

**AGENDA  
TOWN OF LAKE CLARKE SHORES  
CODE ENFORCEMENT BOARD HEARING  
MARCH 27, 2024 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 February 28, 2024 Code Enforcement Board Hearing
- B. Cases Now in Compliance

**6. Disclosure of Visit**

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

**8. Unfinished Cases/Lien 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. During the December 6,

2023 Code Enforcement Board Hearing, the Board imposed a fine of \$50 per day commencing on October 25, 2023. The total fine amount due is \$7,750.

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

**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 pressured cleaned.

During the February 28, 2024 Code Enforcement Board Hearing, the Board determined the Respondents are in violation of Sec. 34-19(9)(b), 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.

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

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

During the February 28, 2024 Code Enforcement Board Hearing, 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.

**10. New Cases**

**Case 24-0047** Carol J. Knapp  
7716 Beta Circle East  
Lake Clarke Shores, FL 33406

Sec. 34-19(9)(b) Driveway needs to be pressured cleaned.

**Case 24-0055** Guardian Forest Hill LLC  
1755 Forest Hill Blvd  
Lake Clarke Shores, FL 33406

Sec. 125-767 Cargo trailer being improperly stored.

**Case 24-0059** Brandy Strine and James Strine  
1419 Beta Court North  
Lake Clarke Shores, FL 33406

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

**Case 24-0060** Deborah A. Shaw  
8000 S. Lake Drive  
Lake Clarke Shores, FL 33406

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

**Case 24-0066** Harriette Ross, Trustee under the Trust Agreement dated  
June 6, 1996  
1401 Alpha Court N  
Lake Clarke Shores, FL 33406

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

**Case 24-0069** Jack Basilone and Kevin McClatchy  
1405 Beta Court  
Lake Clarke Shores, FL 33406

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

**Case 24-0082** New Health Chiropractic & Wellness Center  
Patrick Gerville  
1501 Forest Hill Blvd, #103  
Lake Clarke Shores, FL 33406

Sec. 54-20 Operating a business without a current Town of Lake Clarke  
Shores local business tax receipt.

**Case 24-0083** New Health Chiropractic & Wellness Center  
Andrew A. Mancini  
1501 Forest Hill Blvd, #103  
Lake Clarke Shores, FL 33406

Sec. 54-20 Operating a business without a current Town of Lake Clarke  
Shores local business tax receipt.

**Case 24-0084** Rosa M. Cuello-Suarez MD PA  
1840 Forest Hill Blvd, #100  
Lake Clarke Shores, FL 33406

Sec. 54-20 Operating a business without a current Town of Lake Clarke Shores local business tax receipt.

**Case 24-0085** First Words Pediatric Therapy LLC  
1850 Forest Hill Blvd, #100  
Lake Clarke Shores, FL 33406

Sec. 54-20 Operating a business without a current Town of Lake Clarke Shores local business tax receipt.

**Case 24-0086** Kathleen M. Shafer CPA  
1850 Forest Hill Blvd, #204  
Lake Clarke Shores, FL 33406

Sec. 54-20 Operating a business without a current Town of Lake Clarke Shores local business tax receipt.

**Case 24-0092** Xclusive Barber Lounge, Inc.  
1499 Forest Hill Blvd, #103  
Lake Clarke Shores, FL 33406

Sec. 54-20 Operating a business without a current Town of Lake Clarke Shores local business tax receipt.

**Case 24-0093** Kaab Continuum LLC  
1499 Forest Hill Blvd, #106  
Lake Clarke Shores, FL 33406

Sec. 54-20 Operating a business without a current Town of Lake Clarke Shores local business tax receipt.

**Case 24-0094** Promedbillers, LLC  
1495 Forest Hill Blvd, #A4  
Lake Clarke Shores, FL 33406

Sec. 54-20 Operating a business without a current Town of Lake Clarke Shores local business tax receipt.

**Case 24-0096** Michael R. Fritz Landscape Maintenance  
7336 Pine Tree Lane  
Lake Clarke Shores, FL 33406

Sec. 54-20 Operating a business without a current Town of Lake Clarke Shores local business tax receipt.

**Case 24-0104** Dr. Finlay Medical Center

Ircia Cabrera  
1840 Forest Hill Blvd, #200  
Lake Clarke Shores, FL 33406

Sec. 54-20 Operating a business without a current Town of Lake Clarke Shores local business tax receipt.

**Case 24-0105** Dr. Finlay Medical Center  
Gustavo Forteza  
1840 Forest Hill Blvd, #200  
Lake Clarke Shores, FL 33406

Sec. 54-20 Operating a business without a current Town of Lake Clarke Shores local business tax receipt.

**11. Board Comments, Suggestions and Updates**

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-stripped

**12. 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.