fines and stronger enforcement measures. He stressed that the city's primary goal is achieving long-term compliance and preventing the need for future enforcement actions, while also indicating that additional enforcement efforts related to the property were ongoing outside the scope of the current hearing.

Board Member Barone asked if an action plan was provided to the property owner.

Mr. Snodgrass stated that the City cannot create an action plan for Respondents. He stated that they explain to them what needs to be done to meet compliance requirements.

William Kolb, owner of 1919 Sunset Lane, stated that it was his intention to completely vacate the property within a matter of weeks so it could be thoroughly cleaned and repaired. He acknowledged that his son was currently living at the home but said he intended to remove all occupants, including squatters, within 30 days. He apologized to both the Board and neighboring residents for the problems and repeated violations associated with the property over the past several years. He stated that he wanted to remedy the situation by eliminating unauthorized occupancy and preventing future access. He explained that he planned to secure the property by replacing doors, locks, and potentially windows to stop homeless individuals or others from entering. He also discussed plans to hire cleanup services, obtain dumpsters, disinfect the property, and address sanitation concerns to prevent pests or rodents. He indicated that while formal contracts were not yet in place, he intended to move quickly on cleanup and rehabilitation efforts and expected the squatters to leave immediately, with his son vacating within 30 days.

Board member Connelly asked the Respondent if he agreed to the violations.

Mr. Kolb stated that yes, they have been happening and cleaning up.

Board member Barone asked if there was any structural damage.

Mr. Snodgrass stated that there was not any structural damage.

Patricia Woodhouse, 2010 Sunset Lane, addressed the Board regarding the nuisance property at 1919 Sunset Lane, that she says has caused serious safety, sanitation, and criminal concerns for more than seven years. She described the property as unsanitary and dangerous, citing boarded windows, garbage, vermin, needles found on-site, roaming pit bulls, and repeated police and

SWAT activity connected to drug-related incidents and arrests. She argued that the city has legal authority under Florida code enforcement laws to take stronger action through fines, liens, unsafe structure proceedings, or demolition if warranted, and criticized past enforcement efforts as insufficient. She emphasized the impact on nearby residents, including families with young children, tenants, and neighbors who have endured ongoing disturbances, fear, and declining neighborhood conditions. While acknowledging the work of city officials, code enforcement staff, and police, she urged the board to act immediately with aggressive enforcement measures and stated that residents are done waiting for a meaningful resolution.

Daryl Woodhouse, 2010 Sunset Lane, mentioned the ongoing problems caused by 1919 Sunset Lane that has affected the neighborhood for approximately seven years. He expressed appreciation for the comments made by property owner Bill Kolb and hoped meaningful corrective action will finally be taken. He said the constant criminal activity, drug-related issues, and repeated police presence near the property have become intolerable for nearby residents. While noting that state law could ultimately allow authorities to demolish a nuisance property if conditions continue to deteriorate, he emphasized that he does not want that outcome and instead hopes the property can be rehabilitated, properly managed, or sold responsibly. He stressed that residents should not be expected to live near ongoing criminal activity and concluded by thanking the Board for its attention, saying neighbors finally feel progress may be occurring and that the owner may now be taking the situation seriously.

Paul Shaver, 800 Center Lane, addressed the board about the severe impact a nearby nuisance property has had on the community. He stated that he has lived in the area for 30 years and described the situation as a nightmare that has subjected residents to years of fear, criminal activity, police raids, overdoses, deaths, and ongoing disturbances tied to the property. He emphasized that the issue extends far beyond the condition of the home itself, affecting surrounding neighborhoods, public safety resources, schools, bus stops, and the overall sense of safety in the community. He argued that repeated law enforcement responses and emergency incidents have created an unacceptable burden on both residents and the city. While acknowledging the property owner's promise to repair the house, he expressed doubt that simply renovating the structure while allowing the same individuals to remain involved would solve the problem. He urged the Board to make the necessary decision to permanently address the situation, suggesting the property should be sold to someone who would responsibly manage it. He asked officials to act in the best interest of the neighborhood after nearly seven years of ongoing problems.

Deborah Navaro, 947 Sunset Lane, stated that she moved there in December 2025. She addressed the Board about the impact a nearby nuisance property has had on her family and the surrounding community. She stated that in just four months living on the street, she has witnessed more police activity than in her previous 30 years living in Florida, connected to the neighboring property. She described a recent incident in which two individuals associated with the house were arrested in front of her home and where six people were arrested while her 10-year-old granddaughter watched police place individuals in handcuffs early in the morning. She mentioned a frightening encounter in which a roaming pit bull from the property cornered her and her two grandchildren, leaving her fearful of their safety. She praised the surrounding neighbors and said that she loves the community and would even consider purchasing the home

she currently rents. She said the ongoing criminal activity and unsafe conditions have made her hesitant to invest in the neighborhood. She urged the Board to make the right decision regarding the property, expressing her belief that the owner should sell the home and remove those causing the disturbances so the neighborhood can regain safety and stability.

Riley Scott, 1929 Sunset Lane, spoke about the ongoing problems caused by 1919 Sunset Lane and the effect it has had on her family and the community. While expressing sympathy for the property owner and the difficult situation involving his son, she said she could not sympathize with allowing the son and his associates to continue bringing criminal activity, drug use, and unsafe conditions into the neighborhood. She described repeated police activity at the home, including an incident where the owner's son was tased in her front yard while her own child was a newborn. She said there is constant foot traffic, suspicious activity, unpleasant odors coming from the property, and frequent gatherings of people late into the night, all of which have created a persistent sense of fear and instability for nearby residents. She also spoke about concerns over roaming dogs and the safety of children living on the street, noting that neighbors are afraid for their families and often feel unsafe in their own homes. She argued that unless the owner's son is removed from the property, the problems will continue regardless of cleanup or repairs, as criminal activity quickly resumes even after law enforcement raids. She concluded by expressing hope that officials will take meaningful action so the neighborhood can once again feel safe, allowing children to play outside without fear of drugs, crime, or dangerous animals.

