

**MINUTES  
TOWN OF LAKE CLARKE SHORES  
CODE ENFORCEMENT BOARD HEARING  
AUGUST 23, 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; and Board Member Wesley Cook; Board.

Also in attendance: Town Attorney William P. Doney, Code Enforcement Officer Erik Richwagen, Zoning Official Manny Palacios, and Recording Clerk Emilie Pearson.

**3. Pledge of Allegiance**

**4. Approval of Agenda**

**Motion by Board Member Moody to approve the Agenda, seconded by Board Member Cook; Motion approved (5-0).**

**5. Consent Agenda**

- A. Approval of the Minutes of the June 28, 2023 Code Enforcement Board Hearing
- B. Unfinished Cases Now in Compliance

**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.

**Case 23-0119** David Rutherford  
1707 Mango Circle  
Lake Clarke Shores, FL 33406

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

**Case 23-0327** Raymond Bingham and Karen M. Parker  
1810 Antigua Road  
Lake Clarke Shores, FL 33406

Sec. 125-263(8) House numbers required.

**Case 23-0328** Raymond Bingham and Karen M. Parker  
1810 Antigua Road  
Lake Clarke Shores, FL 33406

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

**Case 23-0637** Florida House Investments LLC  
1831 East Court  
Lake Clarke Shores, FL 33406

Sec. 10-91(a) Patio install without a permit.

**Case 23-0641** Florida House Investments LLC  
1831 East Court  
Lake Clarke Shores, FL 33406

Sec. 10-91(a) Structural work done without a permit.

**Case 23-0201** Janet Lee Alessi and Steven Arthur Meckstroth  
1410 Beta Court North  
Lake Clarke Shores, FL 33406

Sec. 34-19(9)(b) Driveway is dirty.

C. New Cases Now in Compliance

**Case 23-0169** Jorge L. Garcia and Maria C. Skeberis  
6520 Carambola Circle  
Lake Clarke Shores, FL 33406

Sec. 34-19(9)(b), 34-20 A proper driveway is required.

**Case 23-0219** Georgina G. Quevedo and Jesus G. Quevedo  
7523 Pine Tree Lane  
Lake Clarke Shores, FL 33406

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

**Case 23-0290** Ann H. Clark and David C. Clark

8124 Pine Tree Lane  
Lake Clarke Shores, FL 33406

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

**Case 23-0298** William F. Geer Sr.  
1433 Arabian Road East  
Lake Clarke Shores, FL 33406

Sec. 34-19(9)(c) The roof needs to be cleaned.

**Case 23-0299** William F. Geer Sr.  
1433 Arabian Road  
Lake Clarke Shores, FL 33406

Sec. 34-19(9)(b) Driveway needs to be re-blacktopped.

**Case 23-0338** Madelaine Martorella  
1809 Arlington Drive  
Lake Clarke Shores, FL 33406

Sec. 34-19(9)(b) Driveway requires repair and re-blacktopped.

**Case 23-0360** Damian G. Garcia  
1605 Carissa Road  
Lake Clarke Shores, FL 33406

Sec. 34-19(7) Mound of dirt must be removed.

**Case 23-0361** Damian Garcia  
1605 Carissa Road  
Lake Clarke Shores, FL 33406

Sec. 125-263(8) House address numbers are needed on the home.

**Motion by Board Member Moody to approve the Consent Agenda, seconded by Vice Chair Sanchez; Motion approved (5-0).**

## **6. Disclosure of Visit**

*(Note: Visits were disclosed when the Board discussed Case 23-0577. The Minutes reflect the order of the Agenda)*

Board Member Hernandez stated that he often drives by 1740 Carissa Road and has seen the semitruck many times in the yard.

## 7. Swearing in of Witnesses by Attorney

The Town Attorney swore in the witnesses.

## 8. Appeals

**Case 23-0002K** Emmanuel Rosario  
6233 Willoughby Circle  
Lake Worth, FL 33463

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

The Respondent Emmanuel Rosario 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 imposed a fine to \$500, plus administrative cost.

