



**CODE ENFORCEMENT BOARD MEETING
MONDAY, JULY 20, 2026
CITY HALL at 685 WEST MONTROSE STREET
At 6:00 PM**

**CALL TO ORDER
PLEDGE OF ALLEGIANCE**

**SWEARING IN NEW MEMBER
MINUTES**

Approval of the May 18, 2026, Code Enforcement Board meeting minutes

OPENING STATEMENT

SWEARING IN WITNESSES

AGENDA

OTHER BUSINESS

**Item 1 - 25-000044
Cortez**

Marlon V Coelho De Carvalho
Sabrina Bastos De Oliveira Ferreira
3224 Sailing Pier Ave., Winter Garden

REQUEST:

Reduction of Fine

NEW BUSINESS

**Item 2 - 26-000185
Cortez/Butler**

Sandpiper Orlando Clermont LLC
Woodspring Suites
16311 SR 50

VIOLATION:

FFPC/NFPA Fire alarm system
1:4.5.8.1; 101:9.6.1.6; 101:9.6.1.3;
101:9.6.1.4; Section 117-8 (11)
Prohibited signs; exceptions

**Item 3 - 26-000158
Cortez/Butler**

Citrus Tower Professional Center LLC
255 Citrus Tower Blvd. Unit 208

VIOLATION:

IPMC 108.1 Authority for issuance of
stop work order; Section 125-522
General development conditions

**Item 4 - 26-000144
Snodgrass**

Christopher and Robert Williams
308 N Bloxom Ave.

**CODE ENFORCEMENT BOARD MEETING
MONDAY, JULY 20, 2026
CITY HALL at 685 WEST MONTROSE STREET
At 6:00 PM**

VIOLATION:

IPMC 304.15 Doors; 305.1 General interior; 305.3 Interior surfaces; Section 18-53 (14) Health or life-threatening activities—nuisance; 18-53 (2) Refuse; 18-53 (9) Places where illegal activities take place; 18-54 Creation of nuisance by property owner declared unlawful; 18-55 Notice to abate; IPMC 704.6.1.1 Smoke alarms; 602.3 Heat supply; 504.1 Plumbing fixtures; 501.2 Plumbing facilities; 505.1 General; 505.4 Water heating facilities; 308.1 Accumulation of rubbish or garbage; 109.1.3 Structure unfit for human occupancy

**Item 5 - 26-000100
Snodrass**

Santa Maria Land Trust
3033 Santa Maria Ave.

VIOLATION:

Section 101-178 Development order and development permit required; 18-53 (2) Refuse; 18-54 Creation of nuisance by property owner declared unlawful; 18-55 Notice to abate

**Item 6 - 26-000117
Cortez**

442 Ocala Holdings LLC
1495 Highway 50

VIOLATION:

Section 123-41 Maintenance and pruning (1) Replacement

**Item 7 - 26-000039
Cortez**

Angela Persaud
313 W. Highway 50

VIOLATION:

Section 125-522 General development conditions; IPMC 302.7 Accessory structures; 304.3 Premises identification; 304.13 Window, skylight and door frames; 304.13.1 Glazing

**Item 8 - 26-000157
Cortez**

Harris Ayyoob
990 W. Montrose St.

VIOLATION:

IPMC 109.1.4 Unlawful structure; 109.1 Unsafe conditions; 304.14 Insect

**CODE ENFORCEMENT BOARD MEETING
MONDAY, JULY 20, 2026
CITY HALL at 685 WEST MONTROSE STREET
At 6:00 PM**

screens; 304.13 Window; 704.6.1.2
Groups R-2, R-3, and I-1; 605.1
Installation; 504.1 General; 403.2
Bathrooms and toilet rooms; 309.1
Infestation; 105.2.1 Technical
assistance; Section 125-522 General
development conditions

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
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 5 which would be heard at the end.

OTHER BUSINESS

ITEM 1 – CASE NO. 2410-0015

Euclides D Corona Guitierrez

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 Connelly. 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., explained that the delay in resolving the pool violation was caused by circumstances outside of their control. He stated that a tree struck a Duke Energy power line, which caused a power surge that damaged the home's electrical panel. Because of the utility company's response timeline, they were unable to restore power and address the pool immediately. He acknowledged there were communication delays with city staff early in the process but stated that Andrew and other staff members were helpful in working through the issues. He stated he installed a fence to screen the pool; however, the fence contractor failed to obtain the required permit. He later secured the permit themselves, resolving that issue. He explained that the pool was cleaned as soon as Duke Energy restored power to the property.

Board member Cornett noted that the Duke Energy documentation showed a timeline that did not align with the owner's explanation. He stated that while the electrical damage reportedly occurred in April, the documented service order was not placed until July 1, leaving several months unaccounted for.

Mr. Buckles acknowledged that their original timeline provided to Andrew was inaccurate. He reiterated that the property remained without power for several months.

Member Fracasso made a motion to impose a fine of \$7,800 with a reduction of the fine to \$1000 to be paid by June 15, 2026; 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.

Andres Torres, 1326 East Ave., explained that they worked with the general contractor throughout the project and, after becoming aware of the permitting requirements in November, submitted the necessary plans for city approval and followed the required inspection process. He stated that the home would be completed that week in compliance with applicable building codes. He also noted that the property had originally been in very poor condition and that the completed project would be a significant improvement to the neighborhood. He stated that based on the substantial costs already incurred, they requested that any penalties be waived.

Board member Cornett stated that the owner's previous appearance in November and recalled that the owner had identified themselves as a licensed contractor. He noted that, as a contractor, he should have been aware of the permitting requirements before beginning the work.

Board member Barone asked about the sub-contractors.

Mr. Cortez stated that all the sub-contractors associated with the permit are in good standing.

Mr. Torres stated that the project is completed and only waiting for final inspection.

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 \$155,250 to \$31,050 to be paid within 90 days or the fine will revert to original amount.

Respondent was present and sworn in.

Salem Hass, 6821 South Point Drive, Jacksonville, explained that the code violations occurred during a period of significant financial and personal hardship while operating the business. He stated that the business faced serious financial difficulties, requiring extensive negotiations with lenders and manufacturers in an effort to remain operational. As part of those efforts, the business eventually secured a tenant, although doing so was a lengthy and challenging process. He explained that staffing changes further complicated the situation. Employees who had previously been responsible for managing the project were no longer with the company, leaving him to learn and address the outstanding code issues while also trying to secure the funding needed to complete the required work. He stated that despite these challenges, the business maintained regular communication with Code Enforcement, implemented processes to address the violations, and ultimately corrected all outstanding issues.

Board member Cornett questioned how a complete waiver of liability could be justified despite acknowledging the hardships.

Mr. Hass responded that the violations were not the result of neglect or intentional misconduct. He accepted ultimate responsibility as the property owner but explained that the combination of prolonged business challenges, the departure of the original general contractor, and a difficult 24-month period left him unable to fully understand and manage all of the required corrective actions. He also described significant personal hardships during that time, including caring for his mother as she died of cancer and assisting his elderly father.