Gayle Tomasini, 4049 Greystone Drive, stated she was a former landlord for more than 30 years in Massachusetts. She addressed the Board to express concerns about the long-term management of the nuisance property under discussion. She explained her own experience handling a tenant involved in drug activity and explained that she had previously taken swift action to evict the tenant despite the difficulty of doing so under Massachusetts law and even chose to leave the property vacant for several years to prevent further criminal activity. She stated that while rehabilitating the property itself is important, her primary concern is what measures the owner will take moving forward to properly screen future tenants, conduct background checks, and respond quickly if similar issues arise again. She emphasized that residents want reassurance that the neighborhood will not face another prolonged period of criminal activity and instability and urged the Board and property owner to focus on preventing the situation from repeating in the future.

Chase Kolb, 1919 Sunset Lane, acknowledged responsibility for many of the issues raised by the neighbors. He explained that he has lived at the property for 23 years and said the neighborhood had historically been peaceful before recent problems developed. He stated that he had allowed homeless individuals and friends in difficult circumstances to stay temporarily at the home out of compassion, offering them necessities such as food, showers, and a place to charge phones, but admitted that he failed to properly assess the consequences of allowing unfamiliar people onto the property. He denied allegations of drug dealing occurring at the home and argued that some accusations and police actions were exaggerated or based on incorrect information, though he acknowledged that individuals staying at the property had recently been arrested and that the level of traffic and activity understandably alarmed neighbors. He defended the pit bulls living on the property as non-aggressive but admitted they frightened residents and stated the dogs would no longer remain there. He also emphasized that his father was largely unaware of what

had been happening at the house and acted quickly whenever problems came to his attention. He apologized to neighbors for the disturbances and disruption the situation caused, acknowledged that he had made poor decisions by allowing too many people to access the property, and stated that he would be permanently stepping away from living at the home once the property is cleaned up and restored under his father's supervision.

Terry Bell, 705 Hook Street, stated that he believes property owner Bill Kolb intends to follow through on the commitments made to restore the home, but emphasized that if Chase Kolb remains involved in the cleanup process, he should only be present under the supervision of a responsible adult, contractor, or other oversight. He apologized for not intervening sooner despite being aware of many of the problems over the years, explaining that his work often kept him out of town while residents continued enduring the disturbances daily. He described Chase, Tabitha, and Bill Kolb as good people personally, but acknowledged that the situation had spiraled out of control due in part to homeless individuals and people with mental health and substance abuse issues congregating at the property. Bell argued that many of the individuals involved were vulnerable people taking advantage of the Kolb family's willingness to help them. He acknowledged the repeated police presence and suspicious activity he had personally observed through home security footage. He expressed appreciation for law enforcement but questioned whether stronger intervention could have occurred sooner. He concluded by stating his belief that Bill Kolb would now take control of the situation and end the ongoing problems with the property.

Patricia Woodhouse responded by disputing the issue was simply helping homeless individuals, citing recent arrests involving copper wire theft, the dangerous encounters with roaming pit bulls, severe unsanitary conditions inside the home, and years of unresolved code violations and criminal activity. She questioned what enforcement mechanisms the city would pursue if the problems continued and insisted she would continue attending meetings and pressing officials until the property issues were permanently resolved.

City Attorney Christian Waugh addressed the Board and audience regarding the ongoing issues surrounding the Sunset Lane property, emphasizing his responsibility to represent the public interest and the City's position on the matter. He acknowledged that it took courage for Chase Kolb to speak publicly and commended residents for remaining generally fair and restrained in their comments despite the seriousness of the situation. He stated that he viewed Chase Kolb's testimony as largely an abdication of personal responsibility and expressed concern over remarks that appeared critical of the Clermont Police Department. He firmly defended the police, stating that officers were acting lawfully and appropriately, with probable cause and reasonable suspicion guiding arrests and enforcement actions connected to the property. He stressed that the police department, city staff, and city leadership are committed partners in addressing the nuisance property and restoring safety and security to the neighborhood. He concluded by making clear that the City's official position is that residents should not have to endure the conditions and criminal activity described during the hearing, noting that the presence of City Council members at the meeting reflected the seriousness with which city leadership views the matter.

Code Enforcement Attorney Patrick Brackins clarified the Board's legal authority regarding the Sunset Lane property. He explained that the Board's authority under Chapter 162 of Florida law is limited to the specific violations formally noticed in the case. He stated that the violations currently before the Board concerned only the interior conditions of the property identified in the March 12 notice of violation, not broader allegations related to criminal activity, nuisance behavior, or tenant removal. He stated Board members could encourage the property owner to pursue actions such as eviction but do not have the legal authority to order an eviction. He explained that the Board must act as a quasi-judicial body, basing its decisions only on competent and substantial evidence related to the noticed code violations. He stated that the property had been in violation until March 12 but now is in compliance. He explained that the City was requesting an adjudication of violation so that if the property falls out of compliance within the next 60 days, it could be treated as a repeat violation subject to stronger penalties, including fines of up to \$500 per day. He stated that the property is to remain in compliance for 60 days, allowing the City to make reasonable repairs and charge the costs back to the property owner, and assessing an administrative cost of \$61.35. He explained that while the Board may consider whether a previously corrected violation posed a serious threat to public health, safety, and welfare, and may notify the City under certain statutory provisions so that additional enforcement options could be pursued if the issue recurs. He emphasized that the Board cannot order evictions, regulate who may occupy the property, require demolition, or address broader criminal or tenant-related matters within this proceeding.

Board member Connelly pointed out that the property owner had acknowledged the code violations cited by the city as valid. He asked that while a voluntary agreement or consent by the property owner to take additional steps can be encouraged or recommended, it cannot be made as a binding requirement in the Board's formal order.

Mr. Brackins stated that they do not have the authority to put an order to any property owner that they evict somebody by a date certain as it is not part of Chapter 162. He stated that he could recommend that the property owner does it but not as part of an order.

City Attorney Christian Waugh stated that the City does not want an order that could be appealed.

Chair Camps asked about codes pertaining to the drug paraphernalia and things like that.

Mr. Waugh stated that not in this specific case, but in yes there is a code section that is relevant to that.