**Motion by Board Member Cook, seconded by Board Member Moody;  
Motion approved (5-0).**

## 9. Unfinished Cases/Lien Imposition Hearing

**Case 23-0040** Charles C. Moore  
7957 South Lake Drive  
Lake Clarke Shores, FL 33406

Sec. 10-91(a) Electrical work without permit.

Respondent Charles C. Moore was present. Based on the testimony and evidence presented for Sec. 10-91(a), the Board determined the Respondent came into compliance on July 12, 2023, and reduced the total fine amount due of \$11,550.00 to \$1,155.00, plus administrative costs, if any. If Respondent fails to pay the fine to the Town within 30 days of the Order, a lien will be imposed and recorded.

**Motion by Vice Chair Sanchez, seconded by Board Member Hernandez;  
Motion approved (3-2). Board Member Cook and Board Member Moody  
opposed the motion.**

**Case 23-0034** David A. Jaynes  
8311 Waterway Drive  
Lake Clarke Shores, FL 33406

Sec. 34-19(9)(a), 34-20 Nuisance to neighboring property – mosquitos/rats, pool is unsanitary.

Respondent David A. Jaynes was present. Based on the testimony and evidence presented for Sec. 34-19(9)(a) and 34-20, the Board continued the case until the next Code Enforcement Board Hearing on September 26, 2023 to allow time for the Code Enforcement Officer to inspect the property upon authorization by the Respondent.

**Motion by Board Member Hernandez, seconded by Board Member Moody; Motion approved (5-0).**

**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 came into compliance on May 27, 2023. Based on the circumstances of the case, the Board waived the fine and administrative costs, and dismissed the case.

**Motion by Board Member Cook, seconded by Vice Chair Sanchez; Motion approved (5-0).**

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

**Case 23-0333** Estate of Mary A. Webb  
1819 Antigua Road  
Lake Clarke Shores, FL 33406

Sec. 34-19(9)(b) Driveway needs to be repaired and re-sealed.

The Respondent was not present. Based on the testimony and evidence presented for Sec. 34-19(9)(b), the Board determined the Respondent remains in violation, and imposed a fine of \$100.00 per day, plus administrative costs, as of July 26, 2023 until compliance is achieved.

**Motion by Board Member Moody, seconded by Board Member Cook; Motion approved (5-0).**

## **11. New Cases**

**Case 23-0398** 7112 Clark LLC  
7112 Clarke Road  
Lake Clarke Shores, FL 33406

Sec. 34-19(9)(c) The roof needs to be cleaned.

The Respondent was not present. Based on the testimony and evidence presented for Sec. 34-19(9)(c), the Board determined the Respondent is in violation, and the Respondent must come into compliance by November 1, 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 Hernandez; Motion approved (5-0).**

**Case 23-0399** 7112 Clark LLC  
7112 Clarke Road  
Lake Clarke Shores, FL 33406

Sec. 125-263(8) House address numbers are required on the home.

The Respondent was not present. Based on the testimony and evidence presented for Sec. 125-263(8), the Board determined the Respondent is in violation, and the Respondent must come into compliance by September 26, 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 (5-0).**

**Case 23-0413** Celeste K. Capino and Jeremy B. Speckman  
1511 Palm Circle  
Lake Clarke Shores, FL 33406

Sec. 34-19(9)(b) The driveway needs to be re-sealed

The Respondent was not present. Based on the testimony and evidence presented for Sec. 34-19(9)(b), the Board determined the Respondent is in violation, and the Respondent must come into compliance by September 26, 2023, or a fine of \$200.00 per day may be imposed until compliance is achieved.

**Motion by Vice Chair Sanchez, seconded by Board Member Moody; Motion approved (5-0).**

**Case 23-0716** Celeste K. Capino and Jeremy B. Speckman  
1511 Palm Circle  
Lake Clarke Shores, FL 33406

Sec. 34-19(4) Overgrown property

The Respondent was not present. Based on the testimony and evidence presented for Sec. 34-19(4), the Board determined the Respondent is in

violation, and the Respondent must come into compliance by September 26, 2023, or a fine of \$200.00 per day may be imposed until compliance is achieved.

