

**MINUTES  
TOWN OF LAKE CLARKE SHORES  
CODE ENFORCEMENT BOARD HEARING  
MAY 24, 2023 6:30 P.M.**

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**1. Call to Order**

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

**2. Roll Call**

Present: Chair Paul Hughes; Vice Chair Gerard Sanchez; Board Member Ariel Hernandez; Board Member Deb Moody; Board Member Kristin A. Vara; and Board Member Nicholas Spinelli.

Also in attendance: Town Attorney William P. Doney; Code Enforcement Officer Erik Richwagen; and Recording Clerk Emilie Pearson.

Absent: Board Member Wesley Cook.

**3. Pledge of Allegiance**

**4. Oath of Office**

Chair Paul Hughes took his oath of office.

**5. Approval of Agenda**

**Motion by Board Member Hernandez to approve the Agenda, seconded by Vice Chair Sanchez; Motion approved (6-0).**

**6. Consent Agenda**

A. Approval of the Minutes of the April 26, 2023 Code Enforcement Board Hearing

B. Unfinished Cases Now in Compliance

**Case 23-0233** Everett M. Craun  
1736 Carambola Road  
Lake Clarke Shores, FL 33406

Sec. 125-767(b)(7) Inoperable/unregistered vehicle.

C. New Cases Now in Compliance

**Case 23-0190** Jamie A. George and Joseph M. George  
7301 Venetian Way  
Lake Clarke Shores, FL 33406

Sec. 34-19(9)(b), 34-20 Driveway needs to be cleaned.

**Motion by Board Member Hernandez to approve the Consent Agenda, seconded by Board Member Moody; Motion approved (6-0).**

## **7. Disclosure of Visit**

*(Note: Visits were disclosed when the Board discussed Cases 23-0204 and 23-0205. The Minutes reflect the order of the Agenda)*

Board Member Hernandez disclosed that he lives close to 6630 Mango Circle and often sees the property and the work being done.

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

The Town Attorney swore in the witnesses.

## **9. Appeals**

Chavaun A. Garceau  
5740 Teakwood Road  
Lake Worth, FL 33467

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

The Respondent, Chavaun A. Garceau, was present. Based on the testimony and evidence presented for Sec. 30-3, the Board determined the Respondent was in violation and denied the appeal. The Board reduced the fine to \$200, plus administrative cost.

**Motion by Board Member Hernandez, seconded by Board Member Vara; Motion approved (4-2). Vice Chair Sanchez and Board Member Moody opposed the Motion.**

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

**Case 23-0096** Cole Davidson  
1820 Carandis Road  
Lake Clarke Shores, FL 33406

Sec. 34-19(9)(c), 34-20 Roof needs to be cleaned.

The Respondent was not present. Based on the testimony and evidence presented for Sec. 34-19(9)(c) and 34-20, the Board determined the Respondent remains in violation, and imposed a fine of \$250.00 per day, plus administrative costs, commencing on May 24, 2023 until compliance is achieved.

**Motion by Board Member Moody, seconded by Board Member Spinelli; Motion approved (6-0).**

## 11. New Cases

**Case 23-0239** Florida House Investments LLC  
1831 East Court  
Lake Clarke Shores, FL 33406

Sec. 125-767(b)(7) Inoperable/Abandoned vehicle with expired tags.

The Respondent was not present. Based on the testimony and evidence presented for Sec. 125-767(b)(7), the Board determined the Respondent is in violation, and the Respondent must come into compliance by May 31, 2023, or a fine of \$200.00 per day may be imposed until compliance is achieved. A Fine Assessment Hearing will be held on June 28, 2023, if necessary.

**Motion by Vice Chair Sanchez, seconded by Board Member Moody; Motion approved (6-0).**

**Case 23-0240** Florida House Investments LLC  
1831 East Court  
Lake Clarke Shores, FL 33406

Sec. 34-19(3) Bare spots on the lawn.

The Respondent was not present. Based on the testimony and evidence presented for Sec. 34-19(3), the Board determined the Respondent is in violation, and the Respondent must come into compliance by May 31, 2023, or a fine of \$200.00 per day may be imposed until compliance is achieved. A Fine Assessment Hearing will be held on June 28, 2023, if necessary.

