

**MINUTES
TOWN OF LAKE CLARKE SHORES
CODE ENFORCEMENT BOARD HEARING
FEBRUARY 28, 2024 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; Community Development Specialist Melissa Espinoza; and Recording Clerk Emilie Pearson.

Absent: Board Member Ariel Hernandez.

3. Pledge of Allegiance

4. Approval of Agenda

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

5. Consent Agenda

A. Approval of the Minutes of the January 24, 2024 Code Enforcement Board Hearing

B. Cases Now in Compliance

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

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

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

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

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

Case 24-0011 William A. Wilson Jr.
1832 Evergreen Drive
Lake Clarke Shores, FL 33406

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

Case 24-0013 Abigail Taylor and Jesse Taylor
1900 Carambola Road
Lake Clarke Shores, FL 33406

Sec. 125-767 Boats/trailers are not allowed to be stored in the driveway

Case 24-0016 Justin C. Gillette and Rhicel A. Pinacate
6631 Lake Clarke Drive
Lake Clarke Shores, FL 33406

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

Case 23-1104 Confidential
1606 Carambola Road
Lake Clarke Shores, FL 33406

Sec. 34-19(4) The property is overgrown

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

6. Disclosure of Visit

None

7. Swearing in of Witnesses by Attorney

The Town Attorney swore in the witnesses.

8. 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 determined the Respondent remains in violation, and imposed a fine of \$50.00 per day, plus administrative costs, if any, commencing on February 28, 2024 until compliance is achieved.

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

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

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

The Respondent was not present. Based on the testimony and evidence presented for Sec. 34-19(9)(d), the Board determined the Respondent remains in violation, and imposed a fine of \$250.00 per day, plus administrative costs, if any, commencing on February 28, 2024 until compliance is achieved.

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

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 remains in violation, and imposed a fine of \$50.00 per day, plus administrative costs, if any, commencing on February 28, 2024 until compliance is achieved.

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

9. New Cases

Case 24-0017 Nicholas A. Duboy, Alecsander A. Duboy
and Antonio Duboy
6500 Carambola Circle
Lake Clarke Shores, FL 33406

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

The Respondent was not present. Based on the testimony and evidence presented for Sec. 34-19(9)(b), the Board determined the Respondents are in violation, and the Respondents must come into compliance by the next Code Enforcement Board Hearing on March 27, 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 (4-0).

Case 24-0029 Jose M. Sagrista and Nilda M. Sagrista
6401 Lake Clarke Drive
Lake Clarke Shores, FL 33406

Sec. 125-767 Boats/trailers are not allowed to be stored in the driveway

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 March 14, 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 (4-0).

Case 24-0040 Confidential
1606 Carambola Road
Lake Clarke Shores, FL 33406

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

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 March 27, 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 Cook; Motion approved (4-0).

10. Board Comments, Suggestion and Updates

The owners of 1740 Carissa Road requested to speak before the Board about cases that were not on the Agenda. They explained they were not aware of some of the violations until recently. They are working on compliance and mentioned the County found them in compliance regarding the raw sewage violation. They said they would like to have their fines reduced. The Recording Clerk explained that since liens were recorded, they will have to request lien reductions before the Town Council once they comply.

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

The Code Enforcement Officer said the commercial property owners in the above-referenced cases are working on compliance and providing regular updates to him.

Vice Chair Sanchez inquired about the blue tarp on the roof of 7730 West Lake Drive which is a vacant property. The Zoning Official explained he inspected the property and found extensive water damage. He stated the property was a tear down. The Town Attorney said there was a foreclosure action against the property and there was an alleged fraudulent sale of the property. He suggested the Town wait until the case settles before it moves forward with any actions.

The Code Enforcement Officer discussed a property on Venetian with a floating dock, boats and jet skis. He said that South Florida Water Management District issued a violation because it was in their right-of-way.

11. Adjournment

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

Meeting adjourned at 7:48 p.m.

Paul Hughes, Chair

Emilie Pearson, Recording Clerk