**Motion by Vice Chair Sanchez, seconded by Board Member Moody; Motion approved (5-0).**

**Case 23-0577** Mina S. Meshreki, Faiza Y. Meshreki and  
Michael S. Meshreki  
1740 Carissa Road  
Lake Clarke Shores, FL 33406

Sec. 125-767(b)(1) Semitruck in backyard

The Respondent was not present. Based on the testimony and evidence presented for Sec. 125-767(b)(1), the Board determined the Respondent is in violation, and the Respondent must come into compliance by September 26, 2023, or a fine of \$250.00 per day may be imposed until compliance is achieved.

**Motion by Vice Chair Sanchez, seconded by Board Member Hernandez; Motion approved (5-0).**

**Case 23-0578** Mina S. Meshreki, Faiza Y. Meshreki and  
Michael S. Meshreki  
1740 Carissa Road  
Lake Clarke Shores, FL 33406

Sec.10-91(a) Covered patio installed without a permit

The Respondent was not 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 September 26, 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 Cook; Motion approved (5-0).**

**Case 23-0579** Mina S. Meshreki, Faiza Y. Meshreki and  
Michael S. Meshreki  
1740 Carissa Road  
Lake Clarke Shores, FL 33406

Sec. 10-91(a) Electrical work without a permit

The Respondent was not 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 September 26, 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 Hernandez;  
Motion approved (5-0).**

**Case 23-0580** Mina S. Meshreki, Faiza Y. Meshreki and  
Michael S. Meshreki  
1740 Carissa Road  
Lake Clarke Shores, FL 33406

Sec. 10-91(a) Structural work without a permit

The Respondent was not 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 September 26, 2023, or a fine of \$150.00 per day may be imposed until compliance is achieved.

**Motion by Board Member Cook, seconded by Board Member Hernandez;  
Motion approved (5-0).**

**Case 23-0581** Mina S. Meshreki, Faiza Y. Meshreki and  
Michael S. Meshreki  
1740 Carissa Road  
Lake Clarke Shores, FL 33406

Sec.34-19(3) Barespots in the backyard

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 September 26, 2023, or a fine of \$100.00 per day may be imposed until compliance is achieved.

**Motion by Board Member Cook, seconded by Board Member Moody;  
Motion approved (5-0).**

**Case 23-0649** Mirzadeh Properties LLC  
1550 Forest Hill Blvd  
Lake Clarke Shores, FL 33406

Sec. 34-19(9)(b) Parking lot needs to be re-sealed

The Respondent was not present. Based on the testimony and evidence presented for Sec. 34-19(9)(b), the Board determined the Respondent is in violation, and the Respondent must come into compliance by September 26,

2023, or a fine of \$200.00 per day may be imposed until compliance is achieved. The Respondent must also obtain a permit to do the work.

**Motion by Board Member Hernandez, seconded by Board Member Moody; Motion approved (5-0).**

**Case 23-0677** Milaidy Delgado Espinosa and Milagros Espinosa Moreno  
7026 Pine Tree Lane  
Lake Clarke Shores, FL 33406

Sec. 10-91(a) Structural work without a permit

The Respondent was not 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 September 26, 2023, or a fine of \$200.00 per day may be imposed until compliance is achieved.

**Motion by Vice Chair Sanchez, seconded by Board Member Moody; Motion approved (5-0).**

**Case 23-0678** Milaidy Delgado Espinosa and Milagros Espinosa Moreno  
7026 Pine Tree Lane  
Lake Clarke Shores, FL 33406

Sec. 10-91(a) Mechanical work without a permit

The Respondent was not 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 September 26, 2023, or a fine of \$200.00 per day may be imposed until compliance is achieved.