Mr. Cortez stated that the Respondent has been very cooperative.

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.

Shauna Martinez, 1008 S. Highway 50, property manager for B3 Capital Group, appeared on behalf of the property located at 108 South Highway 27 regarding code violations involving overgrown vegetation, damaged sidewalks, and prohibited signage. She explained that after receiving the initial notice of violation from Code Enforcement Officer Cortez, she promptly sent a crew to remove the vegetation obstructing the sidewalk. She also repaired the sidewalk section identified in the violation notice by replacing the requested panels at a cost of approximately \$3,000. She believed the property had been brought into compliance at that time. She stated that she later received a second notice requesting additional sidewalk repairs that had not been identified in the original violation. She explained that she repeatedly requested photographs, measurements, and documentation identifying the newly cited areas, as well as clarification regarding whether the sidewalk was actually the property owner's responsibility. Because the sidewalk was adjacent to a Duke Energy easement and appeared to be within a public right-of-way, she questioned whether it was privately owned or maintained by the city or Lake County. She stated that despite multiple requests, she never received documentation confirming ownership before the hearing was scheduled. She acknowledged that she was initially unaware the property owner was responsible for maintaining the vegetation along that portion of the sidewalk but stated that the vegetation was removed within approximately one week of receiving notice. She emphasized that the property owner acted in good faith by completing the original repairs and remained willing to repair any additional sidewalk sections if it was confirmed they were the owner's responsibility.

The Board spent time reviewing surveys, legal descriptions, GIS mapping, and city records to determine ownership of the sidewalk.

Mr. Cortez testified that they reviewed the property's legal description, confirmed with Public Works and Lake County that neither government entity owned or maintained the sidewalk, and concluded that the sidewalk was located on private property within the legal boundaries of the parcel.

Ms. Martinez questioned whether the city's information constituted a definitive survey and noted that the survey she relied upon appeared to indicate otherwise.

The Code Board Attorney advised the Board that determining ownership depended on whether competent, substantial evidence established the sidewalk's location relative to the property boundary.

The Board took a 5 minute recess.

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 Connelly. Motion passed 6-0 in approval.

Member Cornett made a motion for 26-000083 to find the Respondent is in violation of Section 117-8 (15); 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 Connelly. 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 Fracasso made a motion to find the Respondent was in violation with no action at this time; Seconded by Member Connelly. 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 Fracasso. 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 Fracasso nominated Member Camps for Chair; with a show of hands, passed 6-0 in approval.

NOMINATION FOR VICE-CHAIR

Member Camps nominated Member Fracasso for Vice-Chair; with a show of hands, passed 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 8:43 pm.

Attest:

Chair Linda Camps

Rae Chidlow; Planning Coordinator

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

**NOTICE TO APPEAR
FINE REDUCTION REQUEST**

CITY OF CLERMONT,

CASE # 25-000044

Petitioner

VS.

COELHO DE CARVALHO MARLON V & SABRINA BASTOS DE

OLIVEIRA FERREIRA

3224 SAILING PIER AVE

WINTER GARDEN, FL 34787

Respondent

**YOU ARE HEREBY NOTIFIED OF AND REQUESTED TO APPEAR
BEFORE THE CODE ENFORCEMENT BOARD ON JULY 20 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.

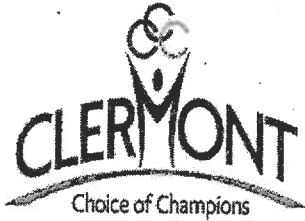
By: JOSHUA CORTEZ

Joshua Cortez

Code Officer

Email: 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: Marlon De Carvalho	Applicant's Phone Number: 954 716-4443
Applicant's Mailing Address: 3224 Sailing Pier Ave, Winter Garden – FL – 34787	
Authorized Representative's Name (who will be present at the Hearing):	
Current Property Owner's Name: Marlon De Carvalho	
Current Property Owner's Mailing Address: 3224 Sailing Pier Ave, Winter Garden – FL – 34787	
Current Property Owner's Phone Number: 954 716-4443	
Name of Property Owner when fine was assessed: Marlon De Carvalho	
Name of Person who lived at the property when the fine was placed: Marlon De Carvalho	
Reason(s) violation(s) were not corrected before fine(s) were placed: Lanai enclosure Code Compliance Case: 25-000044. Permit No. 25-4700	
Is money held in escrow pending the fine reduction/release Hearing: ☐ Yes ☒ No	
Proposed Reduced Fine Amount Proposed to be Paid:	
Does this fine reduction relate to the sale of the property? (If yes, a Closing Disclosure Statement or HUD Settlement Statement must be attached) ☐ Yes ☒ No	

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

I, Marlon V Coelho de Carvalho, do hereby submit this request for Reduction/Elimination of the fines and/or liens, and in support offer the following statement:

I am writing to respectfully request consideration for a reduction/elimination of the fines associated with the above-referenced code enforcement case.
As soon as I became aware of the violation concerning the enclosure of my lanai, I immediately took



CITY OF CLERMONT

Choice of Champions

steps to correct the issue and bring the property into compliance. I retained a licensed contractor and initiated the permitting process with the City. The permit application was submitted on October 14,

2025, demonstrating my commitment to resolving the matter as quickly as possible.

Throughout the permitting process, I worked diligently with my contractor and design professionals to

satisfy all City requirements. However, additional documentation was required by the Building Department beyond the initial permit submission. As a result, I was required to retain a licensed architect to perform site investigations, prepare as-built drawings, verify existing structural conditions,

and provide the certifications necessary for permit approval.

The preparation of the as-built documentation, professional evaluations, permit reviews, and subsequent revisions required additional time that was largely outside of my control. While I understand the importance of complying with all applicable regulations, the delays associated with obtaining the required architectural documentation and completing the City's review process significantly extended the timeline.

Despite these challenges, I remained fully committed to achieving compliance and continued to provide

all requested information and documentation. After completing the required professional evaluations

and resubmittals, the permit was approved and issued by the City. I am currently proceeding with the

required inspections to obtain final approval and complete the legalization process.

At no point did I ignore the violation or delay the corrective process. On the contrary, I acted promptly,

cooperated fully with the City, and invested significant time and financial resources to bring the property into compliance.

The accumulated fines have created a significant financial hardship for my family. Given my good-faith

efforts, cooperation throughout the process, and commitment to resolving the matter, I respectfully request that the City consider reducing the accrued fines to the minimum amount deemed appropriate.

I sincerely appreciate the City's time, consideration, and assistance. Thank you for the opportunity to

address this matter. Should any additional information or documentation be required, I would be happy

to provide it

Signature:

A handwritten signature in black ink, appearing to read 'Marlon de Carvalho', written over a horizontal line.

Date:

06/08/2026

Printed Name:

MARLON DE CARVALHO

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

CITY OF CLERMONT,
Petitioner,

Case No.: C25-000044

vs.

