

**MINUTES  
TOWN OF LAKE CLARKE SHORES  
CODE ENFORCEMENT BOARD HEARING  
JANUARY 24, 2024 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 Deb Moody; and Board Member Wesley Cook. Board Member Hernandez arrived at 6:31 p.m. after the approval of the Agenda.

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

**5. Consent Agenda**

- A. Approval of the Minutes of the December 6, 2023 Code Enforcement Board Hearing
- B. Unfinished Cases Now in Compliance  
None
- C. New Cases Now in Compliance

**Case 23-0955** Ava L. Rhodes, as Trustee of the  
Ava L. Rhodes Trust  
7512 West Lake Drive  
Lake Clarke Shores, FL 33406

Sec. 125-475 Hedges are obstructing the roadway view

**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 said he drove by 1740 Carissa Road a few times since the violation was issued.

## 7. Swearing in of Witnesses by Attorney

The Town Attorney swore in the witnesses.

## 8. Unfinished Cases/Lien Imposition Hearing

**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 Respondents were not present. Based on the testimony and evidence presented for Sec. 125-767(b)(1), the Board determined the Respondents remain in violation, and imposed a lien on the property to be recorded in the public records of Palm Beach County.

**Motion by Vice Chair Sanchez, seconded by Board Member Moody; 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 Respondents were not present. Based on the testimony and evidence presented for Sec. 10-91(a), the Board determined the Respondents remain in violation, and imposed a lien on the property to be recorded in the public records of Palm Beach County.

**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 Respondents were not present. Based on the testimony and evidence presented for Sec. 10-91(a), the Board determined the Respondents remain in violation, and imposed a lien on the property to be recorded in the public records of Palm Beach County.

**Motion by Vice Chair Sanchez, seconded by Board Member Cook; 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 Respondents were not present. Based on the testimony and evidence presented for Sec. 10-91(a), the Board determined the Respondents remain in violation, and imposed a lien on the property to be recorded in the public records of Palm Beach County.

**Motion by Vice Chair Sanchez, seconded by Board Member Cook; 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 Respondents were not present. Based on the testimony and evidence presented for Sec. 34-19(3), the Board determined the Respondents remain in violation, and imposed a lien on the property to be recorded in the public records of Palm Beach County.

**Motion by Vice Chair Sanchez, seconded by Board Member Cook; 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.

Respondent Milaidy Delgado Espinosa and property manager Manny Gonzalez were present. Based on the testimony and evidence presented for Sec. 10-91(a), the Board determined the Respondents came into compliance on January 18, 2024, and reduced the total fine amount due of \$23,000.00 to \$1,000.00, plus administrative costs. The Board ordered the Respondent to pay within 30 days of the order or a lien will be recorded on the property in the public records of Palm Beach County.

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

**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.

Respondent Milaidy Delgado Espinosa and property manager Manny Gonzalez were 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 Hernandez; 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.

Respondent Milaidy Delgado Espinosa and property manager Manny Gonzalez were 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 Vice Chair Sanchez; 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.

Respondent Milaidy Delgado Espinosa and property manager Manny Gonzalez were 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 Vice Chair Sanchez; Motion approved (5-0).**

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

**Case 23-0454** Bellenger Properties LLC  
7745 West Lake Drive  
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 continued the case until the next Code Enforcement Board Hearing on February 28, 2024.

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

**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 remains in violation, and imposed a fine of \$50.00 per day commencing on January 24, 2024 until compliance is achieved.

