

CITY OF CLERMONT
CODE ENFORCEMENT BOARD
MINUTES
MAY 18, 2026

CALL TO ORDER

Chair Camps called the meeting of the Code Enforcement Board to order on Monday, May 18, 2026, at 6:00 pm.

ROLL CALL

MEMBERS PRESENT: Chair Camps, Vice-Chair Fracasso, Member Vallier, Member Barone, Member Connelly, and Member Cornett. Member Fornoles was not present.

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

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

MINUTES

Motion to approve the Minutes for the March 16, 2026 and April 29, 2026 Code Enforcement Board Meeting; Moved by Member Fracasso; Seconded by Member Connelly. Motion passed 6-0.

OPENING STATEMENT –Chair Camps 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 with the exception of Item 4 which would be heard at the end.

OTHER BUSINESS

ITEM 1 – CASE NO. 2410-0015

Euclides D Corona Guterrez

LOCATION OF VIOLATION: 3262 Hanging Tide St.

REQUEST: Motion to Impose a Fine

Code Enforcement Officer Snodgrass explained the case. He said the property owner has been sent proper notice. He stated the property is still not in compliance. He stated that as of today the fine has accrued to \$36,000 and will continue to accrue until the property has come into compliance.

Respondent was not present.

Member Barone made a motion to impose a fine of \$36,000 that will continue to accrue while still in violation; Seconded by Member Fracasso. Motion passed 6-0 in approval.

ITEM 2 – CASE NO. 2502-0006

Reliant Flips, LLC

LOCATION OF VIOLATION: 550 Disston Ave.

REQUEST: Motion to Impose a Fine

Code Enforcement Officer Snodgrass explained the case. He said the property owner has been sent proper notice and Representative is present. He stated the property is in compliance and has filed a fine reduction request to reduce the fine to \$150.

Respondent was present and sworn in.

David Buckles, 550 Disston Ave.,

Board member Cornett

Board member Barone

Member Fracasso made a motion to impose a fine of \$7,800 with a reduction of the fine to \$1000; Seconded by Member Cornett. Motion passed 6-0 in approval. In addition to the motion, if fine is not paid by June 15, 2026, the fine will revert to the \$7,800; motion made by Member Fracasso; seconded by Member Cornett. Motion passed 6-0.

ITEM 3 – CASE NO. 2409-0026

Kendra Elam

LOCATION OF VIOLATION: 2950 White Magnolia Loop

REQUEST: Motion to Impose a Fine

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

Respondent was not present.

Member Cornett made a motion to impose a fine of \$55,050 that will continue to accrue while still in violation; Seconded by Member Fracasso. Motion passed 6-0 in approval.

ITEM 4 – CASE NO. 2507-0007

Grupo Cinco, LLC

LOCATION OF VIOLATION: 1326 East Ave.

REQUEST: Request for Fine Reduction

Code Enforcement Officer Cortez explained the case. He said the property owner requested a fine reduction and Representative is present. He stated the property is in compliance. He stated that staff's recommendation to reduce the fine from \$7200 to \$1440 to be paid by June 17, 2026 or the fine will revert to original amount.

Respondent was present and sworn in.

Member Fracasso made a motion to reduce the fine to \$3500 to be paid by June 17, 2026 or revert to original amount; Seconded by Member Cornett. Motion passed 6-0 in approval.

ITEM 5 – CASE NO. 2312-0028 & C2402-0057

FCH Properties, LLC (Camping World)

LOCATION OF VIOLATION: 2480 US Highway 27

REQUEST: Request for Fine Reduction

Code Enforcement Officer Cortez explained the case. He said the property owner requested a fine reduction and Representative is present. He stated the property is in compliance. He stated that staff's recommendation for Case C2312-0028 to reduce the fine from \$83,250 to \$16,650 to be paid by June 17, 2026 or the fine will revert to original amount. He stated that staff's recommendation for Case C2402-0057 to reduce the fine from \$238,500 to \$47,700 to be paid within 90 days or the fine will revert to original amount.

Respondent was present and sworn in.

Member Fracasso made a motion for C2312-0028 to reduce the fine to \$15,000 to be paid by August 17, 2026 or revert to original amount; Seconded by Member Conelly. Motion passed 6-0 in approval.