**MARLON COELHO DE CARVALHO &
SABRINA BASTOS DE OLIVEIRA FERREIRA ,**
Respondent,

3224 Sailing Pier 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 August 12, 2025.
- 3) There existed on the property a violation of the Clermont City Code.
- 4) As of the date and time of this meeting of the CEB, all violations had NOT been corrected.

II. CONCLUSION OF LAW

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

Sec. 125-522 – General Development Conditions

III. ORDER

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

1. Respondent shall correct the above-stated violation on or before **January 17, 2026**, 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 3224 Sailing Pier Ave, Winter Garden, FL 34787.


Code Enforcement Officer Joshua Cortez

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

CITY OF CLERMONT,

CASE # 26-000185

Petitioner

VS.

SANDPIPER ORLANDO CLERMONT LLC

7200 GLEN FOREST DR STE 200

RICHMOND VA 23226

Respondent

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

1. That he hand delivered a Notice of Violation and Notice of Hearing to MARTHA VELEZ GENERAL MANAGER person in charge at property located at 16311 SR 50 CLERMONT FL, 34711 (PARCEL NUMBER: 3838311), on 07/06/2026 at approximately 2:30 PM
2. That a copy of the document(s) served is attached to this Affidavit.

Sworn to and subscribed before me this July 06, 2026.



Joshua Cortez

Code Officer

Email: jcortez@clermontfl.org

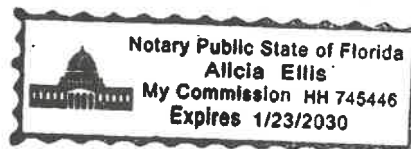
Phone: 352-241-7356

The forgoing instrument was acknowledged before me this July 06, 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:



9489 0178 9820 3052 7502 63
City of Clermont
P.O. BOX 120219, CLERMONT, FLORIDA 34712-0219
NOTICE TO APPEAR

CITY OF CLERMONT,

CASE # 26-000185

Petitioner

VS.

SANDPIPER ORLANDO CLERMONT LLC

7200 GLEN FOREST DR STE 200

RICHMOND, VA 23226

Respondent

YOU ARE HEREBY NOTIFIED OF AND REQUESTED TO APPEAR
BEFORE THE CODE ENFORCEMENT BOARD ON JULY 20 2026
AT 6PM,

at

685 West Montrose Street, Clermont, Florida.
Council Chambers of City Hall

Pursuant to Section 1-75 of the Code of the City of Clermont, Florida, you are hereby notified that a Public Hearing will be conducted in the above-styled cause, pending and undetermined by the Code Enforcement Board on: . .

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

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

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

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

By: _____



Joshua Cortez

Code Officer

Email: jcortez@clermontfl.org

Phone: 352-241-7356

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

CITY OF CLERMONT,

CASE # 26-000185

Petitioner

VS.

SANDPIPER ORLANDO CLERMONT LLC

7200 GLEN FOREST DR STE 200

RICHMOND, VA 23226

Respondent

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

1. That he hand delivered a Notice of Violation to MARTHA VELEZ GENERAL MANAGER person in charge at property located at 16311 SR 50 CLERMONT FL, 34711 (PARCEL NUMBER: 3838311), on 06/18/2026 at approximately 3:15PM
2. That a copy of the document(s) served is attached to this Affidavit.

Sworn to and subscribed before me this June 18, 2026.



Joshua Cortez

Code Officer

Email: jcortez@clermontfl.org

Phone: 352-241-7356

The forgoing instrument was acknowledged before me this June 18, 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:



**NOTICE OF VIOLATION
HEALTH SAFETY WELFARE**

June 18, 2026

To: SANDPIPER ORLANDO CLERMONT LLC
7200 GLEN FOREST DR STE 200
RICHMOND, VA 23226

CASE # 26-000185
EFFECTIVE DATE # 06/18/2026
COMPLIANCE DATE # 07/05/2026

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 16311 SR 50 CLERMONT, FL 34711 (ALT KEY: 3838311).

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

- FIRE ALARM SYSTEM NOT FUNCTIONING AS INTENDED - FIRE ALARM SYSTEM SHALL BE REPAIRED, REPLACED, OR OTHERWISE CORRECTED AS NECESSARY SO THAT THE FIRE ALARM SYSTEM AND EACH RELATED COMPONENT, DEVICE, NOTIFICATION APPLIANCE, CONTROL PANEL, AND ANY AND ALL OTHER ASSOCIATED EQUIPMENT OPERATE AS DESIGNED AND INTENDED.
- PROHIBITED SIGNAGE - BANNER SIGNS SHALL BE REMOVED.

Type of Violation:

FFPC/ NFPA 1:4.5.8.1

Whenever or wherever any device, equipment, system, condition, arrangement, level of protection, fire-resistive construction, or any other feature is required for compliance with the provisions of this Code, such device, equipment, system, condition, arrangement, level of protection, fire-resistive construction, or other feature shall thereafter be continuously maintained. Maintenance shall be provided in accordance with applicable NFPA requirements or requirements developed as part of a performance-based design, or as directed by the AHJ. [101:4.6.12.1]

FFPC/NFPA 101:9.6.1.6

Fire alarm system impairment procedures shall comply with NFPA 72.

FFPC/NFPA 101:9.6.1.3

Fire alarm systems required by this Code shall be installed, tested, and maintained in accordance with the applicable requirements of NFPA 70 and NFPA 72 unless otherwise permitted by 9.6.1.4.

FFPC/NFPA 101:9.6.1.4

An approved existing installation shall be permitted to be continued in use and shall comply with 9.6.1.5.

Sec. 117-8. - Prohibited signs; exceptions.

(11)Banner signs.

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
CODE ENFORCEMENT DEPARTMENT**

AFFIDAVIT OF POSTING

CITY OF CLERMONT
Petitioner

CASE# 26-000158

VS.

CITRUS TOWER PROFESSIONAL CENTER LLC
483 N SEMORAN BLVD STE 205
WINTER PARK, FL 32792

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

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, in addition to the real property known 255 CITRUS TOWER BLVD CLERMONT FL, 34711, on the 6th day of July 2026.

Sworn to and subscribed before me this 6th day of July 2026.



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

The forgoing instrument was acknowledged before me this 6th day of July 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

NOTICE TO APPEAR

CITY OF CLERMONT,

CASE # 26-000158

Petitioner

VS.

CITRUS TOWER PROFESSIONAL CENTER LLC

483 N SEMORAN BLVD STE 205

WINTER PARK, FL 32792

Respondent

**YOU ARE HEREBY NOTIFIED OF AND REQUESTED TO APPEAR
BEFORE THE CODE ENFORCEMENT BOARD ON JULY 20 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@clermonthl.org

Phone: 352-241-7356

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

NOTICE OF VIOLATION

May 27, 2026

**To: CITRUS TOWER PROFESSIONAL CENTER LLC
483 N SEMORAN BLVD STE 205
WINTER PARK, FL 32792**

CASE # 26-000158

**EFFECTIVE DATE # 05/27/2026
COMPLIANCE DATE # 06/30/2026**

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 255 CITRUS TOWER BLVD U 208 CLERMONT, FL 34711 (ALT KEY: 3827283).

