

**MINUTES
TOWN OF LAKE CLARKE SHORES
CODE ENFORCEMENT BOARD HEARING
MARCH 27, 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; Community Development Specialist Melissa Espinoza; and Recording Clerk Emilie Pearson.

Absent: Board Member Ariel Hernandez.

3. Pledge of Allegiance

4. Approval of Agenda

(Note: The Agenda was later amended following the approval of the Consent 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 February 28, 2024 Code Enforcement Board Hearing

B. Cases Now in Compliance

Case 24-0017 Nicholas A. Duboy, Aleksander 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.

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

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

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 24-0059 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.

The Code Enforcement Officer mentioned there was a property owner present with a case heard last month that was not on the Agenda this month. The property owner of 7745 West Lake Drive asked permission to speak to the Board about Case 23-0454.

Motion by Board Member Moody to amend the Agenda to add Case 23-0454 pursuant to the Respondent's request, seconded by Vice Chair Sanchez; 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/Lien 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 present. Based on the testimony and evidence presented for Sec. 34-19(9)(b), the Board determined the Respondent complied with the Code section on March 14, 2024, and reduced the total fine amount due of \$750 to \$375. The Board ordered the Respondent to pay the fine, plus administrative costs if any, within 30 days of the order or a lien will be recorded against the Respondent's property.

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

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 complied with the Code section on March 27, 2024, and imposed a lien of \$7,750, plus administrative costs to record the lien.

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

9. Unfinished Cases/Fine Imposition Hearing

None

10. New Cases

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

Sec. 125-767 Cargo trailer being improperly stored.

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 April 3, 2024, or a fine of \$50.00 per day may be imposed until compliance is achieved.

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

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.

The Respondents were 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 April 8, 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 24-0082 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.

The Respondent was not present. Based on the testimony and evidence presented for Sec. 54-20, the Board determined the Respondent is in violation, and ordered the Respondent to pay the amount of the business tax of \$110.25, which includes a delinquency penalty of 25%, plus an administrative fee of \$100.00, plus an additional penalty of \$250.00. If Respondent is not in compliance with this Order by April 24, 2024, a lien will be recorded in the public records of Palm Beach County.

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

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.

The Respondent was not present. Based on the testimony and evidence presented for Sec. 54-20, the Board determined the Respondent is in violation, and ordered the Respondent to pay the amount of the business tax of \$110.25, which includes a delinquency penalty of 25%, plus an administrative fee of \$100.00, plus an additional penalty of \$250.00. If Respondent is not in compliance with this Order by April 24, 2024, a lien will be recorded in the public records of Palm Beach County.

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

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.

The Respondent was not present. Based on the testimony and evidence presented for Sec. 54-20, the Board determined the Respondent is in violation, and ordered the Respondent to pay the amount of the business tax of \$110.25, which includes a delinquency penalty of 25%, plus an administrative fee of \$100.00, plus an additional penalty of \$250.00. If Respondent is not in compliance with this Order by April 24, 2024, a lien will be recorded in the public records of Palm Beach County.

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

Case 24-0085 First Words Pediatric Therapy LLC
Rafael Bejarano
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.

The Respondent was not present. Based on the testimony and evidence presented for Sec. 54-20, the Board determined the Respondent is in violation, and ordered the Respondent to pay the amount of the business tax of \$82.69, which includes a delinquency penalty of 25%, plus an administrative fee of \$100.00, plus an additional penalty of \$250.00. If Respondent is not in

compliance with this Order by April 24, 2024, a lien will be recorded in the public records of Palm Beach County.

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

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.

The Respondent was not present. Based on the testimony and evidence presented for Sec. 54-20, the Board determined the Respondent is in violation, and ordered the Respondent to pay the amount of the business tax of \$110.25, which includes a delinquency penalty of 25%, plus an administrative fee of \$100.00, plus an additional penalty of \$250.00. If Respondent is not in compliance with this Order by April 24, 2024, a lien will be recorded in the public records of Palm Beach County.

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

Case 24-0092 Xclusive Barber Lounge, Inc.
Anthony Baez
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.

The Respondent was not present. Based on the testimony and evidence presented for Sec. 54-20, the Board determined the Respondent is in violation, and ordered the Respondent to pay the amount of the business tax of \$82.69, which includes a delinquency penalty of 25%, plus an administrative fee of \$100.00, plus an additional penalty of \$250.00. If Respondent is not in compliance with this Order by April 24, 2024, a lien will be recorded in the public records of Palm Beach County.

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

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.

The Respondent was not present. Based on the testimony and evidence presented for Sec. 54-20, the Board determined the Respondent is in violation, and ordered the Respondent to pay the amount of the business tax of \$82.69, which includes a delinquency penalty of 25%, plus an administrative fee of \$100.00, plus an additional penalty of \$250.00. If Respondent is not in compliance with this Order by April 24, 2024, a lien will be recorded in the public records of Palm Beach County.

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

Case 24-0094 Promedbillers, LLC
Lauren Gensoli
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.

The Respondent was not present. Based on the testimony and evidence presented for Sec. 54-20, the Board determined the Respondent is in violation, and ordered the Respondent to pay the amount of the business tax of \$110.25, which includes a delinquency penalty of 25%, plus an administrative fee of \$100.00, plus an additional penalty of \$250.00. If Respondent is not in compliance with this Order by April 24, 2024, a lien will be recorded in the public records of Palm Beach County.

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

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.

The Respondent was not present. Based on the testimony and evidence presented for Sec. 54-20, the Board determined the Respondent is in violation, and ordered the Respondent to pay the amount of the business tax of \$27.56, which includes a delinquency penalty of 25%, plus an administrative fee of \$100.00, plus an additional penalty of \$250.00. If Respondent is not in

compliance with this Order by April 24, 2024, a lien will be recorded in the public records of Palm Beach County.

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

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.

The Respondent was not present. Based on the testimony and evidence presented for Sec. 54-20, the Board determined the Respondent is in violation, and ordered the Respondent to pay the amount of the business tax of \$110.25, which includes a delinquency penalty of 25%, plus an administrative fee of \$100.00, plus an additional penalty of \$250.00. If Respondent is not in compliance with this Order by April 24, 2024, a lien will be recorded in the public records of Palm Beach County.

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

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.

The Respondent was not present. Based on the testimony and evidence presented for Sec. 54-20, the Board determined the Respondent is in violation, and ordered the Respondent to pay the amount of the business tax of \$110.25, which includes a delinquency penalty of 25%, plus an administrative fee of \$100.00, plus an additional penalty of \$250.00. If Respondent is not in compliance with this Order by April 24, 2024, a lien will be recorded in the public records of Palm Beach County.

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

11. Board Comments, Suggestion 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-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.

Chair Hughes would like the Town to advertise for the vacant Board Member positions on the Town's website and newsletter. The other Board Members agreed. The Recording Clerk mentioned she would discuss it with the Town Manager.

Vice Chair Sanchez asked about the status of boat/trailer violations. The Code Enforcement Officer said he is issuing violations.

Vice Chair Sanchez asked whether we were caught up with cases. The Code Enforcement Officer responded that we are only dealing with 2024 code violations.

The Board discussed remodel projects and new home construction in Town. They inquired about a property located on Pine Tree Lane where the house was demolished, but the garage remains. They asked whether this was allowed and if we have a deadline to close permits.

12. Adjournment

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

Meeting adjourned at 7:53 p.m.

Paul Hughes, Chair

Emilie Pearson, Recording Clerk