Member Fracasso made a motion for C2402-0057 to reduce the fine to \$20,000 to be paid by August 17, 2026 or revert to original amount; Seconded by Member Cornett. Motion passed 6-0 in approval.

NEW BUSINESS

ITEM 8 – CASE NO. 25-000203 & 26-000083

R & M Retail LP

LOCATION OF VIOLATION: 1042 SR 50 & 16526 SR 50

VIOLATION: IPMC 302.3 Sidewalk and Driveways; Section 117-8 Prohibited Signs (15)

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 partial compliance. He stated that staff's recommendation is to find the Respondent was in compliance of Section 117-8 Prohibited signs (15) and is still in violation of IPMC 302.3 Sidewalk and Driveways and to impose a fine of \$250 per day for every day past June 17, 2026.

Respondent was present and sworn in.

East Ave.

Member Cornett made a motion for 25-000203 to find the Respondent is in violation of IPMC 302.3 Sidewalk and Driveways; and to impose a fine of \$250 per day for every day after June 17,

2026 in violation. 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 Connolly. Motion passed 6-0 in approval.

Member Cornett made a motion for 26-000083 to find the Respondent is in violation of IPMC 302.3 Sidewalk and Driveways; and to impose a fine of \$250 per day for every day after June 17, 2026 in violation. 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 Connolly. Motion passed 6-0 in approval.

ITEM 6 – CASE NO. 26-000065

John P. & Ann D. Adams Family LP

LOCATION OF VIOLATION: 1600 Hancock Road

VIOLATION: Section 117.8 Prohibited Signs (11)(15)(19)(22)

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. He stated that staff's recommendation is to find the Respondent was in violation.

Respondent was not present.

Member Cornett made a motion to find the Respondent was in violation with no action at this time; Seconded by Member Connolly. Motion passed 6-0 in approval.

ITEM 7 – CASE NO. 25-000149

POP Florida Properties, LLC

LOCATION OF VIOLATION: 16530 SR 50

VIOLATION: IPMC 302.3 Sidewalk and Driveways; 308.1 Accumulation of Rubbish or Garbage; Section 117-8 Prohibited Signs (22)

Code Enforcement Officer Cortez explained the case. He said the property owner has been sent proper notice. He stated the property is not in compliance. He stated that staff's recommendation is to find the Respondent in violation and to impose a fine of \$250 per day for every day in violation after June 17, 2026.

Respondent was not present.

Member Cornett made a motion to find the Respondent is in violation, and to impose a fine of \$250 per day for every day after June 17, 2026 in violation. 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 Connolly. Motion passed 6-0 in approval.

ITEM 9 – CASE NO. 26-000009

Grove IV Grantor Trust I

LOCATION OF VIOLATION: 2960 White Magnolia Loop

VIOLATION: IPMC 304.1 General; Protective Treatment; Section 125-522 Building Permit Required (A)

Case was not heard.

ITEM 10 – CASE NO. 25-000090

Siokis Properties, LLC

LOCATION OF VIOLATION: 501 Pitt Street

VIOLATION: IPMC 302.4 Weeds; Section 18-53 Nuisances (1); Section 18-54 Creation of Nuisance

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. He stated that staff's recommendation to find the Respondent in violation and to impose a fine of \$150 per day for every day in violation past June 17, 2026.

Respondent was not present.

Member Fracasso made a motion to find the Respondent is in violation and to impose a fine of \$250 per day for every day after June 17, 2026; Seconded by Member Cornett. Motion passed 6-0 in approval.

NOMINATION FOR CHAIR

Member Cornett made a motion to nominate Member for Chair; Seconded by Member Vallier. Motion passed 6-0 in approval.

NOMINATION FOR VICE-CHAIR

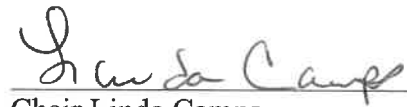
Member Cornett made a motion to nominate Member for Vice-Chair; Seconded by Member Vallier. Motion passed 6-0 in approval.

CODE BOARD MEMBER TRAINING

Code Attorney Patrick Brackins presented a training packet for the Code Board members.

AJDOURN

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


Chair Linda Camps

Attest:


Rae Chidlow; Planning Coordinator