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

- **STOP WORK ORDER - INTERIOR WALLS HAVE BEEN ERECTED AND OR REMOVED WITHOUT PERMIT. STOP WORK IMMEDIATELY.**
- **UNPERMITTED WORK - INTERIOR WALLS HAVE BEEN ERECTED AND OR REMOVED WITHOUT PERMIT. YOU SHALL OBTAIN AN ISSUED PERMIT FOR THE WORK ON OR BEFORE 06/30/2026.**

Type of Violation:

IPMC 108.1 Authority for issuance of Stop Work Order.

Where the code official finds any work regulated by this code being performed in a manner contrary to the provisions of this code or in an unsafe manner, the code official is authorized to issue a stop work order

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

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

AFFIDAVIT OF HAND DELIVERY

CITY OF CLERMONT

Petitioner

VS.

Williams Robert A Christopher A Williams

Case No: C26-000144

Before me, the undersigned authority, personally appeared Andrew Snodgrass as a Code Enforcement Officer for the City of Clermont, who after being duly sworn, deposes and says:

1. That he is a resident of Lake County, Florida, and that he is over fifteen years of age.
2. That he hand delivered a Notice to Appear to Robert A Williams, at 308 North Bloxam Clermont, FL. 34711, on the 7th of July, 2026.
3. That a copy of the document served is attached to this Affidavit.

FURTHER AFFIANT SAYETH NOT.

Dated this 7th of July 2026.



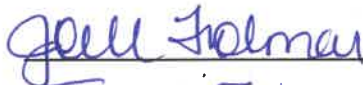
Andrew Snodgrass
Lead Code Enforcement Officer 352-241-7316
City of Clermont, 685 West Montrose Street
Clermont, FL 34711

The forgoing instrument was acknowledged before me dated this 8th of July, 2026 by Andrew Snodgrass as a Code Enforcement Officer for the City of Clermont, who is personally known to me and who did take an oath.



Signature: _____

Printed Name: _____




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

CITY OF CLERMONT,

CASE # 26-000144

Petitioner

VS.

WILLIAMS ROBERT A AND CHRISTOPHER A WILLIAMS

308 North BLOXAM AVE

Respondent

**YOU ARE HEREBY NOTIFIED OF AND REQUESTED TO APPEAR
BEFORE THE CODE ENFORCEMENT BOARD ON July 20th, 2026**

AT 6 p.m.,

at

**685 West Montrose Street, Clermont, Florida.
Council Chambers of City Hall**

Pursuant to Section 1-75 of the Code of the City of Clermont, Florida, you are hereby notified that a Public Hearing will be conducted in the above-styled cause, pending and undetermined by the Code Enforcement Board on: .

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

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

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

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

By: _____

Andrew Snodgrass
Lead Code Officer

Email: ASNODGRASS@CLERMONTFL.ORG

Phone: 352-241-7316

9489 0178 9820 3052 7501 26

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

AFFIDAVIT OF HAND DELIVERY

CITY OF CLERMONT

Petitioner

VS.

Williams, Robert A & Christopher A Williams

Case No: 26-000144

Before me, the undersigned authority, personally appeared Andrew Snodgrass as a Code Enforcement Officer for the City of Clermont, who after being duly sworn, deposes and says:

1. That he is a resident of Lake County, Florida, and that he is over fifteen years of age.
2. That he hand delivered a Notice to Abate to Robert Williams at 308 N. Bloxam Ave Clermont, FL. 34711, on the 18th of June, 2026.
3. That a copy of the document served is attached to this Affidavit.

FURTHER AFFIANT SAYETH NOT.

Dated this 18th day of June 2026.



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

The forgoing instrument was acknowledged before me dated this 18th day of June, 2026 by Andrew Snodgrass as a Code Enforcement Officer for the City of Clermont, who is personally known to me and who did take an oath.



Signature:



Printed Name:

Ellen Redmond



City of Clermont

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

308 N. Bloxam Ave. CLERMONT, FL 34711

TO: **Robert & Christopher Williams**
308 N. Bloxam Ave.
Clermont, FL 34711

Property Street Address and legal description: **308 N. Bloxam Ave. Clermont, FL 34711 (ALT KEY# 3598181 PARCEL # 18-22-26-0210-000-03200 CLERMONT, CLERMONT, Edgewood Lake Sub Lot 32 PB 34 Pgs 97-98 ORB 1854 PG 1485 ORB 3951 PG 2259 ORB 5694 Pg 506 ORB 6444 PG 2297**

In accordance with Chapters 18, SECTIONS 18-53, 18-54, & 18-55 of the City Code of the City of Clermont, and Sections 304.15, 305.1, 305.3, 704.6.1.1, 602.3, 504.1, 501.2, 505.1, 505.4, 308.1, and 109.1.3 of the International Property Maintenance Code (IPMC), you are hereby advised that a **nuisance** exists on the above-referenced property as more particularly described in Sections— IPMC 304.15 Doors, 305.1 Interior Structures, 305.3 Interior Surfaces, 704.6.1.1 Smoke Alarms and Egress, 602.3 Heat Supply, 504.1 Plumbing Fixtures, 505.1 Plumbing and Water System, 505.4 Water Heating Facilities, 308.1 Accumulation of Rubbish, and 109.1.3 Structure unfit for Human Occupancy, City Ordinance Sections 18-53 Nuisance (14) Health or Life Threatening Activities, 18-53 (2) Refuse, 18-53 (9) Illegal Activities, and 18-54 & 18-56 THE CREATION OF NUISANCES BY PROPERTY OWNER DECLARED UNLAWFUL & THE NOTICE TO ABATE.

Dated this 17th day of June, 2026

Code Enforcement

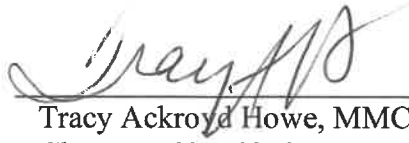
A handwritten signature in black ink, appearing to read 'Andrew Snodgrass', written over a horizontal line.

Andrew Snodgrass
asnodgrass@clermontfl.org

YOU ARE FURTHER ADVISED THAT PURSUANT TO SECTIONS 18-53 (14)(9)(2) AND 18-54 TO 18-56 NUISANCES AND NOTICE TO ABATE OF THE CLERMONT CITY CODE, YOU HAVE TEN (10) DAYS (JUNE 27, 2026) TO ABATE THE ABOVE-REFERENCED NUISANCE. IF YOU FAIL TO TIMELY ABATE THE NUISANCE, THE CITY OF CLERMONT SHALL ENTER UPON THE PROPERTY TO ABATE THE

NUISANCE AND A BILL SHALL BE SENT TO YOU FOR THE COST INCURRED BY THE CITY. IF YOU FAIL TO PAY THE BILL WITHIN THIRTY (30) DAYS, THE CITY WILL RECORD A LIEN ON YOUR PROPERTY IN THE AMOUNT OWED PLUS THE COSTS OF RECORDING THE LIEN.