Mr. Brackins explained and clarified the staff's recommendation regarding the case. He stated that there was nothing inappropriate about the recommendation as presented and suggested that, if the Board wished to provide additional clarity, it could formally find that the property was in violation but had come into compliance prior to the hearing. He then recommended that the Board accepts the staff's proposal and includes language from the bottom of page 11 referencing public health, safety, and welfare.

Member Connelly made a motion to find that the Respondent was in violation, and the property must stay in compliance for a period of 60 days and that Code Enforcement has the right to reinspect the property upon any reasonable request during those 60 days. If the property is found not in compliance during this period, the City may make all reasonable repairs to bring property into compliance and charge the property owner. An administrative cost of \$61.35 will be assessed and find that the violation created a serious threat to the public health, safety, and welfare; Seconded by Member Cornett. Motion passed 6-0 in approval.

City Attorney Christian Waugh informed the Board that upcoming amendments to the City's code will soon be considered by City Council, which may affect how the Board operates. He explained that under a Florida statute, once a city reaches a population of 50,000, it becomes eligible to increase the maximum fines available for code enforcement penalties. He noted that the city has now reached that population threshold, meaning the City Council will consider adopting higher fine limits.

Code Enforcement Board Attorney Patrick Brackins noting that the Board has several new members and that a brief training course on Sunshine Law, public records requirements, and ethics would be included at the next meeting. He explained that Florida's Sunshine Law prohibits two or more Board members from discussing any matters that may come before the Board outside of official meetings, and that violations can carry serious consequences, including civil penalties and even misdemeanor charges for intentional violations. He also reminded members that emails and other communications related to Board matters are public records and must be preserved, not deleted, and may be subject to disclosure upon request. He discussed the importance of avoiding ex-part communications, emphasizing that Board members must base decisions solely on evidence presented during hearings and must disclose any outside contact or site visits related to cases. He encouraged transparency, fairness, and proper documentation of any interactions that could create a perception of bias, concluding that a more formal presentation on these topics would be provided at the next meeting.

**AJDOURN**

There being no further business, the meeting was adjourned at 7:27 pm.

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Chair Linda Camps

Attest:

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Rae Chidlow; Planning Coordinator

CODE ENFORCEMENT BOARD  
CITY OF CLERMONT, FLORIDA

CITY OF CLERMONT  
Petitioner,

Case No.: C2410-0015

vs.

3262 HANGING TIDE ST.

EUCLIDES D CORONA GUITERREZ  
Respondent,

**NOTICE OF HEARING AND MOTION TO IMPOSE FINE**

**YOU ARE HEREBY ADVISED** that at **6:00 pm on May 18, 2026** 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 a fine upon the code enforcement violation set forth below on

**3262 HANGING TIDE ST.  
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 City Staff and Respondent, issued a Findings of Fact, Conclusion of Law, and Order on July 28, 2025 requiring Respondent to correct the violations on or before September 20, 2025 and imposing a fine of one hundred and fifty dollars (\$150.00) a day for each say the violation continues past September 20, 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, April 22, 2026, the fine has accrued to THIRTY TWO THOUSAND ONE HUNDRED DOLLARS ( \$32,100.00) for failure to comply for 214 days at a rate of ONE HUNDRED FIFTY DOLLARS (\$150.00) per day.
4. As of May 18,2026 the date of the hearing, the fine will have accrued to THIRTY SIX THOUSAND DOLLARS (\$36,000.00) for failure to comply for 240 days and will continue to accrue at a rate of ONE HUNDRED FIFTY DOLLARS (\$150.00) per day thereafter until the violation is corrected.

WHEREFORE, the City of Clermont requests the Code Enforcement Board enter an order imposing an administrative fine in the amount of THIRTY SIX THOUSAND DOLLARS (\$36,000.00) as provided in Chapter 162, Florida Statutes.

I HEREBY certify that on April 22, 2026, a true and correct copy of this NOTICE OF HEARING AND MOTION TO IMPOSE FINE has been furnished by certified and regular mail to the Respondent, EUCLIDES D CORONA GUITERREZ at 3262 Hanging Tide St., Winter Garden, FL 34787.

*/s/ Avery L. Dyen*

**CHRISTIAN W. WAUGH**

Board Certified Real Estate Attorney

Florida Bar No. 71093

**AVERY L. DYEN**

Florida Bar No. 1039478

**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](mailto:cwaugh@waugh.legal)

Email: [adyen@waugh.legal](mailto:adyen@waugh.legal)

Email: [jbornas@waugh.legal](mailto:jbornas@waugh.legal)

Email: [rwood@waugh.legal](mailto:rwood@waugh.legal)

*Clermont City Attorneys*

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

**CITY OF CLERMONT,  
Petitioner,**

**Case No.: C2410-0015**

**vs.**

**EUCLIDES D CORONA GUITERREZ,  
Respondent,**

**3262 HANGING TIDE ST.**

\_\_\_\_\_ /

**FINDINGS OF FACT, CONCLUSION OF LAW and ORDER**

**THIS MATTER** came before the Code Enforcement Board (“CEB”) of the City of Clermont for hearing on **July 21, 2025**, and the Board having heard sworn testimony and received evidence from City Staff and 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 December 30, 2024.
- 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.**

**(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 **September 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 28<sup>th</sup> 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 3262 Hanging Tide St., Winter garden, FL 34787.

9489 0178 9820 3042 7426 74

  
 Code Enforcement Officer Andrew Snodgrass

CITY OF CLERMONT  
CITY COUNCIL MEETING  
CLERMONT CITY HALL  
AGENDA

**ITEM 1**

3:00 PM, Tuesday, April 8, 2025

**NEW BUSINESS**

Item No. 13 - Variance Request  
*Kings Ridge*

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

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

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

Item No. 15 - South Lake Chamber of Commerce

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

Item No. 16 - Fire Station Site Dedication Agreement

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

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

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

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

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

**REPORTS**

**ADJOURN**

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

CODE ENFORCEMENT BOARD  
CITY OF CLERMONT, 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**

**YOU ARE HEREBY ADVISED** that at **6:00 pm on May 18, 2026** 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 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 say 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 11, 2025.
4. As of October 11, 2025, the fine accrued to SEVEN THOUSAND EIGHT HUNDRED DOLLARS (\$7,800.00) for failure to comply for 52 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 in the amount of SEVEN THOUSAND EIGHT HUNDRED DOLLARS (\$7,800.00) as provided in Chapter 162, Florida Statutes.