**Motion by Vice Chair Sanchez, seconded by Board Member Moody; Motion approved (5-0).**

**Case 23-0679** Milaidy Delgado Espinosa and Milagros Espinosa Moreno  
7026 Pine Tree Lane  
Lake Clarke Shores, FL 33406

Sec. 10-91(a) Electrical work without a permit

The Respondent was not 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 September 26, 2023, or a fine of \$200.00 per day may be imposed until compliance is achieved.

**Motion by Vice Chair Sanchez, seconded by Board Member Moody; Motion approved (5-0).**

**Case 23-0680** Milaidy Delgado Espinosa and Milagros Espinosa Moreno  
7026 Pine Tree Lane  
Lake Clarke Shores, FL 33406

Sec. 10-91(a) Plumbing work without a permit

The Respondent was not 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 September 26, 2023, or a fine of \$200.00 per day may be imposed until compliance is achieved.

**Motion by Vice Chair Sanchez, seconded by Board Member Hernandez; Motion approved (5-0).**

**Case 23-0681** Milaidy Delgado Espinosa and Milagros Espinosa Moreno  
7026 Pine Tree Lane  
Lake Clarke Shores, FL 33406

Sec. 10-91(a) Re-model without a permit

The Respondent was not present. Based on the testimony and evidence presented for Sec. 10-91(a), the Board dismissed the case without prejudice.

**Motion by Board Member Cook, seconded by Board Member Moody; Motion approved (5-0).**

**Case 23-0683** Donna A. Canales and Ricardo Canales  
8001 South Lake Drive  
Lake Clarke Shores, FL 33406

Sec. 10-91(a) Interior wall lowered/removed without a permit

The Respondent was not 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 September 26, 2023, or a fine of \$200.00 per day may be imposed until compliance is achieved.

**Motion by Vice Chair Sanchez, seconded by Board Member Moody; Motion approved (5-0).**

**Case 23-0684** Donna A. Canales and Ricardo Canales  
8001 South Lake Drive  
Lake Clarke Shores, FL 33406

Sec. 125-701(a) Pergola constructed without a permit

The Respondent was not present. Based on the testimony and evidence presented for Sec. 125-701(a), the Board determined the Respondent is in violation, and the Respondent must come into compliance by September 26, 2023, or a fine of \$200.00 per day may be imposed until compliance is achieved.

**Motion by Vice Chair Sanchez, seconded by Board Member Moody; Motion approved (5-0).**

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

A. Status of implementation of Ordinance 2023-02 regulating the parking of specified vehicles.

The Code Enforcement Officer testified that flyers regarding the ordinance were delivered to properties that will be in violation of the ordinance on or after August 28, 2023. The Recording Clerk stated that information was also posted on the website, on social media and in the Shorelines.

Vice Chair Sanchez thanked the Code Enforcement Officer for his work. He asked him whether he walked and went on the waterway to observe violations. The Officer answered affirmatively.

Board Member Cook mentioned there was a rumor the Town allows individuals to apply for permits after work is done. The Zoning Official answered it was not allowed.

Board Member Hernandez asked whether there was code enforcement for commercial properties. The Code Enforcement Officer responded he has issued many violations including parking re-surfacing, overgrown vegetation, and waste removal.

Vice Chair Sanchez suggested there be an article in the next Shorelines about work without permits and related issues.

Vice Chair Sanchez, Board Member Cook, Board Member Moody and Chair Hughes discussed the proposal of replacing the Code Enforcement Board by a special magistrate. They were opposed to the special magistrate. Board Member Hernandez explained he missed the last Council Meeting and wanted to learn more about the proposal before expressing his opinion. Vice Chair Sanchez thanked the Town Manager for reaching out to all Code Enforcement Board Members regarding the special magistrate.

### 13. Adjournment

**Motion by Vice Chair Sanchez, seconded by Board Member Hernandez;  
Motion approved (5-0).**

Meeting adjourned at 8:28 p.m.

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Paul Hughes, Chair

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Emilie Pearson, Recording Clerk