

**AGENDA  
TOWN OF LAKE CLARKE SHORES  
CODE ENFORCEMENT BOARD HEARING  
JUNE 22, 2022 6:30 P.M.**

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**1. Call to Order**

**2. Roll Call**

Paul Hughes, Chair  
Gerard Sanchez, Vice Chair  
Ariel Hernandez, Board Member  
Deb Moody, Board Member  
Debbie Gregorian, Board Member  
Wesley Cook, Board Member  
Taylor Materio, Board Member

**3. Pledge of Allegiance**

**4. Oath of Office**

Ariel Hernandez  
Wesley Cook

**5. Approval of Agenda**

**6. Consent Agenda**

- A. Approval of the Minutes of the May 25, 2022 Code Enforcement Board Hearing
- B. Unfinished Cases Now in Compliance
- C. New Cases Now in Compliance

**7. Disclosure of Visit**

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

**9. Appeals**

McAfee Electric, Inc.  
1860 Old Okeechobee Road, Suite 205  
West Palm Beach, FL 33409

Sec. 30-3 Damage to Keller Road traffic control structure; fined \$500

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

**Case 22-0172** Juan Gomez and Luz Gomez  
1423 Keller Road  
Lake Clarke Shores, FL 33406

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

During the May 25, 2022 Code Enforcement Board Hearing, the Board found the Respondent in violation of Sec. 34-20 and 34-19(9)(c) and was ordered to comply by the next Code Enforcement Hearing on June 22, 2022 or a fine of \$50.00 per day may be imposed until compliance is achieved.

**Case 22-0173** Diane R. Smith  
8310 West Lake Drive  
Lake Clarke Shores, FL 33406

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

During the May 25, 2022 Code Enforcement Board Hearing, the Board found the Respondent in violation of Sec. 34-20 and 34-19(9)(c) and was ordered to comply by the next Code Enforcement Hearing on June 22, 2022 or a fine of \$50.00 per day may be imposed until compliance is achieved.

**11. Continued Cases**

**Case 22-0174** Diane R. Smith  
8310 West Lake Drive  
Lake Clarke Shores, FL 33406

Sec. 34-20, 34-19(9)(c) Mildew on roof

During the May 25, 2022 Code Enforcement Board Hearing, the Board continued the matter until the next Code Enforcement Board Hearing on June 22, 2022. The Board did not ascertain whether the Respondent was in violation.

**Case 22-0175** Christian Falcon Maasbach as Trustee of the Christian Falcon Maasbach Living Trust Dated October 24, 2017  
7071 Pine Tree Lane  
Lake Clarke Shores, FL 33406

Sec. 125-475(i) No proper barrier for pool/open to public/safety issue

During the May 25, 2022 Code Enforcement Board Hearing, the Board continued the matter until the next Code Enforcement Board Hearing on June 22, 2022. The Board did not ascertain whether the Respondent was in violation.

## 12. New Cases

**Case 22-0292** Joseph D. Friedemann  
Confidential Record  
Lake Clarke Shores, FL 33406

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

**Case 22-0293** Joseph D. Friedemann  
Confidential Record  
Lake Clarke Shores, FL 33406

Sec. 34-20 Mildew on residence

**Case 22-0294** 7404 Pine Tree LLC  
7404 Pine Tree Lane  
Lake Clarke Shores, FL 33406

Sec. 125-475(i) Pool in backyard-no positive barrier/open to public (safety issue)

**Case 22-0295** Gruchenska Leets and Gabriel Moncada  
7217 West Lake Drive  
Lake Clarke Shores, FL 33406

Sec. 34-20 Mailbox in disrepair

**Case 22-0296** Gruchenska Leets and Gabriel Moncada  
7217 West Lake Drive  
Lake Clarke Shores, FL 33406

Sec. 34-20, 34-19(9)(b) Mildew in driveway

**Case 22-0297** Julie Hemstreet  
1409 Alpha Court North  
Lake Clarke Shores, FL 33406

Sec. 66-169(b)(5) Boat lift collapsed in water/not maintained in good repair

**13. Board Comments, Suggestions and Updates**

**14. Adjournment**

Notice: If an individual decides to appeal any decision made by the Code Enforcement Board with respect to this meeting, he/she will need a record of the proceedings and for this purpose, he/she needs to ensure that a verbatim record of the proceedings is made (F.S. 286.0105), which record includes the testimony and evidence upon which the appeal is to be based. The Town of Lake Clarke Shores does not prepare or provide such verbatim record. Pursuant to the provisions of the Americans with Disabilities Act (ADA), any person requiring special accommodations to participate in this meeting, should advise the Town at least two (2) calendar days before the meeting by contacting Emilie Pearson at (561) 964-1515 ext. 1008.