I HEREBY certify that on April 22, 2026, a true and correct copy of this NOTICE OF HEARING AND MOTION FOR ORDER IMPOSING FINE has been furnished by certified and regular mail to the Respondent; RELIANT FLIPS, LLC at 550 Disston Ave., Clermont, FL 34711, 611 E Bay St., Winter Garden, FL 34787, and 7901 4<sup>th</sup> 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

**JUAN QUINTERO BORNAS**

Florida Bar No. 1070252

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844-206-0245: Fax

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Email: adyen@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 28<sup>th</sup> day of July 2025.

Linda Camps  
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

Andrew Snodgrass  
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 air house were hit by fallen branches. This shorted the power and ruined air 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 effected.</u>	
Is money held in escrow pending the fine reduction/release Hearing: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Proposed Reduced Fine Amount Proposed to be Paid: <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) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

I, 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: [Handwritten Signature]

Date: 2/17/25

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 Dission Avenue</i>
Name of Property Owner when fine was placed: <i>Reliant Flips LLC</i>	
Violation(s): <i>18-53 (6)(10) , 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: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Has the Property Owner been cooperative with Code Compliance: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Costs Expended on this Case by Code Enforcement post Code Enforcement Board Hearing:	
Costs Expended on this Case by _____ Department post Code Enforcement Board Hearing:	
Costs Expended on this Case by _____ Department post Code Enforcement Board Hearing:	
Costs Expended on this Case by _____ Department post Code Enforcement Board Hearing:	

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**

**YOU ARE HEREBY ADVISED** that at **6:00 pm on May 18, 2026** 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 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, April 22, 2026, the fine has accrued to FIFTY ONE THOUSAND ONE HUNDRED FIFTY DOLLARS (\$51,150.00) for failure to comply for 341 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 May 18, 2026 the date of the hearing, the fine will have accrued to FIFTY FIVE THOUSAND FIFTY DOLLARS (\$55,050.00) for failure to comply for 367 days and will

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

WHEREFORE, the City of Clermont requests the Code Enforcement Board enter an order imposing an administrative fine in the amount of FIFTY FIVE THOUSAND FIFTY DOLLARS (\$55,050.00) as provided in Chapter 162, Florida Statutes.

I HEREBY certify that on April 22, 2026 a true and correct copy of this NOTICE OF HEARING AND MOTION FOR ORDER IMPOSING FINE has been furnished by certified and regular mail to the Respondent, 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  
**JUAN QUINTERO BORNAS**  
Florida Bar No. 1070252  
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844-206-0245: Fax  
Email: cwaugh@waugh.legal  
Email: adyen@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 21<sup>st</sup> 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<sup>th</sup> 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

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

**NOTICE TO APPEAR  
FINE REDUCTION REQUEST**

**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 MAY 18 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](mailto:jcortez@clermontfl.org)  
Phone: 352-241-7356



# CITY OF CLERMONT

*Choice of Champions*

## **Code Enforcement FINE Reduction Request Form**

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

### INSTRUCTIONS:

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



CITY OF CLERMONT

Choice of Champions

Applicant's Name: ANDRES TORRES	Applicant's Phone Number: 7866574928
Applicant's Mailing Address: 9357 SW 221 ST CUTLER BAY, FLORIDA, 33190	
Authorized Representative's Name (who will be present at the Hearing): JUAN CAMILO ARIAS / SERGIO SALAZAR	
Current Property Owner's Name: GRUPO CINCO LLC	
Current Property Owner's Mailing Address: 35 NW 45 <sup>TH</sup> AVE APT 306 DEERFIELD BEACH, FLORIDA, 33442 UN	
Current Property Owner's Phone Number: 7866574928	
Name of Property Owner when fine was assessed: GRUPO CINCO LLC	
Name of Person who lived at the property when the fine was placed: NO ONE LIVED THERE	
Reason(s) violation(s) were not corrected before fine(s) were placed: DUE TO IGNORANCE AND ERROR ON THE PART OF A CONTRACTOR	
Is money held in escrow pending the fine reduction/release Hearing: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Proposed Reduced Fine Amount Proposed to be Paid: US\$100	
Does this fine reduction relate to the sale of the property? (If yes, a Closing Disclosure Statement or HUD Settlement Statement must be attached) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

I, ANDRES TORRES, do hereby submit this request for Reduction/Elimination of the fines and/or liens, and in support offer the following statement: I AM AWARE OF THE



# CITY OF CLERMONT

*Choice of Champions*

DEFICIENCY AND ACKNOWLEDGE THE ERROR MADE AS THE OWNER OF THE HOUSE. I HAVE FOLLOWED ALL THE RECOMMENDATIONS OF THE CITY AND THE INSPECTOR TO RESOLVE THE PROBLEM IN ACCORDANCE WITH THE CODE AND WITH THE CERTAINTY OF HAVING PREPARED PLANS AND APPLIED FOR PERMITS IN ACCORDANCE WITH THE REGULATIONS.

I REGRET THE SITUATION, THE COSTS HAVE BEEN VERY HIGH DUE TO THIS ERROR.

FOR THE ABOVE REASONS, I KINDLY REQUEST THAT THE FINE BE REMOVED SO THAT I CAN FINISH THE HOUSE WITH LESS DAMAGE THAN WE HAVE ALREADY SUFFERED.

OUR INTENTION IS TO FINISH THE PROJECT IN ACCORDANCE WITH THE CODE AND TO MAKE THE APPEARANCE OF THE HOUSE AND THE STREET VERY PLEASANT THROUGH THE RENOVATION.