By:

A handwritten signature in dark ink, appearing to read "Tracy Ackroyd Howe", is written over a horizontal line.

Tracy Ackroyd Howe, MMC
Clermont City Clerk

352-241-7332 Thowe@clermontfl.org

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

May 13, 2026

**To: WILLIAMS ROBERT A AND
CHRISTOPHER A WILLIAMS
308 N BLOXAM AVE
CLERMONT, FL 34711**

CASE # 26-000144
EFFECTIVE DATE # 05/13/2026
**COMPLIANCE DATE # Immediate due to health
safety and welfare violations.**

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 308 North BLOXAM AVE CLERMONT, FL 34711 (ALT KEY: 3598181).

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

- The egress issues throughout the home need resolved. Plywood on the window preventing emergency escape, doors throughout the home locked with no ability to open them.
- The doors providing entry to the home need to be able to be secured and locked.
- Smoke alarms need to be placed in the home per the international property maintenance code
- The accumulation of trash, debris and rubbish along the side of the home and in the garage need to be removed.
- Hot water must be supplied to the occupants of the home.
- The plumbing needs to be functional and working as designed.
- The fence on the side of the home must be removed or replaced as it is dilapidated and several pieces are laying on the ground.

Type of Violation:

IPMC 304.15 Doors.

Exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3. 304.16 Basement hatchways. Every basement hatchway shall be maintained to prevent the entrance of rodents, rain and surface drainage water.

IPMC 305.1 General Interior.

The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure that they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.

IPMC 305.3 Interior surfaces.

Interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

Sec. 18-53 (14) Prohibited items/conditions/actions (14)

(14) Health or life-threatening activities

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

Sec. 18-53 (2) Prohibited items/conditions/actions (2)

(2) Refuse

Accumulation of trash, litter, debris, garbage, bottles, paper, cans, rags, dead or decayed fish, fowl, meat or other animal matter; fruit, vegetables, offal, bricks, concrete, scrap lumber or other building debris or other refuse of any nature.

Sec. 18-53 (9) Prohibited items/conditions/actions (9)

(9) Places where illegal activities take place

Any building, structure or other place where any activity in violation of local, state, or federal law is conducted.

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

It shall be unlawful for any person to create a nuisance, or suffer or permit a nuisance to exist, upon property which is under the person's care, custody or control.

Sec. 18-55 Notice to abate

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

Open

05/13/2020

704.6.1.1 Group R-1. Single- or multiple-station smoke alarms shall be installed in all of the following locations in Group R-1: 1. In sleeping areas. 2. In every room in the path of the means of egress from the sleeping area to the door leading from the sleeping unit. 3. In each story within the sleeping unit, including basements. For sleeping units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

602.3 Heat supply. Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat to maintain a minimum temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms.

504.1 General. Plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. Plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

501.2 Responsibility. The owner of the structure shall provide and maintain such plumbing facilities and plumbing fixtures in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any structure or premises that does not comply with the requirements of this chapter.

505.1 General. Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. Kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the International Plumbing Code.

505.4 Water heating facilities. Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature not less than 110°F (43°C). A gas-burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed, unless adequate combustion air is provided. An approved combination

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.

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

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

9589 0710 5270 4047 7322 73

USPS Tracking®

FAQs >

Tracking Number:

Remove X

9589071052704047732273

Copy

Add to Informed Delivery

Latest Update

Your item was delivered to an individual at the address at 12:26 pm on May 30, 2026 in CLERMONT, FL 34711.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

CLERMONT, FL 34711

May 30, 2026 12:26 PM

See All Tracking History

What Do USPS Tracking Statuses Mean?

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Feedback

**CITY OF CLERMONT
CODE ENFORCEMENT DEPARTMENT**

AFFIDAVIT OF POSTING

CITY OF CLERMONT
Petitioner

CASE# 26-000100

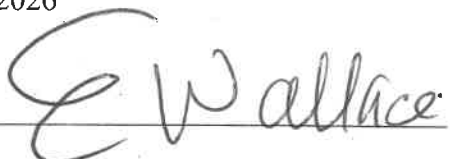
VS.

Santa Maria Land Trust

Personally appeared before me, Evie Wallace, Code Enforcement Manager of the City of Clermont:

That a copy of the Notice of Hearing and 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 3033 Santa Maria Avenue Clermont, FL 34715, on the 10th day of July, 2026.

Sworn to and subscribed before me this 10th day of July 2026

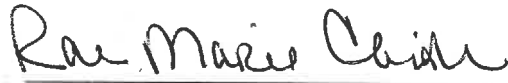

Evie Wallace
Code Enforcement Manager
City of Clermont, 685 W. Montrose Street
Clermont, FL

The forgoing instrument was acknowledged before me this 10th day of July 2026, by Evie Wallace as a Code Enforcement Manager for the City of Clermont, who is personally known to me and who did take an oath.



RAE MARIE CHIDLOW
Commission # HH 733930
Expires November 11, 2029

Signature:



Printed Name:

RAE MARIE Chidlow

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

CITY OF CLERMONT,

CASE # 26-000100

Petitioner

VS.

SANTA MARIA LAND TRUST

3033 SANTA MARIA AVE

Respondent

YOU ARE HEREBY NOTIFIED OF AND REQUESTED TO APPEAR
BEFORE THE CODE ENFORCEMENT BOARD ON July 20th, 2026

AT 6p.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.

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

By: _____

Andrew Snodgrass

Lead Code Officer

Email: ASNODGRASS@CLERMONTFL.ORG

Phone: 352-241-7316

9489 0178 9820 3052 7501 19

USPS Tracking[®]

[FAQs >](#)

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Latest Update

Your item was delivered to an individual at the address at 11:36 am on June 4, 2026 in CLERMONT, FL 34715.

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Delivered

Delivered, Left with Individual

CLERMONT, FL 34715

June 4, 2026 11:36 AM

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Feedback

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

May 28, 2026

**To: SANTA MARIA LAND TRUST
3033 SANTA MARIA AVE
CLERMONT, FL 34715**

CASE # 26-000100
EFFECTIVE DATE # 05/28/2026
COMPLIANCE DATE # 06/15/2026

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 3033 SANTA MARIA AVE CLERMONT, FL 34715 (ALT KEY: 3841370).

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

- A permit needs applied for and issued for the fence and structures added to the backyard. Contact building services at 352-241-7315 to determine what is required to obtain the permit and zoning clearances.
- The accumulation of materials on the side of the home needs to be stored in accordance with city ordinances or removed from the property.

