

**AGENDA  
TOWN OF LAKE CLARKE SHORES  
CODE ENFORCEMENT BOARD HEARING  
DECEMBER 6, 2023 6:30 P.M.**

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**1. Call to Order**

**2. Roll Call**

Chair Paul Hughes  
Vice Chair Gerard Sanchez  
Board Member Ariel Hernandez  
Board Member Deb Moody  
Board Member Wesley Cook

**3. Pledge of Allegiance**

**4. Approval of Agenda**

**5. Consent Agenda**

- A. Approval of the Minutes of the October 25, 2023 Code Enforcement Board Hearing
- B. Unfinished Cases Now in Compliance
- C. New Cases Now in Compliance

**6. Disclosure of Visit**

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

**8. Unfinished Cases/Lien 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.

During the August 23, 2023 Code Enforcement Board Hearing, the Board determined the Respondent remains in violation of Sec. 34-19(9)(b), and imposed a fine of \$100.00 per day commencing on July 26, 2023 until compliance is achieved. As of the date of this hearing, the total fine amount due is \$13,400.00, plus administrative costs to record the lien.

## 9. Unfinished Cases/Fine Imposition Hearing

**Case 23-0519** Confidential  
7127 West Lake Drive  
Lake Clarke Shores, FL 33406

Sec. 125-767(b)(7) There are two vehicles on the lot with expired registrations.

During the September 26, 2023 Code Enforcement Board Hearing, the Board determined the Respondent is in violation of Sec. 125-767(b)(7), and the Respondent must come into compliance by the October 25, 2023 Code Enforcement Board Hearing, or a fine of \$50 per day may be imposed until compliance is achieved. During the October 25, 2023 Code Enforcement Board Hearing, the Board continued the case until the next Code Enforcement Board Hearing on December 6, 2023.

**Case 23-0443** 2018 2 IH Borrower LP  
7700 West Lake Drive  
Lake Clarke Shores, FL 33406

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

During the October 25, 2023 Code Enforcement Board Hearing, the Board determined the Respondent is violation of Sec. 125-263(8), and the Respondent must come into compliance by November 3, 2023, or a fine of \$50.00 per day may be imposed until compliance is achieved.

**Case 23-0496** Nuevomar LLC  
7423 Clarke Road  
Lake Clarke Shores, FL 33406

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

During the October 25, 2023 Code Enforcement Board Hearing, the Board determined the Respondent is in violation of Sec. 125-263(8), and the Respondent must come into compliance by November 3, 2023, or a fine of \$50.00 per day may be imposed until compliance is achieved.

## 10. Continued Cases

**Case 23-0518** Confidential  
7127 West Lake Drive  
Lake Clarke Shores, FL 33406

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

During the September 26, 2023 Code Enforcement Board Hearing, the Board did not determine whether the Respondent was in violation of Sec. 34-19(9)(b) and continued the case until the December 6, 2023 Code Enforcement Board Hearing. The Board requested that the Zoning Official review and research all issues related to the lot, i.e. drainage, existing non-conformity, type of lot(s) (separate vacant lot), and bring back his findings during the December 6, 2023 Hearing.

## 11. New Cases

**Case 23-0788** Faiza Y. Meshreki, Mina S. Meshreki & Michael S. Meshreki  
7133 Clarke Road  
Lake Clarke Shores, FL 33406

Sec. 34-19(7) Prohibited outdoor storage

**Case 23-0790** Faiza Y. Meshreki, Mina S. Meshreki & Michael S. Meshreki  
7133 Clarke Road  
Lake Clarke Shores, FL 33406

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

**Case 23-0853** Storm Abramson Properties  
1870 Forest Hill Blvd  
Lake Clarke Shores, FL 33406

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

**Case 23-0855** Storm Abramson Properties  
1870 Forest Hill Blvd  
Lake Clarke Shores, FL 33406

Sec. 121-86(c) Trees need to be trimmed back.

**Case 23-0856** Storm Abramson Properties  
1860 Forest Hill Blvd  
Lake Clarke Shores, FL 33406

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

**Case 23-0857** Storm Abramson Properties  
1860 Forest Hill Blvd  
Lake Clarke Shores, FL 33406

Sec. 125-475(j) Hedges need to be trimmed.

**Case 23-0858** Storm Abramson Properties  
1860 Forest Hill Blvd  
Lake Clarke Shores, FL 33406

Sec. 121-86(c) Trees need to be cut back.

**Case 23-0859** Storm Abramson Properties  
1850 Forest Hill Blvd  
Lake Clarke Shores, FL 33406

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

**Case 23-0861** Storm Abramson Properties  
1850 Forest Hill Blvd  
Lake Clarke Shores, FL 33406

Sec. 121-86(c) Trees need to be cut back.

**Case 23-0865** 1800 Forest Hill Inc.  
1800 Forest Hill Blvd  
Lake Clarke Shores, FL 33406

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

**Case 23-0867** RTP Real Estate Holdings LLC  
1490 Forest Hill Blvd  
Lake Clarke Shores, FL 33406

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

**Case 23-0870** Ivan Naranjo  
7125 Pine Tree Lane  
Lake Clarke Shores, FL 33406

Sec. 34-20 Partially submerged boat needs to be removed.

**Case 23-0880** 1441 Forest Hill Blvd LLC  
1441 Forest Hill Blvd  
Lake Clarke Shores, FL 33406

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

**Case 23-0881** Yavis Company & Development Group LLC  
1511 Forest Hill Blvd  
Lake Clarke Shores, FL 33406

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

**Case 23-0882** Centre Place Professional Park Property Owners  
Association Inc.  
1495 Forest Hill Blvd  
Lake Clarke Shores, FL 33406

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

**Case 23-0886** Palm Properties LLC  
1501 Forest Hill Blvd  
Lake Clarke Shores, FL 33406

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

**Case 23-0887** Centre Place Professional Park LLC  
1499 Forest Hill Blvd 101  
Lake Clarke Shores, FL 33406

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

**Case 23-0889** Centre Place Professional Park LLC  
1499 Forest Hill Blvd 101  
Lake Clarke Shores, FL 33406

Sec. 121-86(c) Tree's need to be trimmed back.

**Case 23-0890** CMG Realty Co of Florida  
1497 Forest Hill Blvd  
Lake Clarke Shores, FL 33406

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

**Case 23-0968** Michael R. Sargeant  
1820 Barbados Road  
Lake Clarke Shores, FL 33406

Sec. 6-6 Dog off of leach; \$75.00 fine issued.

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

### **13. Adjournment**

Notice: If an individual decides to appeal any decision made by the Code Enforcement Board with respect to this meeting, they will need a record of the proceedings and for this purpose, they need 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.