Signature: Andres Torres

Date: 02/02/2026

Printed Name: ANDRES TORRES



# CITY OF CLERMONT

*Choice of Champions*

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

Code Enforcement Case Number: C2507-0007	Property Address: 1326 EAST AVE CLERMONT FL 34711
Name of Property Owner when fine was placed: GRUPO CINCO LLC	
Violation(s): 125-522 BUILDING PERMIT REQ. & 108.1 STOP WORK ORDER	
Case was presented to the Code Enforcement Board on: 11/17/2025	
Daily Fine Imposed: \$150.00	Number of Days Fine Ran: 48
Date Fine Began: 12/16/2025	Date Fine Ended: 2/1/2026
Total Amount Due: \$7200.00	Number of Days the Property was in Violation: 207
Is the violation a heightened health or safety concern: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Has the Property Owner been cooperative with Code Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

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

**CITY OF CLERMONT,**  
**Petitioner,**

**Case No.: C2507-0007**

vs.

**Grupo Cinco LLC ,**  
**Respondent,**

**1326 East 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 **November 17, 2025**, and the Board having heard sworn testimony and received evidence from City Staff and 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 10, 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:

**IPMC 108 – Stop Work Order**  
**Sec. 125-522 – General Development Conditions**

**III. ORDER**

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

- 1. Respondent shall correct the above-state violation on or before **December 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 **ONE**

**HUNDRED AND FIFTY DOLLARS (\$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 2nd day of December 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 DECEMBER, 2025 a true and correct copy of this Order has been furnished by certified and regular mail to Respondent 35 NW 45<sup>th</sup> Ave, Apt. 306, Deerfield Beach, FL 33442. .

  
Code Enforcement Officer Joshua Cortez

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

**NOTICE TO APPEAR  
FINE REDUCTION REQUEST**

**CITY OF CLERMONT,**

**CASE # C2312-0028  
C2402-0057**

Petitioner  
VS.  
**FCH PROPERTIES LLC**  
2480 US HWY 27  
Respondent

**YOU ARE HEREBY NOTIFIED OF AND REQUESTED TO APPEAR  
BEFORE THE CODE ENFORCEMENT BOARD ON MAY 18 2026,  
AT 6PM  
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](mailto:jcortez@clermontfl.org)  
Phone: 352-241-7356



# CITY OF CLERMONT

*Choice of Champions*

## Code Enforcement FINE Reduction Request Form

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

### INSTRUCTIONS:

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



**CITY OF CLERMONT**

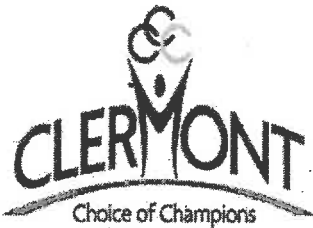
*Choice of Champions*

Applicant's Name: Salem Hassan	Applicant's Phone Number: 904-206-2244
Applicant's Mailing Address: 9838 Old Baymeadows Rd #227 Jacksonville, FL 32256	
Authorized Representative's Name (who will be present at the Hearing): Salem Hassan	
Current Property Owner's Name: FCH Properties, LLC	
Current Property Owner's Mailing Address: 9838 Old Baymeadows Rd #227 Jacksonville, FL 32256	
Current Property Owner's Phone Number: 904-206-2244	
Name of Property Owner when fine was assessed: FCH Properties, LLC	
Name of Person who lived at the property when the fine was placed: FCH Properties, LLC	
Reason(s) violation(s) were not corrected before fine(s) were placed:  <i>The violations were not corrected within the required timeframe due to significant financial hardship following the failure of my owner-occupied business, which led to an extended bank settlement process. During this same period, I experienced serious personal hardship, including the loss of my mother and caring for my elderly father. These combined circumstances delayed my ability to address the violations promptly.</i>	
Is money held in escrow pending the fine reduction/release Hearing: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Proposed Reduced Fine Amount Proposed to be Paid: \$0.00	
Does this fine reduction relate to the sale of the property? (If yes, a Closing Disclosure Statement or HUD Settlement Statement must be attached) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

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

*I respectfully request consideration for the reduction or waiver of the fines associated with this property.*



# CITY OF CLERMONT

*Choice of Champions*

*While the violations were not corrected within the required timeframe, I remained in communication with City representatives throughout the process and made every effort to address the situation as circumstances allowed. I did not abandon the property or ignore the City's directives.*

*During this period, I was facing significant financial and personal hardship. My business at the property failed, resulting in a prolonged period of financial distress and bank settlements. At the same time, I experienced the loss of my mother and was responsible for caring for my elderly father.*

*In an effort to stabilize the property and ensure it remained maintained, I leased it to a tenant during this time. This helped prevent the property from becoming vacant while I worked through these challenges.*

*As soon as I was in a position to do so, I took immediate action to bring the property into full compliance. I personally ensured that all required work was completed properly and met the City's expectations.*

*All violations have now been fully resolved, and the property is in compliance. Given that the issues have been corrected, there was no intentional disregard for City requirements. I maintained good faith communication, and the delay was due to significant hardship rather than neglect. I respectfully request that the fines be waived. The purpose of code enforcement—to achieve compliance—has been fulfilled.*

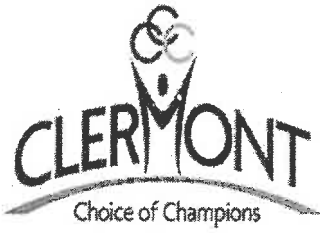
Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

*S. Hassan*

*4/15/2025*



# CITY OF CLERMONT

*Choice of Champions*

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

Code Enforcement Case Number: C2312-0028 & C2402-0057	Property Address: 2480 S US HIGHWAY 27
Name of Property Owner when fine was placed: FCH PROPERTIES LLC	
Violation(s): Erosion Related Violations & Permit Related Violations	
Case was presented to the Code Enforcement Board on: May 20, 2024	
Daily Fine Imposed: \$250	Number of Days Fine Ran: 621
Date Fine Began: June 20, 2024	Date Fine Ended: March 2, 2026
Total Amount Due: \$238,500	Number of Days the Property was in Violation: 794
Is the violation a heightened health or safety concern: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Has the Property Owner been cooperative with Code Compliance: <input type="checkbox"/> Yes <input type="checkbox"/> No	

9171 9690 0935 0307 8436 73

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

**CITY OF CLERMONT,  
Petitioner,**

**Case No: C2312-0028**

**vs-**

**FCH PROPERTIES LLC.  
Respondents.**

**2480 S US HWY 27  
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 **May 20, 2024**, the Board having heard sworn testimony and received evidence from **Code Enforcement Officer JOSHUA CORTEZ** for the Petitioner and **no one appearing** for the Respondent, 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 Respondent.
- 2) The Respondent is the owner of and in custody and control of the property described in the Notice of Violation dated December 29, 2023.
- 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, the violations had NOT been corrected.