Type of Violation:

Sec. 101-178 Development order and development permit required; exception
(a) No development activity shall be undertaken unless the activity is authorized by a development permit. A development permit shall not be issued unless authorized by a development order reflecting conformance with the requirements of this land development code or unless exemption from a development order is permissible in accordance with subsection (b) of this section. (b) A development permit shall be issued in the absence of a development order for the following activities, when the proposed development conforms to the standards and permitting requirements of this land development code: (1) The construction or alteration of a one- or two-family dwelling on a lot of record as of August 13, 1991, or a lot created under the terms of this land development code. (2) The construction of an accessory structure on a previously developed single-family or two-family lot. (3) The alteration of an existing structure which does not enlarge the effective size or capacity of the structure. (4) Demolition of a structure. (5) Erection of signs or fences on a previously developed site and on certain undeveloped property when independent of other development activity on the site.

Sec. 18-53 (2) Prohibited items/conditions/actions (2)
(2) Refuse

Accumulation of trash, litter, debris, garbage, bottles, paper, cans, rags, dead or decayed fish, fowl, meat or other animal matter; fruit, vegetables, offal, bricks, concrete, scrap lumber or other building debris or other refuse of any nature.

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

It shall be unlawful for any person to create a nuisance, or suffer or permit a nuisance to exist, upon property which is under the person's care, custody or control.

Sec. 18-55 Notice to abate

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

IF YOU HAVE ANY QUESTIONS CONCERNING THIS MATTER, PLEASE CONTACT THE CODE ENFORCEMENT OFFICER AT THE PHONE NUMBER OR EMAIL PROVIDED BELOW.
ON OR BEFORE THE COMPLIANCE DATE, YOU ARE DIRECTED TO CONTACT THE CODE ENFORCEMENT OFFICER TO SCHEDULE A REINSPECTION.
FAILURE TO REMEDY THE VIOLATION(S) WITHIN THE ALLOTTED TIME WILL RESULT IN AN OFFICIAL NOTICE OF HEARING TO APPEAR BEFORE THE CODE ENFORCEMENT BOARD.

By: _____

Andrew Snodgrass

Lead Code Officer

Email: ASNODGRASS@CLERMONTFL.ORG

Phone: 352-241-7316

9589 0710 5270 4047 7321 12

ALERT: IMPACTS FROM THE WORLD SOCCER TOURNAMENT HELD IN MAJOR CITIES THROU...

USPS Tracking®

FAQs >

Tracking Number:

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9489017898203052750065

Copy Add to Informed Delivery

Latest Update

Your item was delivered to the front desk, reception area, or mail room at 1:12 pm on June 11, 2026 in OCALA, FL 34474.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Front Desk/Reception/Mail Room

OCALA, FL 34474
June 11, 2026 1:12 PM

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Text & Email Updates



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Product Information



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Feedback

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

CITY OF CLERMONT,

CASE # 26-000117

Petitioner

VS.

442 OCALA HOLDINGS LLC

442 SW 54TH CT

OCALA, FL 34474

Respondent

YOU ARE HEREBY NOTIFIED OF AND REQUESTED TO APPEAR
BEFORE THE CODE ENFORCEMENT BOARD ON JULY 20 2026
AT 6PM ,

at

685 West Montrose Street, Clermont, Florida.
Council Chambers of City Hall

Pursuant to Section 1-75 of the Code of the City of Clermont, Florida, you are hereby notified that a Public Hearing will be conducted in the above-styled cause, pending and undetermined by the Code Enforcement Board on: .

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

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

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

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

By: _____



Joshua Cortez
Code Officer

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

ALERT: IMPACTS FROM THE WORLD SOCCER TOURNAMENT HELD IN MAJOR CITIES THROU...

USPS Tracking®

FAQs >

Tracking Number:

9489017898203042743916

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Add to Informed Delivery

Latest Update

Your item was delivered to the front desk, reception area, or mail room at 12:48 pm on May 5, 2026 in OCALA, FL 34474.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Front Desk/Reception/Mail Room

OCALA, FL 34474

May 5, 2026 12:48 PM

See All Tracking History

What Do USPS Tracking Statuses Mean?

Text & Email Updates

▼

USPS Tracking Plus®

▼

Product Information

▼

See Less ^

Feedback

NOTICE OF VIOLATION

9489 0178 9820 3042 7439 16

April 27, 2026

To: 442 OCALA HOLDINGS LLC
442 SW 54TH CT
OCALA, FL 34474

CASE # 26-000117

EFFECTIVE DATE # 04/27/2026
COMPLIANCE DATE # 05/27/2026

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 1495 HWY 50 CLERMONT, FL 34711 (ALT KEY: 3829799).

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

- LANDSCAPE VIOLATIONS – SEVERAL AREAS OF THE PROPERTY ARE IN VIOLATION OF THE MAINTENANCE AND PRUNING CODE. ALL LANDSCAPING SHALL BE MAINTAINED IN PERPETUITY IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN ATTACHED TO THIS NOTICE.
- MISSING OR UNHEALTHY VEGETATION - ALL VEGETATION THAT IS MISSING OR PRESENTS AN UNHEALTHY APPEARANCE SHALL BE CORRECTED OR REPLACED AS NEEDED TO COMPLY WITH THE APPROVED LANDSCAPE PLAN.

Type of Violation:

Sec. 123-41 Maintenance and pruning.

The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping, which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All required landscaping shall be maintained in perpetuity. For purposes of this section, the term "required landscaping" means that landscaping that is required by any provision of the land development code, any approved conditional use permit, development order or building permit or any approved landscaping plan.

(1)Replacement. All unhealthy and dead plant material shall be replaced within 30 days in conformance with the approved site/landscaping plan for the property or in conformance with the provisions of this article if an approved plan is not on file with the city. The size of replacement trees shall be as specified in section 123-102(d)(2). (2)Pruning. Vegetation and trees required by this Code shall only be pruned to maintain health and vigor. Pruning shall be in accordance with Standard Practice for Trees, Shrubs and Other Woody Plant Maintenance ANSI 300 of the National Arborist Association. Required trees shall not be severely pruned in order to permanently maintain growth at a reduced height or spread. A trees natural growth habit shall be considered in advance of conflicts which might arise; such as view, signage, lighting and similar conflicts. Excessive pruning, hatracking, topping, etc., of required trees shall be considered tree abuse and a violation of this Code. (3)Violations. A person who violates any provision of this article, and fails to correct the violation as provided herein, may be subject to penalties pursuant to the city Code of Ordinances. Tree abuse offenses shall be considered a separate offense for each tree damaged or destroyed contrary to the provisions of this article.

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@clermonftl.org
Phone: 352-241-7356

**CITY OF CLERMONT
CODE ENFORCEMENT DEPARTMENT**

AFFIDAVIT OF POSTING

CITY OF CLERMONT
Petitioner

CASE# 26-000039

VS.

