

**MINUTES  
TOWN OF LAKE CLARKE SHORES  
CODE ENFORCEMENT BOARD HEARING  
OCTOBER 27, 2021 6:30 P.M.**

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**1. Call to Order**

Chairman Hughes called the meeting to order at 6:30 p.m.

**2. Roll Call**

Present: Paul Hughes, Chair; Ben Hartman, Vice Chair; Gerard Sanchez, Board Member; and Deb Moody, Board Member.

Also in attendance: William P. Doney, Town Attorney; Sgt. Dana Fisher, Code Enforcement Officer; Daniel P. Clark, Town Manager; and Emilie Pearson, Recording Clerk.

Absent: Ariel Hernandez, Board Member; Robert Gonzalez, Board Member; and Debbie Gregorian, Board Member.

**3. Pledge of Allegiance**

**4. Approval of Agenda**

**Motion by Vice Chair Hartman to approve the Agenda, seconded by Board Member Sanchez; Motion approved (4-0).**

**5. Consent Agenda**

- A. Approval of the Minutes of the September 22, 2021 Code Enforcement Board Hearing
- B. Unfinished Cases Now in Compliance

**Case 21-0376**      Michael S. Steen and Theresa M. Wible  
1407 Beta Court North  
Lake Clarke Shores, FL 33406

Sec. 34-19(7), 34-20 Open storage in back yard/porch in view of public/neighbors

**Case 21-0314**      Estate of Mary A. Webb  
1819 Antigua Road  
Lake Clarke Shores, FL 33406

Sec. 125-767(b)(7) Inoperable vehicle stored on property

**Case 21-0319** Susan E. Downing as Trustee of the Susan E. Downing Revocable Trust Dated October 9, 2002  
1416 Arabian Road East  
Lake Clarke Shores, FL 33406

Sec. 34-20, 34-19(3) Dead/dying lawn/ungrassed areas/loose dirt

**Case 21-0348** Valerie Tsirigotis  
1921 Carandis Road  
Lake Clarke Shores, FL 33406

Sec. 34-20, 34-19(9)(d) Fence in disrepair

**Case 21-0349** Valerie Tsirigotis  
1921 Carandis Road  
Lake Clarke Shores, FL 33406

Sec. 34-20, 34-19(3) Ungrassed/dirt areas throughout property

C. New Cases Now in Compliance

None

**Motion by Vice Chair Hartman to approve the Consent Agenda, seconded by Board Member Moody; Motion approved (4-0).**

**6. Disclosure of Visit**

None

**7. Swearing in of Witnesses by Attorney**

**8. Unfinished Cases/Fine Imposition Hearing**

**Case 21-0377** John J. Ghigliotti, Trustee of the John J. Ghigliotti Trust  
Dated June 8, 1992  
7523 Pine Tree Lane  
Lake Clarke Shores, FL 33406

Sec. 34-20, 34-19(12) Property kept in a manner which causes nuisance to other properties (rats, trash, etc.)

Joyce Ghigliotti was present on behalf of the trust. Based on the testimony and evidence presented for Sec. 34-20 and 34-19(12), the Board determined the Respondent remains in violation and continued the case until the December 8, 2021 Code Enforcement Board Hearing.

**Motion by Board Member Sanchez, seconded by Vice Chair Hartman; Motion approved (4-0).**

## 9. Continued Cases

**Case 21-0314** Estate of Mary A. Webb  
1819 Antigua Road  
Lake Clarke Shores, FL 33406

Sec. 125-767(b)(7) Inoperable vehicle stored on property

Elaine Alvarez was present on behalf of the estate. Based on the testimony and evidence presented for Sec. 125-767(b)(7), the Board found the Respondent in compliance as of October 13, 2021, and waived the fine.

**Motion by Vice Chair Hartman, seconded by Board Member Sanchez; Motion approved (4-0).**

**Case 21-0317** Jack Basilone & Kevin McClatchy  
1405 Beta Court  
Lake Clarke Shores, FL 33406

Sec. 125-891(b) Pool fully accessible to public (safety issue)

The Respondents were not present. Based on the testimony and evidence presented for Sec. 125-891(b), the Board determined the Respondents remain in violation regarding the permanent fence and continued the case until the December 8, 2021 Code Enforcement Board Hearing. The Board ordered that a lien in the amount of \$4,500.00 be imposed and recorded regarding the temporary fence.

**Motion by Vice Chair Hartman, seconded by Board Member Moody; Motion approved (4-0).**

**Case 21-0342** Shannon K. Logsdon  
7600 Pine Tree Lane  
Lake Clarke Shores, FL 33406

Sec. 34-20, 34-19(9)(a) Swimming pool in disrepair

The Respondent was not present. Based on the testimony and evidence presented for Sec. 34-20 and 34-19(9)(a), the Board determined the Respondent remains in violation and continued the case until the December 8, 2021 Code Enforcement Board Hearing.

**Motion by Vice Chair Hartman, seconded by Board Member Sanchez;  
Motion approved (4-0).**

**Case 21-0356** Samuel R. Trent Jr./Samuel R. Trent, Jr., Living Trust Dated  
October 30, 2000  
1801 Carandis Road  
Lake Clarke Shores, FL 33406

Sec. 34-20, 34-19(3) Ungrassed areas on property

The Respondent was present. Based on the testimony and evidence presented for Sec. 34-20 and 34-19(3), the Board determined the Respondent remains in violation and continued the case until the December 8, 2021 Code Enforcement Board Hearing.