**II. CONCLUSION OF LAW**

The Code Enforcement Board finds that Respondent FCH PROPERTIES LLC. is in violation of Clermont City Code Sections:

- IPMC 302.2 GRADING AND DRAINAGE**
- CITY CODE SEC. 125-522 GENERAL DEVELOPMENT CONDITIONS (I)**
- PROPERTY MAINTENANCE**
- CITY CODE SEC. 105-120 MAINTENANCE OF INSTALLED SYSTEMS**
- CITY CODE SEC. 117-8 PROHIBITED SIGNS; EXCEPTIONS**

**III. ORDER**

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

Respondent shall correct the above-stated violation on or before **JUNE 19, 2024**, 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 DOLLARS (\$250.00)** will accrue for each day the violations continues past this stated date of compliance.

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 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 23 day of May 2024.

  
\_\_\_\_\_  
Jenny A. 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 24 day of May 2024, a true and correct copy of this Order has been furnished by certified and regular mail to Respondent, FCH PROPERTIES LLC, 4168 SOUTHPOINT PKWY S STE 201 JACKSONVILLE, FL 32216,

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

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

**CITY OF CLERMONT,  
Petitioner,**

**Case No: C2402-0057**

**vs-**

**FCH PROPERTIES LLC.  
Respondents.**

**2480 S US HWY 27  
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 **May 20, 2024**, the Board having heard sworn testimony and received evidence from **Code Enforcement Officer JOSHUA CORTEZ** for the Petitioner and **no one appearing** for the Respondent, 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 Respondent.
- 2) The Respondent is the owner of and in custody and control of the property described in the Notice of Violation dated February 23, 2023.
- 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, the violations had NOT been corrected.

**II. CONCLUSION OF LAW**

The Code Enforcement Board finds that Respondent FCH PROPERTIES LLC. is in violation of Clermont City Code, International Property Maintenance Code, and Florida Building Code Sections:

- City Code Sec. 125-522 General development conditions (a) Building permit required**
- IPMC 111.1.4 Unlawful structure.**
- IPMC 102.3 Application of other codes.**
- FBC 105.4.1 Permit intent.**
- FBC 105.4.1.1**
- FBC 105.4.1.2**

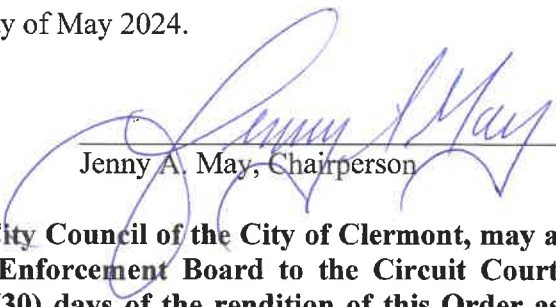
**III. ORDER**

Based on the above-stated findings and conclusion of law, it is hereby Ordered:  
Respondent shall correct the above-stated violation on or before **JUNE 19, 2024**, 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 DOLLARS (\$250.00)** will accrue for each day the violations continue past this stated date of compliance.

**ITEM 5**

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 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 23 day of May 2024.

  
\_\_\_\_\_  
Jenny A. 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 24 day of May 2024, a true and correct copy of this Order has been furnished by certified and regular mail to Respondent, FCH PROPERTIES LLC, 4168 SOUTHPOINT PKWY S STE 201 JACKSONVILLE, FL 32216,

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

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

**NOTICE OF VIOLATION**

**March 18, 2026**

**CASE # 26-000065**

To: **JOHN P ADAMS & ANN D ADAMS FAMILY LP**  
**PO BOX 1667**  
**WINTER HAVEN, FL 33882**

**EFFECTIVE DATE # 03/18/2026**  
**COMPLIANCE DATE # 04/02/2026**

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 1600 HANCOCK RD CLERMONT, FL 34711 (ALT KEY: 3540964).

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

- PROHIBITED SIGNS - REMOVE ALL SIGNS INSTALLED/PLACED IN VIOLATION OF THE SECTIONS CITED BELOW, INCLUDING BUT NOT LIMITED TO BANNER SIGNS ON THE BUILDING, BANNER SIGNS IN THE RIGHT-OF-WAY, AND A FRAME SIGN LOCATED NEAR THE ENTRANCE TO THE PARKING AREA.

**Type of Violation:** Sec. 117-8 Prohibited signs; exceptions.  
 It shall be unlawful to erect, cause to be erected, maintain or cause to be maintained any sign described as follows:  
 (11)Banner signs  
 (15)Signs in any public right-of-way of the federal, state, county or city or on public utility poles and trees.  
 (19)Off-site signs, except for those expressly permitted in section 117-16.  
 (22)Any other signs that are not specifically permitted or exempted by this chapter.

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](mailto:jcortez@clermontfl.org)  
Phone: 352-241-7356

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

**CITY OF CLERMONT,**

**CASE # 26-000065**

Petitioner

VS.

**JOHN P ADAMS & ANN D ADAMS FAMILY LP**

PO BOX 1667

WINTER HAVEN, FL 33882-1667

Respondent

**YOU ARE HEREBY NOTIFIED OF AND REQUESTED TO APPEAR**  
**BEFORE THE CODE ENFORCEMENT BOARD ON MAY 18, 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](mailto:jcortez@clermontfl.org)

Phone: 352-241-7356

**AFFIDAVIT OF POSTING**

**CITY OF CLERMONT;**

**CASE # 26-000065**

Petitioner

VS.