PERSAUD ANGELA
710 ROB ROY DR
CLERMONT, FL 34711

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

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, in addition to the real property known 313 W HIGHWAY 50 CLERMONT FL, 34711, on the 6th day of July 2026.

Sworn to and subscribed before me this 6th day of July 2026.



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

The forgoing instrument was acknowledged before me this 6th day of July 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

NOTICE TO APPEAR

CITY OF CLERMONT,

Petitioner

VS.

PERSAUD ANGELA

710 ROB ROY DR CLERMONT, FL, 34711

Respondent

CASE # 26-000039

**YOU ARE HEREBY NOTIFIED OF AND REQUESTED TO APPEAR
BEFORE THE CODE ENFORCEMENT BOARD ON JULY 20 2026**

AT 6PM,

at

685 West Montrose Street, Clermont, Florida.

Council Chambers of City Hall

Pursuant to Section 1-75 of the Code of the City of Clermont, Florida, you are hereby notified that a Public Hearing will be conducted in the above-styled cause, pending and undetermined by the Code Enforcement Board on:

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

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

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

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

By: _____



Joshua Cortez

Code Officer

Email: jcortez@clermontfl.org

Phone: 352-241-7356

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

February 17, 2026

**To: PERSAUD ANGELA
 710 ROB ROY DR
 CLERMONT, FL 34711**

CASE # 26-000039

**EFFECTIVE DATE # 02/17/2026
 COMPLIANCE DATE # 04/03/2026**

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 313 W HWY 50 CLERMONT, FL 34711 (ALT KEY: 1612268).

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

- DECK BUILT WITHOUT PERMIT - A DECK WAS BUILT WITHOUT A PERMIT. YOU SHALL OBTAIN AN ISSUED PERMIT FOR THE DECK.
- WHITE PICKET FENCE IN POOR CONDITION - WHITE PICKET FENCE IN FRONT OF BUILDING IS IN POOR CONDITION. FENCE SHALL BE REPAIRED AS NEEDED WHERE THERE ARE MISSING, BROKEN, OR OTHERWISE DEFECTIVE CONDITIONS PRESENT.
- BROKEN WINDOW - A WINDOW ON THE FRONT FACE OF THE BUILDING IS BROKEN. YOU SHALL OBTAIN AN ISSUED PERMIT FOR THE REPLACEMENT OF THE WINDOW.
- MISSING HOUSE NUMBERS - THERE ARE NO HOUSE NUMBERS VISIBLE ON THE HOME. ADDRESS NUMBERS SHALL BE PLACED ON THE BUILDING IN COMPLIANCE WITH IPMC SEC. 304.3 CITED BELOW.

Type of Violation:

Sec. 125-522 General development conditions.

(a) Building permit required. It shall be unlawful for any person to initiate new uses of any land within the corporate boundaries of the city or to erect or construct any new structures or to move, add to, repair or modify in any way any existing structures, except by authority of permit issued by the building inspector or planning and development services department of the city acting as administrative officer of the regulations contained in this land development code.

IPMC 302.7 Accessory structures.

Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

IPMC 304.3 Premises identification.

Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be not less than 4 inches (102 mm) in height with a minimum stroke width of 0.5 inch (12.7 mm).

IPMC 304.13 Window, skylight and door frames.

Every window, skylight, door and frame shall be kept in sound condition, good repair and weathertight.

IPMC 304.13.1 Glazing.

Glazing materials shall be maintained free from cracks and holes.

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

AFFIDAVIT OF POSTING

CITY OF CLERMONT,

CASE # 26-000157

Petitioner

VS.

AYYOOB HARRIS

990 West MONTROSE ST

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 990 West MONTROSE ST CLERMONT FL, 34711 (PARCEL NUMBER: 1615267).
3. That a copy of the document(s) served is attached to this Affidavit.

Sworn to and subscribed before me this July 02, 2026.



Joshua Cortez

Code Officer

Email: jcortez@clermontfl.org

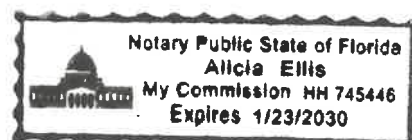
Phone: 352-241-7356

The forgoing instrument was acknowledged before me this July 02, 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:



9489 0178 9820 3052 7502 18
City of Clermont
P.O. BOX 120219, CLERMONT, FLORIDA 34712-0219
NOTICE TO APPEAR

CITY OF CLERMONT,

CASE # 26-000157

Petitioner

VS.

AYYOOB HARRIS

615 HUNTINGWOOD DR

SCARBOROUGH

ONTARIO M1W1H2

Respondent

YOU ARE HEREBY NOTIFIED OF AND REQUESTED TO APPEAR
BEFORE THE CODE ENFORCEMENT BOARD ON JULY 20 2026
AT 6PM,

at

685 West Montrose Street, Clermont, Florida.
Council Chambers of City Hall

Pursuant to Section 1-75 of the Code of the City of Clermont, Florida, you are hereby notified that a Public Hearing will be conducted in the above-styled cause, pending and undetermined by the Code Enforcement Board on: .

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

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

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

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

By: _____


Joshua Cortez

Code Officer

Email: jcortez@clermontfl.org

Phone: 352-241-7356

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

AFFIDAVIT OF POSTING

CITY OF CLERMONT,

CASE # 26-000157

Petitioner

VS.

AYYOOB HARRIS

990 West MONTROSE ST

Respondent

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

1. That a copy of the Violation Notice was posted at the south public entrance of Clermont City Hall, 685 W. Montrose Street, Clermont, FL 34711
2. That in addition a copy of the Violation Notice was posted at the real property known Address 990 W MONTROSE ST CLERMONT FL, 34711 (PARCEL NUMBER: 1615267).
3. That a copy of the document(s) served is attached to this Affidavit.

Sworn to and subscribed before me this May 28, 2026.



Joshua Cortez
Code Officer

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

The forgoing instrument was acknowledged before me this May 28, 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

**NOTICE OF VIOLATION
HEALTH SAFETY WELFARE**

May 28, 2026

To: AYYOOB HARRIS
615 HUNTINGWOOD DR
SCARBOROUGH
ONTARIO M1W1H2

CASE # 26-000157

EFFECTIVE DATE # 05/28/2026

COMPLIANCE DATE: SEE BELOW ORDERS

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at 990 W MONTROSE ST CLERMONT , FL 34711 (ALT KEY: 1615267).

