

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

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 Deb Moody, and Board Member Wesley Cook.

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

Absent: Board Member Ariel Hernandez.

3. Pledge of Allegiance

4. Approval of Agenda

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

5. Consent Agenda

A. Approval of the Minutes of the October 25, 2023 Code Enforcement Board Hearing

B. Unfinished Cases Now in Compliance

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.

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.

C. New Cases Now in Compliance

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 23-0857 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 23-0861 Storm Abramson Properties
1850 Forest Hill Blvd
Lake Clarke Shores, FL 33406

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

Case 23-0867 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 23-0880 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 23-0889 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.

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

6. Disclosure of Visit

(Note: Visits were disclosed when the Board discussed Case 23-0870. The Minutes reflect the order of the Agenda)

Board Member Cook noted that he lives near 7125 Pine Tree Lane and the boat has been submerged for a long time and is still submerged.

7. Swearing in of Witnesses by Attorney

The Town Attorney swore in the witnesses.

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.

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 lien on the property to be recorded in the public records of Palm Beach County.

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

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.

The Respondent was not present. Based on the testimony and evidence presented for Sec. 125-767(b)(7), the Board determined the Respondent remains in violation, and imposed a fine of \$50.00 per day commencing on October 25, 2023 until compliance is achieved.

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

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.

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 the next Code Enforcement Board Hearing on January 24, 2024, or a fine of \$250.00 per day may be imposed until compliance is achieved.

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

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

The Respondent was not present. Based on the testimony and evidence presented for Sec. 34-19(7), the Board determined the Respondent is in violation, and the Respondent must come into compliance by December 21, 2023, or a fine of \$50.00 per day may be imposed until compliance is achieved.

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

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

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 December 13, 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 Cook; Motion approved (4-0).

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.

Mr. Abramson was present on behalf of the Respondent. 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 May 22, 2024, or a fine of \$50.00 per day may be imposed until compliance is achieved. The Board also ordered the Respondent to provide a monthly status update to the Code Enforcement Officer.

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

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.

Mr. Abramson was present on behalf of the Respondent. 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 May 22, 2024, or a fine of \$50.00 per day may be imposed until compliance is achieved. The Board also ordered the Respondent to provide a monthly status update to the Code Enforcement Officer.

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

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-striped.

Mr. Abramson was present on behalf of the Respondent. 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 May 22, 2024, or a fine of \$50.00 per day may be imposed until compliance is achieved. The Board also ordered the Respondent to provide a monthly status update to the Code Enforcement Officer.

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

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.

Richard Johnson was present on behalf of the Respondent. 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 May 22, 2024, or a fine of \$50.00 per day may be imposed until compliance is achieved. The Board also ordered the Respondent to provide a monthly status update to the Code Enforcement Officer.

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

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

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

The Respondent was not present. 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 December 11, 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 Cook; Motion approved (4-0).

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.

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 the next Code Enforcement Board Hearing on January 24, 2024, or a fine of \$250.00 per day may be imposed until compliance is achieved.

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

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.

Joseph Parkman was present on behalf of the Respondent. 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 May 22, 2024, or a fine of \$50.00 per day may be imposed until compliance is achieved. The Board also ordered the Respondent to provide a monthly status update to the Code Enforcement Officer.

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

Case 23-0886 Forest Hill Professional Condominium Association
1501 Forest Hill Blvd
Lake Clarke Shores, FL 33406

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

Robert Denton was present on behalf of the Respondent. 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 May 22, 2024, or a fine of \$50.00 per day may be imposed until compliance is achieved. The Board also ordered the Respondent to provide a monthly status update to the Code Enforcement Officer.

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

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.

Joseph Parkman was present on behalf of the Respondent. 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 May 22, 2024, or a fine of \$50.00 per day may be imposed until compliance is achieved. The Board also ordered the Respondent to provide a monthly status update to the Code Enforcement Officer.

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

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.

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 May 22, 2024, or a fine of \$50.00 per day may be imposed until compliance is achieved. The Board also ordered the Respondent to provide a monthly status update to the Code Enforcement Officer.

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

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.

The Respondent was not present. Based on the testimony and evidence presented for Sec. 6-6, the Board continued the case until the next Code Enforcement Board Hearing on January 24, 2024 to allow the Town Attorney to review the Code and advise the Board whether a lien may be imposed on the property for non-payment of the citation.

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

12. Board Comments, Suggestion and Updates

Board Member Cook asked about the turnaround time for building permits and the length of time the Town has had the new permit system. The Zoning Official responded that it's been taking more time because of glitches with the new system. The Recording Clerk responded that the new system was implemented mid-July. Board Member Cook was of the opinion that it was taking too long.

Board Member Cook asked if staff mails Respondents with liens to remind them of their liens. The Code Enforcement Officer responded that we deliver the lien order to the Respondent. The Town Attorney explained that we were not required by Florida law to provide updates or reminders to the Respondent but that it could be done as a matter of policy. Board Member Cook suggested that staff follows up with Respondents to remind them they have liens and fines are running.

Board Member Cook asked whether the Respondent who lives on Terrace who broke the Keller gate paid his fine. The Recording Clerk thought he paid, but couldn't recall.

Board Member Cook ask about the total fine amount currently owed to the Town for Code violation. The Recording Clerk did not know, but she had provided that information to the Board several months ago.

Vice Chair Sanchez mentioned that the Board just heard violations from August. He asked whether it was possible to hear all 2023 violations during the January hearing. The Code Enforcement Officer responded that his open violations pile was getting smaller because he did a lot of re-inspections. The Police Chief confirmed that the majority of cases come in compliance.

Chair Hughes wished a Merry Christmas to staff.

13. Adjournment

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

Meeting adjourned at 8:29 p.m.

Paul Hughes, Chair

Emilie Pearson, Recording Clerk