**JOHN P ADAMS & ANN D ADAMS FAMILY LP**

1600 HANCOCK RD

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 1600 HANCOCK RD CLERMONT FL, 34711 (PARCEL NUMBER: 3540964).
3. That a copy of the document(s) served is attached to this Affidavit.

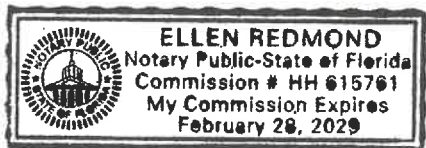
Sworn to and subscribed before me this May 04, 2026.



Joshua Cortez  
Code Officer

Email: [jcortez@clermontfl.org](mailto:jcortez@clermontfl.org)  
Phone: 352-241-7356

The forgoing instrument was acknowledged before me this May 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:

Ellen Redmond

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

**ITEM 7**

**NOTICE OF VIOLATION**

January 06, 2026

CASE # 25-000149

To: POP FLORIDA PROPERTIES LLC  
4515 LYNDON B JOHNSON FWY  
DALLAS, TX 75244

EFFECTIVE DATE # 01/06/2026  
COMPLIANCE DATE # 2/1/2026

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 16530 SR 50 CLERMONT, FL 34711 (ALT KEY: 3871932).

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

- ACCUMULATION OF RUBBISH AND GARBAGE - ALL RUBBISH AND GARBAGE, TO INCLUDE TREE DEBRIS, SHALL BE REMOVED FROM THE PROPERTY.
- PROHIBITED SIGNAGE - SIGN ON LIGHT POLE AND IN FRONT OF BUSINESS ENTRY DOORS SHALL BE REMOVED, AND ANY OTHER SIGNAGE NOT SPECIFICALLY PERMITTED OR EXEMPTED SHALL ALSO BE REMOVED.
- DAMAGED CHANNEL DRAIN IN STREET - THE CHANNEL DRAIN IN THE STREET THAT ABUTS U.S. HIGHWAY 50 HAS A PORTION MISSING. THE STORM DRAIN GRATE SHALL BE REPAIRED OR REPLACED SO THAT IT IS IN A PROPER STATE OF REPAIR, FREE FROM HAZARDOUS CONDITIONS

**Type of Violation:**

IPMC 302.3 Sidewalks and driveways.

Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

IPMC 308.1 Accumulation of rubbish or garbage.

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

Sec. 117-8. - Prohibited signs; exceptions

It shall be unlawful to erect, cause to be erected, maintain or cause to be maintained any sign described as follows: (22) Any other signs that are not specifically permitted or exempted by this chapter.

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](mailto:jcortez@clermontfl.org)  
Phone: 352-241-7356

**AFFIDAVIT OF POSTING**

**CITY OF CLERMONT,**

Petitioner

VS.

**POP FLORIDA PROPERTIES LLC**

16530 SR 50

Respondent

**CASE # 25-000149**

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 16530 SR 50 CLERMONT FL, 34711 (PARCEL NUMBER: 3871932).
3. That a copy of the document(s) served is attached to this Affidavit.

Sworn to and subscribed before me this January 07, 2026.

---

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

The forgoing instrument was acknowledged before me this January 07, 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**

**ITEM 7**

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

**CITY OF CLERMONT,**

**CASE # 25-000149**

Petitioner  
VS.

**POP FLORIDA PROPERTIES LLC**  
4515 LYNDON B JOHNSON FWY  
DALLAS, TX 75244-5905

Respondent

**YOU ARE HEREBY NOTIFIED OF AND REQUESTED TO APPEAR**  
**BEFORE THE CODE ENFORCEMENT BOARD ON MAY 18, 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](mailto:jcortez@clermontfl.org)  
Phone: 352-241-7356

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

**NOTICE OF VIOLATION**

**April 02, 2026**

To: **R & M RETAIL LP**  
**1215 GESSNER RD**  
**HOUSTON, TX 32169**

**CASE # 25-000203**  
**EFFECTIVE DATE # 04/02/2026**  
**COMPLIANCE DATE # 04/29/2026**

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 16526 STATE ROAD 50 CLERMONT, FL 34711 (ALT KEY: 3801363).

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

- PROHIBITED SIGNAGE - REMOVE ALL PROHIBITED SIGNAGE TO INCLUDE BANNER SIGNS, SANDWICH BOARD OR A-FRAME SIGNS AND ANY OTHER SIGN NOT SPECIFICALLY PERMITTED OR EXEMPTED.
- DILAPIDATED SIDEWALK - SIDEWALK ON PROPERTY FACING S GRAND HWY IS DILAPIDATED. SIDEWALK MUST BE FIXED AND MAINTAINED IN A PROPER STATE OF REPAIR.

**Type of Violation:**

IPMC 302.3 Sidewalks and driveways.  
Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

Sec. 117-8 Prohibited signs; exceptions.  
It shall be unlawful to erect, cause to be erected, maintain or cause to be maintained any sign described as follows:  
(11)Banner signs.(15)Signs in any public right-of-way of the federal, state, county or city or on public utility poles and trees.(22)Any other signs that are not specifically permitted or exempted by this chapter.

**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](mailto:jcortez@clermontfl.org)  
Phone: 352-241-7356

**NOTICE OF VIOLATION**

**April 02, 2026**

To: R & M RETAIL LP  
1215 GESSNER RD.  
HOUSTON, TX 32169

**CASE # 26-000083**  
**EFFECTIVE DATE # 04/02/2026**  
**COMPLIANCE DATE # 04/29/2026**

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel(s) located at 1042 HWY 50 CLERMONT, FL 34711 (ALT KEY: 3801368).

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

- PROHIBITED SIGNAGE - REMOVE ALL PROHIBITED SIGNAGE TO INCLUDE BANNER SIGNS, SANDWICH BOARD OR A-FRAME SIGNS AND ANY OTHER SIGN NOT SPECIFICALLY PERMITTED OR EXEMPTED.
- DILAPIDATED SIDEWALK - SIDEWALK ON PROPERTY FACING S GRAND HWY IS DILAPIDATED. SIDEWALK MUST BE FIXED AND MAINTAINED IN A PROPER STATE OF REPAIR.

