

**AGENDA
TOWN OF LAKE CLARKE SHORES
CODE ENFORCEMENT BOARD HEARING
MAY 22, 2024 6:30 P.M.**

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. Oath of Office

Gerard Sanchez
Deb Moody

5. Approval of Agenda

6. Consent Agenda

- A. Approval of the Minutes of the April 24, 2024 Code Enforcement Board Hearing
- B. Cases Now in Compliance

7. Disclosure of Visit

8. Swearing in of Witnesses by Attorney

9. Lien Status Conference

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.

During the September 26, 2023 Code Enforcement Board Hearing, the Board continued the case until the December 6, 2023 Code Enforcement Board Hearing to allow the Zoning Official to review the land file. On December 6,

2023, the Board found the Respondent in violation of Sec. 34-19(9)(b), and the Respondent must come into compliance by January 24, 2024, or a fine of \$50.00 per day may be imposed until compliance is achieved. The Board stated that compliance may be achieved by either repairing, re-surfacing, or replacing the existing paved area/driveway or by removing the paved area/driveway and replacing it with sod and irrigate. During the January 24, 2024 Code Enforcement Board Hearing, the Board imposed a fine of \$50.00 per day commencing on January 24, 2024 until compliance is achieved. During the April 24, 2024 Code Enforcement Board Hearing, the Board determined the Respondent remains in violation, and set a status conference for the next Code Enforcement Board Hearing on May 22, 2024. The Board asked that the Respondent get quotes for the work, hire a contractor and apply for a permit. They would like to know when the work will be started and completed. The Respondent came into compliance on May 16, 2024. The total fine amount due is \$5,700.00, plus administrative costs to record the lien.

10. Unfinished Cases/Fine Imposition Hearing

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.

During the December 6, 2023 Code Enforcement Board Hearing, the Board determined the Respondent is in violation of Sec. 34-19(9)(b), 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.

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.

During the December 6, 2023 Code Enforcement Board Hearing, the Board determined the Respondent is in violation of Sec. 34-19(9)(b), 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.

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.

During the December 6, 2023 Code Enforcement Board Hearing, the Board determined the Respondent is in violation of Sec. 34-19(9)(b), 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.

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.

During the December 6, 2023 Code Enforcement Board Hearing, the Board determined the Respondent is in violation of Sec. 34-19(9)(b), 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.

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.

During the December 6, 2023 Code Enforcement Board Hearing, the Board determined the Respondent is in violation of Sec. 34-19(9)(b), 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.

Case 24-0119 Katrina Kahook and Waseem Kahook
1701 Mango Circle
Lake Clarke Shores, FL 33406

Sec. 34-19(9)(b) Painted driveway is faded with spots and needs repainting.

During the April 24, 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 May 22, 2024, or a fine of \$75.00 per day may be imposed until compliance is achieved.

Case 24-0168 Caroline Wren
1411 Indian Road East
Lake Clarke Shores, FL 33406

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

During the April 24, 2024 Code Enforcement Board Hearing, the Board determined the Respondent is in violation of Sec. 34-19(9)(b), and the Respondent must come into compliance by the next Code Enforcement Board Hearing on May 22, 2024, or a fine of \$50.00 per day may be imposed until compliance is achieved.

11. New Cases

Case 24-0172 Everett M. Craun
1736 Carambola Road
Lake Clarke Shores, FL 33406

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

Case 24-0173 Everett M. Craun
1736 Carambola Road
Lake Clarke Shores, FL 33406

Sec. 34-19(4) Overgrown property.

Case 24-0175 Kathleen F. Lynch
1800 Carambola Road
Lake Clarke Shores, FL 33406

Sec. 125-767(b)(7) Inoperable / Unregistered vehicle.

Case 24-0179 Celeste K. Capino and Jeremy B. Speckman
1511 Palm Circle
Lake Clarke Shores, FL 33406

Sec. 125-891(b) Swimming pool is unsecured (health/safety).

Case 24-0190 Jillian Chiappone and Jerome B. Hippolyte
8244 Pine Tree Lane
Lake Clarke Shores, FL 33406

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

Case 24-0193 Lauire A. Crizier, Cynthia A. Jordan, Diane T. Wilkie and
Donald N. Wilkie
8416 Pine Tree Lane
Lake Clarke Shores FL, 33406

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

Case 24-0196 Aaron J. Smith
1881 Caribbean Road West
Lake Clarke Shores, FL 33406

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

Case 24-0197 Aaron J. Smith
1881 Caribbean Road West
Lake Clarke Shores, FL 33406

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

Case 24-0198 Aaron J. Smith
1881 Caribbean Road West
Lake Clarke Shores, FL 33406

Sec. 26-276 Broken Mailbox needs to be removed / replaced (health/safety).

Case 24-0214 Guardian Forest Hill LLC
1755 Forest Hill Boulevard
Lake Clarke Shores, FL 33406

Sec. 34-19(7) Prohibited trash outside of dumpster.

Case 24-0230 Yainier Suarez Santos
1707 Laurel Lane
Lake Clarke Shores, FL 33406

Sec. 125-767 Semi trucks are not allowed to be stored in Lake Clarke Shores.

Case 24-0236 Julia Marante
1915 Arabian Road West
Lake Clarke Shores FL, 33406

Sec. 22-27(a)(b) False alarm fines are due.

12. Board Comments, Suggestions and Updates

13. 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.