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

## **10. New Cases**

**Case 23-0976** Carol A. Woods  
1811 Evergreen Drive

Lake Clarke Shores, FL 33406

Sec. 125-290 Multi-family home inside a single-family home zoning

**Case 23-0977** Carol A. Woods  
1811 Evergreen Drive  
Lake Clarke Shores, FL 33406

Sec. 125-293 Prohibited uses and structures in the single-family residential zoning

**Case 23-0978** Carol A. Woods  
1811 Evergreen Drive  
Lake Clarke Shores, FL 33406

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

**Case 23-0979** Carol A. Woods  
1811 Evergreen Drive  
Lake Clarke Shores, FL 33406

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

**Case 23-0980** Carol A. Woods  
1811 Evergreen Drive  
Lake Clarke Shores, FL 33406

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

**Case 23-0981** Carol A. Woods  
1811 Evergreen Drive  
Lake Clarke Shores, FL 33406

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

Cases 23-0976, 23-0977, 23-0978, 23-0979, 23-0980 and 23-0981 regarding 1811 Evergreen Drive were heard at the same time. Respondent Carol A. Woods was present. Based on the testimony and evidence presented for Sec. 125-290, 125-293 and 10-91(a), the Board did not decide whether the Respondent is in violation because it needed additional information. The Board continued the cases until the next Code Enforcement Board Hearing on February 28, 2024. The Board asked staff to research the property file for permits. There was also discussion with Respondent as to whether she would allow the Town Zoning Official to enter the interior of the property to inspect the same.

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

**Case 23-1091** Lillian Coryn  
1330 South Florida Mango Road  
Lake Clarke Shores, FL 33406

Sec. 26-276 Raw sewage is a public health and safety emergency

The Respondent was not present. Based on the testimony and evidence presented for Sec. 26-276, the Board did not decide whether the Respondent is in violation and continued the case until the next Code Enforcement Board Hearing on February 28, 2024.

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

**Case 23-1098** Faiza Y. Meshreki, Mina S. Meshreki  
and Michael S. Meshreki  
7133 Clarke Road  
Lake Clarke Shores, FL 33406

Sec. 125-767 Cargo trailers are not permitted to be stored in the driveway and must be screened

The Respondents were not present. Based on the testimony and evidence presented for Sec. 125-767, the Board determined the Respondents are in violation, and the Respondents must come into compliance by the next Code Enforcement Board Hearing on February 28, 2024, or a fine of \$50.00 per day may be imposed until compliance is achieved.

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

**Case 23-1103** David A. Jaynes  
8311 Waterway Drive  
Lake Clarke Shores, FL 33406

Sec. 34-19(9)(d) Fence is in disrepair

Respondent David A. Jaynes was present. Based on the testimony and evidence presented for Sec. 34-19(9)(d), the Board determined the Respondent is in violation, and the Respondent must come into compliance by the next Code Enforcement Board Hearing on February 28, 2024, or a fine of \$250.00 per day may be imposed until compliance is achieved.

**Motion by Board Member Moody, seconded by Board Member Cook;  
Motion approved (4-1). Board Member Hernandez opposed the motion.**

**Case 24-0001** Joseph M. George and Jamie A. George  
7301 Venetian Way  
Lake Clarke Shores, FL 33406

Sec. 125-767 Cargo trailers must be stored behind the front line of the home and screened

The Respondents were not present. Based on the testimony and evidence presented for Sec. 125-767, the Board determined the Respondents are in violation, and the Respondents must come into compliance by the next Code Enforcement Board Hearing on February 28, 2024, 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 (5-0).**

**Case 24-0002** Max Marion  
1500 Carandis Circle  
Lake Clarke Shores, FL 33406

Sec. 125-767 Boats/trailers cannot be stored in the driveway

The Respondent was not present. Based on the testimony and evidence presented for Sec. 125-767, the Board determined the Respondent is in violation, and the Respondent must come into compliance by the next Code Enforcement Board Hearing on February 28, 2024, or a fine of \$50.00 per day may be imposed until compliance is achieved.

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

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

A. Status Update on Case Nos. 23-0853, 23-0856, 23-0859, 23-0865, 23-0882, 23-0886, 23-0887 and 23-0890 Parking lot needs to be re-sealed and re-stripped

The Code Enforcement Officer mentioned that Case Nos. 23-0853, 23-0856 and 23-0859 were in compliance.

The Officer also went over the 2023 Code Enforcement Statistics and what he had been working on since starting his employment with the Town.



## 12. Adjournment

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

Meeting adjourned at 8:57 p.m.

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Paul Hughes, Chair

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Emilie Pearson, Recording Clerk