**Motion by Vice Chair Sanchez, seconded by Board Member Moody; Motion approved (6-0).**

**Case 23-0025** Edison Perez and Lillian Perez  
8325 Waterway Drive  
Lake Clarke Shores, FL 33406

Sec. 125-702(4) Gazebo installed without a permit.

The Respondent, Edison Perez, was present. Based on the testimony and evidence presented for Sec. 125-702(4), the Board determined the Respondent is in violation, and the Respondent must come into compliance by the next Code Enforcement Board Hearing on June 28, 2023, or a fine of \$50.00 per day may be imposed until compliance is achieved.

**Motion by Board Member Hernandez, seconded by Board Member Vara; Motion approved (6-0).**

**Case 23-0533** Faiza Y. Meshreki, Michael S. Meshreki and Mina S. Meshreki  
1740 Carissa Road  
Lake Clarke Shores, FL 33406

Sec. 62-163 Unlawful illicit discharge of raw sewage on the property.

The Respondent, Faiza Y. Meshreki, was present. Based on the testimony and evidence presented for Sec. 62-163, the Board determined the Respondent is in violation, and the Respondent must come into compliance by May 26, 2023, or a fine of \$250.00 per day may be imposed until compliance is achieved. A Fine Assessment Hearing will be held on June 28, 2023, if necessary.

**Motion by Vice Chair Sanchez, seconded by Board Member Vara; Motion approved (6-0).**

**Case 23-0534** Faiza Y. Meshreki, Michael S. Meshreki and Mina S. Meshreki  
1740 Carissa Road  
Lake Clarke Shores, FL 33406

Sec. 26-276 The illicit discharge is a Public Health nuisance and concern.

The Respondent, Faiza Y. Meshreki, was present. Based on the testimony and evidence presented for Sec. 26-276, the Board determined the Respondent is in violation, and the Respondent must come into compliance by May 26, 2023, or a fine of \$250.00 per day may be imposed until compliance is achieved. A Fine Assessment Hearing will be held on June 28, 2023, if necessary.

**Motion by Vice Chair Sanchez, seconded by Board Member Vara; Motion approved (6-0).**

**Case 23-0204** Marcelo Stefano  
6630 Mango Circle  
Lake Clarke Shores, FL 33406

Sec. 34-19(7), 34-20 Prohibited outdoor storage.

The Respondent was not present. Based on the testimony and evidence presented for Sec. 34-19(7) and 34-20, the Board determined the Respondent is in compliance and dismissed the case without prejudice.

**Motion by Vice Chair Sanchez, seconded by Board Member Hernandez; Motion approved (6-0).**

**Case 23-0205** Marcelo Stefano  
6630 Mango Circle  
Lake Clarke Shores, FL 33406

Sec. 34-19(3) Bare spots on the lawn.

The Respondent was not present. Based on the testimony and evidence presented for Sec. 34-19(3), the Board determined the Respondent is in violation, and the Respondent must come into compliance by the next Code Enforcement Board Hearing on June 28, 2023, or a fine of \$100.00 per day may be imposed until compliance is achieved.

**Motion by Vice Chair Sanchez, seconded by Board Member Moody; Motion approved (6-0).**

**Case 23-0254** Robyn Berkun  
1403 Beta Circle South  
Lake Clarke Shores, FL 33406

Sec. 34-19(9)(b), 34-20 Driveway in disrepair and requires repair/re-blacktopped.

The Respondent was not present. Based on the testimony and evidence presented for Sec. 34-19(9)(b) and 34-20, the Board determined the Respondent is in violation, and the Respondent must come into compliance by the August 23, 2023 Code Enforcement Board Hearing, or a fine of \$50.00 per day may be imposed until compliance is achieved.

**Motion by Board Member Hernandez, seconded by Board Member Vara; Motion approved (6-0).**

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

The Recording Clerk reminded the Board Members about the trailer ordinance being on second and final reading at the next Town Council Meeting on May 30, 2023.

### 13. Adjournment

**Motion by Board Member Moody, seconded by Vice Chair Sanchez; Motion approved (6-0).**

Meeting adjourned at 7:51 p.m.

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Paul Hughes, Chair

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Emilie Pearson, Recording Clerk