**Type of Violation:** Sec. 117-8 Prohibited signs; exceptions.  
It shall be unlawful to erect, cause to be erected, maintain or cause to be maintained any sign described as follows:  
(11)Banner signs.(15)Signs in any public right-of-way of the federal, state, county or city or on public utility poles and trees.(22)Any other signs that are not specifically permitted or exempted by this chapter.  
IPMC 302.3 Sidewalks and driveways.  
Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

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

**NOTICE TO APPEAR**

**CITY OF CLERMONT,**

**CASE # 25-000203**

Petitioner

**# 26-000083**

VS.

**R & M RETAIL LP**

1215 GESSNER RD

HOUSTON, TX 32169

Respondent

**YOU ARE HEREBY NOTIFIED OF AND REQUESTED TO APPEAR  
BEFORE THE CODE ENFORCEMENT BOARD ON MAY 18, 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](mailto:jcortez@clermontfl.org)  
Phone: 352-241-7356

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

**ITEM 9**

**NOTICE OF VIOLATION**

January 12, 2026

To: GROVE IV GRANTOR TRUST I  
2313 W VIOLET ST  
TAMPA, FL 33603

CASE # 26-000009

EFFECTIVE DATE # 01/12/2026  
COMPLIANCE DATE # 04/12/2026

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 2960 WHITE MAGNOLIA LOOP CLERMONT, FL 34711 (ALT KEY: 3810635).

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

- EXPIRED PERMIT #24-0535 - THE PERMIT EXPIRED ON 01/19/2025. TO COMPLY, THE PERMIT SHALL BE RE-ISSUED, PASS ALL INSPECTIONS, AND BE FINALED ON OR BEFORE 04/12/2026.
- DETERIORATED SHEATHING - THE SHEATHING COVERING THE GARAGE SHALL BE REMOVED ON OR BEFFORE 04/12/2026.

**Type of Violation:**

IPMC 304.1 General.

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

IPMC 304.2 Protective treatment.

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

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.

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

**ITEM 9**

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

**CITY OF CLERMONT,**

**CASE # 26-000009**

Petitioner

VS.

**GROVE IV GRANTOR TRUST I**

2313 W VIOLET ST

TAMPA, FL 33603

Respondent

**YOU ARE HEREBY NOTIFIED OF AND REQUESTED TO APPEAR**  
**BEFORE THE CODE ENFORCEMENT BOARD ON MAY 18, 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](mailto:jcortez@clermontfl.org)  
Phone: 352-241-7356

**NOTICE OF VIOLATION**

April 15, 2026

To: SIOKIS PROPERTIES LLC  
13029 BAYBROOK LN  
CLERMONT, FL 34711

CASE # 25-000090  
EFFECTIVE DATE # 04/15/2026  
COMPLIANCE DATE # 04/30/2026

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 501 PITT ST CLERMONT, FL 34711 (ALT KEY: 3913372).

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

- The tree debris that fell during the 2024 hurricane season must be removed from the property.
- The area in question is overgrown with weeds and grass due to access being blocked by the fallen tree.
- Previous attempts to deliver mail to the owner and the registered agent have resulted in returned mail, so the notices will be posted on the property.

**Type of Violation:**

IPMC 302.4 Weeds.

Premises and exterior property shall be maintained free from weeds or plant growth in excess of eighteen inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 107.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

Sec. 18-53 (1) Prohibited items/conditions/actions (1) Weeds

Any weeds such as broom grass, jimson, burdock, ragweed, sandspur or other similar weeds; or any other vegetation, including grass, other than trees, ornamental bushes, flowers or other ornamental plants with a height exceeding 18 inches.

Sec. 18-54 Creation or maintenance of nuisance by property owner 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. 18-53 (2) Prohibited items/conditions/actions (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.

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

**NOTICE OF VIOLATION**

September 25, 2025

To: SIOKIS PROPERTIES LLC  
13029 BAYBROOK LN  
CLERMONT, FL 34711

CASE # 25-000090  
EFFECTIVE DATE # 09/25/2025  
COMPLIANCE DATE # 10/10/2025

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 501 PITT ST CLERMONT, FL 34711 (ALT KEY: 3913372).

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

- The entire property must be mowed and kept below 18 inches. The corner of Pitt and Disston is extremely overgrown. A courtesy door hanger explaining the violation along with a picture of the property line was provided on September 11th, 2025.

**Type of Violation:**

IPMC 302.4 Weeds.

Premises and exterior property shall be maintained free from weeds or plant growth in excess of eighteen inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 107.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

Sec. 18-53 (1) Prohibited items/conditions/actions (1)

(1) Weeds

Any weeds such as broom grass, jimson, burdock, ragweed, sandspur or other similar weeds; or any other vegetation, including grass, other than trees, ornamental bushes, flowers or other ornamental plants with a height exceeding 18 inches.

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

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 22

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

**ITEM 10**

**CITY OF CLERMONT,**

**CASE # 25-000090**

Petitioner  
VS.  
**SIOKIS PROPERTIES LLC**  
501 PITT ST  
Respondent

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

**May 18, 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 posting on the property and via Certified Mail/Personal Service to the Respondent at the name and address located above.

By: 

Andrew Snodgrass  
Lead Code Officer

Email: [ASNODGRASS@CLERMONTFL.ORG](mailto:ASNODGRASS@CLERMONTFL.ORG)  
Phone: 352-241-7316

CITY OF CLERMONT  
CODE ENFORCEMENT DEPARTMENT

AFFIDAVIT OF POSTING

CITY OF CLERMONT  
Petitioner

CASE# 25-000090


VS.

Siokis Properties LLC

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

That a copy of the Notice of Violation was posted at the south public entrance of Clermont City Hall, 685 W. Montrose Street, Clermont, FL 34711, in addition to the real property known as 501 Pitt Street Clermont, FL 34711, on the 4<sup>th</sup> day of May, 2026.

Sworn to and subscribed before me this 5th day of May 2026

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

The forgoing instrument was acknowledged before me this 5<sup>th</sup> day of May 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: Ellen Redmond

Printed Name: Ellen Redmond