**Motion by Board Member Moody, seconded by Board Member Sanchez;  
Motion approved (4-0).**

**Case 21-0121** Madelaine Martorella  
1809 Arlington Drive  
Lake Clarke Shores, FL 33406

Sec. 34-20, 34-19(9)(c) Roof in disrepair/has tarp on it

The Respondent was not present. A letter from the Respondent's attorney was submitted into evidence regarding a roof insurance claim. Based on the testimony and evidence presented for Sec. 34-20 and 34-19(9)(c), the Board determined the Respondent remains in violation and a fine of \$50.00 per day will continue to accrue until compliance is achieved. The Board ordered that a lien be imposed and recorded.

**Motion by Board Member Sanchez, seconded by Board Member Moody;  
Motion approved (4-0).**

**Case 21-0375** Malcolm L. Allison  
6785 Escondida Drive  
Lake Clarke Shores, FL 33406

Sec. 34-19(9)(d), 34-20 Fence in disrepair around entire property

The Respondent was not present. Based on the testimony and evidence presented for Sec. 34-19(9)(d) and 34-20, the Board determined the Respondent remains in violation, and continued the case until the December 8, 2021 Code Enforcement Board Hearing.

**Motion by Board Member Sanchez, seconded by Vice Chair Hartman; Motion approved (4-0).**

## **10. New Cases**

Case 21-0409 David and Ellen Bredeweg  
7546 Palm Road  
Lake Clarke Shores, FL 33406

Sec. 121-86(c) Tree overgrown and hanging to low to the roadway

The Respondents were not present. Based on the testimony and evidence presented for Sec. 121-86(c), the Board determined the Respondents are in violation, and the Respondents must come into compliance by the next Code Enforcement Hearing on December 8, 2021, or a fine of \$25.00 per day may be imposed until compliance is achieved.

**Motion by Vice Chair Hartman, seconded by Board Member Moody; Motion approved (4-0).**

**Case 21-0416** Jason and Mary Sholl  
6520 Lake Clarke Drive  
Lake Clarke Shores, FL 33406

Sec. 10-91(a) Per Building Official remodeled shed without permit

The Respondents were not present. Based on the testimony and evidence presented for Sec. 10-91(a), the Board continued the case until the December 8, 2021 Code Enforcement Board Hearing.

**Motion by Vice Chair Hartman, seconded by Board Member Sanchez; Motion approved (4-0).**

**Case 21-0417** Bridget Keating  
7205 Pine Tree Lane  
Lake Clarke Shores, FL 33406

Sec. 10-91(a) Installed a sand bag retaining wall without a permit (no land use agreement)

The Respondent was present. Based on the testimony and evidence presented for Sec. 10-91(a), the Board determined the Respondent is in violation, and the Respondent must come into compliance by the next Code Enforcement Hearing on December 8, 2021.

**Motion by Vice Chair Hartman, seconded by Board Member Sanchez; Motion approved (4-0).**

**Case 21-0418** Linh Kim Ngo and Huy T. Vu  
8048 South Lake Drive  
Lake Clarke Shores, FL 33406

Sec. 10-91 (a) Pergola/wood structure built in rear and side of property without permit

The Respondent was present. Based on the testimony and evidence presented for Sec. 10-91(a), the Board determined the Respondent is in violation, and the Respondent must come into compliance by the next Code Enforcement Hearing on December 8, 2021, or a fine of \$50.00 per day may be imposed until compliance is achieved.

**Motion by Vice Chair Hartman, seconded by Board Member Sanchez; Motion approved (4-0).**

**Case 21-0419** John J. Ghigliotti, Trustee of the John J. Ghigliotti Trust  
Dated June 8, 1992  
7523 Pine Tree Lane  
Lake Clarke Shores, FL 33406

Sec. 34-19(3), 34-20 Deterioration/front door in disrepair; hole in bottom section of door

Joyce Ghigliotti was present on behalf of the trust. Based on the testimony and evidence presented for Sec. 34-19(3) and 34-20, the Board determined the Respondent is in violation, and the Respondent must come into compliance by the next Code Enforcement Hearing on December 8, 2021.

**Motion by Vice Chair Hartman, seconded by Board Member Moody; Motion approved (4-0).**

**Case 21-0420** John J. Ghigliotti, Trustee of the John J. Ghigliotti Trust  
Dated June 8, 1992  
7523 Pine Tree Lane  
Lake Clarke Shores, FL 33406

Sec. 34-20 Metal antenna in rear of property leaning/safety issue

Joyce Ghigliotti was present on behalf of the trust. Based on the testimony and evidence presented for Sec. 34-20, the Board determined the Respondent is in violation, and the Respondent must come into compliance by the next Code Enforcement Hearing on December 8, 2021.

**Motion by Vice Chair Hartman, seconded by Board Member Moody; Motion approved (4-0).**

#### **11. Board Comments, Suggestion and Updates**

None

#### **12. Adjournment**

**Motion by Vice Chair Hartman, seconded by Board Member Moody; Motion approved (4-0).**

Meeting adjourned at 7:59 p.m.

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Paul Hughes, Chairman

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Emilie Pearson, Recording Clerk