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

- CONDEMNED - BASEMENT PORTION OF STRUCTURE HAS BEEN CONDEMNED AND SHALL NOT BE USED OR OCCUPIED. COMPLIANCE SHALL BE IMMEDIATE.
- UNLAWFUL STRUCTURE & UNSAFE CONDITIONS – BASEMENT PORTION OF STRUCTURE IS BEING UNLAWFULLY USED FOR OCCUPANCY. THE STRUCTURE IS PERMITTED AS A DUPLEX AND IS UNLAWFULLY BEING UTILIZED AS A TRIPLEX CONTAINING THREE DWELLING UNITS. UNLAWFUL OCCUPANCY OF THE BASEMENT UNIT SHALL CEASE IMMEDIATELY, AND THE STRUCTURE SHALL BE BROUGHT INTO COMPLIANCE WITH ITS APPROVED USE AND OCCUPANCY CLASSIFICATION. COMPLIANCE SHALL BE IMMEDIATE.
- BUILDING PERMIT REQUIRED – BASEMENT PORTION OF STRUCTURE HAS BEEN RENOVATED AND EQUIPPED WITH A KITCHEN, SHOWER, TOILET, AND BEDROOM WITHOUT REQUIRED PERMITS. ALL UNPERMITTED RENOVATIONS SHALL BE REMOVED AND/OR BROUGHT INTO COMPLIANCE THROUGH THE PERMITTING PROCESS, SUBJECT TO APPROVAL BY THE BUILDING DEPARTMENT. ANY WORK NOT ELIGIBLE TO REMAIN UNDER APPLICABLE CODES SHALL BE REMOVED ON OR BEFORE 6/28/2026.
- MISSING WINDOW SCREENS – HABITABLE ROOMS, FOOD PREPARATION AREAS, AND AREAS WHERE FOOD IS CONSUMED, PROCESSED, OR STORED ARE NOT EQUIPPED WITH REQUIRED WINDOW SCREENS. ALL APPLICABLE WINDOWS SHALL BE PROVIDED WITH APPROVED WINDOW SCREENS IN ACCORDANCE WITH THE CODE SECTION CITED BELOW. COMPLIANCE WITH THIS ORDER SHALL BE ON OR BEFORE 6/12/2026.
- INADEQUATE WEATHER STRIPPING – WEATHER STRIPPING AT THE BASEMENT EXTERIOR DOOR IS INADEQUATE OR MISSING. THE DOOR SHALL BE EQUIPPED WITH APPROVED WEATHER STRIPPING TO PROVIDE A PROPER WEATHER-RESISTANT SEAL. COMPLIANCE WITH THIS ORDER SHALL BE ON OR BEFORE 6/12/2026.
- MISSING SMOKE DETECTORS – BASEMENT PORTION OF STRUCTURE LACKS REQUIRED SMOKE DETECTION DEVICES. SMOKE DETECTORS SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS BASED UPON THE APPROVED USE AND OCCUPANCY OF THE STRUCTURE. ANY UNPERMITTED WORK ASSOCIATED WITH THE BASEMENT OCCUPANCY SHALL BE REMOVED AND/OR BROUGHT INTO COMPLIANCE THROUGH THE PERMITTING PROCESS, SUBJECT TO APPROVAL BY THE BUILDING DEPARTMENT. COMPLIANCE WITH THIS ORDER SHALL BE ON OR BEFORE 6/28/2026.
- IMPROPER ELECTRICAL WIRING – ELECTRICAL WIRING AND OUTLETS WITHIN THE BASEMENT "BEDROOM" ARE IMPROPERLY INSTALLED AND NOT FUNCTIONING AS INTENDED. ALL ELECTRICAL WORK SHALL BE REMOVED AND/OR BROUGHT INTO COMPLIANCE THROUGH THE PERMITTING

PROCESS, SUBJECT TO APPROVAL BY THE BUILDING DEPARTMENT. ANY ELECTRICAL WORK NOT ELIGIBLE TO REMAIN UNDER APPLICABLE CODES SHALL BE REMOVED ON OR BEFORE 6/28/2026..

- PLUMBING DEFECTS – BASEMENT PLUMBING FIXTURES AND DRAINAGE INSTALLATIONS, INCLUDING THE KITCHEN SINK AND BATHROOM TOILET, HAVE BEEN INSTALLED OR MODIFIED WITHOUT REQUIRED PERMITS AND CONTAIN DEFECTIVE OR PROHIBITED CONDITIONS. ALL PLUMBING WORK SHALL BE REMOVED AND/OR BROUGHT INTO COMPLIANCE THROUGH THE PERMITTING PROCESS, SUBJECT TO APPROVAL BY THE BUILDING DEPARTMENT. ANY PLUMBING WORK NOT ELIGIBLE TO REMAIN UNDER APPLICABLE CODES SHALL BE REMOVED ON OR BEFORE 6/28/2026.
- INADEQUATE BATHROOM VENTILATION – BASEMENT BATHROOM LACKS REQUIRED VENTILATION. ALL MECHANICAL, VENTILATION, AND RELATED WORK SHALL BE REMOVED AND/OR BROUGHT INTO COMPLIANCE THROUGH THE PERMITTING PROCESS, SUBJECT TO APPROVAL BY THE BUILDING DEPARTMENT. ANY WORK NOT ELIGIBLE TO REMAIN UNDER APPLICABLE CODES SHALL BE REMOVED ON OR BEFORE 6/28/2026.
- PEST INFESTATION – EVIDENCE OF PEST INFESTATION WAS OBSERVED AT THE BATHROOM WINDOW AREA OF THE BASEMENT PORTION OF THE STRUCTURE. THE PROPERTY SHALL BE INSPECTED AND TREATED BY A LICENSED PEST CONTROL CONTRACTOR. DOCUMENTATION VERIFYING TREATMENT AND ELIMINATION OF THE PEST INFESTATION SHALL BE PROVIDED TO THIS CODE ENFORCEMENT OFFICER AND/OR DIVISION. COMPLIANCE WITH THIS ORDER SHALL BE ON OR BEFORE 6/12/2026.

Type of Violation:

IPMC 109.1.4 Unlawful structure.

An unlawful structure is one found in whole or in part to be occupied by more persons than permitted under this code, or was erected, altered or occupied contrary to law.

IPMC 109.1 Unsafe conditions.

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

Sec. 125-522 General development conditions.

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

IPMC 304.14 Insect screens.

Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition. Exception: Screens shall not be required where other approved means, such as air curtains or insect repellent fans, are employed.

IPMC 304.13 Window, skylight and door frames.

Every window, skylight, door and frame shall be kept in sound condition, good repair and weathertight.

IPMC 704.6.1.2 Groups R-2, R-3, R-4 and I-1.

Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and I-1 regardless of occupant load at all of the following locations: 1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. 2. In each room used for sleeping purposes. 3. In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

IPMC 605.1 Installation.

Electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.

IPMC 504.1 General.

Plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. Plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

IPMC 403.2 Bathrooms and toilet rooms.

Every window, skylight, door and frame shall be kept in sound condition, good repair and weathertight.

IPMC 309.1 Infestation.

Structures shall be kept free from insect and rodent infestation. Structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation.

IPMC 105.2.1 Technical assistance.

To determine compliance with this code, the code official is authorized to require the owner or owner's authorized agent to provide a technical opinion and report. [A] 105.2.1.1 Cost. A technical opinion and report shall be provided without charge to the jurisdiction.

**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

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