

**MINUTES  
TOWN OF LAKE CLARKE SHORES  
CODE ENFORCEMENT BOARD HEARING  
JUNE 26, 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.

Also in attendance: Town Attorney William P. Doney, Code Enforcement Officer Erik Richwagen, Community Development Specialist Melissa Espinoza, Police Chief William Smith and Recording Clerk Emilie Pearson Moore.

**3. Pledge of Allegiance**

**4. Approval of 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 May 22, 2024 Code Enforcement Board Hearing

B. Cases Now in Compliance

**Case 24-0199** Cheri Staup and Paul Staup  
1421 Shore Drive  
Lake Clarke Shores, FL 33406

Sec. 125-767 Boats/ trailers must be stored behind the front foot of the home.

**Case 24-0200** Scott Breeden  
6710 Pine Tree Circle  
Lake Clarke Shores, FL 33406

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

**Case 24-0203** Giovanni Garcia and Rafael Garcia  
7420 Pine Tree Lane  
Lake Clarke Shores, FL 33406

Sec. 125-263(8) House numbers are required on the home.

**Case 24-0219** Cole Davidson  
1820 Carandis Road  
Lake Clarke Shores, FL 33406

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

**Case 24-0222** Julio Cesar Tavera  
7000 Haden Road  
Lake Clarke Shores, FL 33406

Sec. 125-767(b)(7) Inoperable / unregistered vehicle on property.

**Case 24-0226** 1441 Forest Hill Blvd LLC  
1441 Forest Hill Blvd  
Lake Clarke Shores, FL 33406

Sec. 34-20 Garbage cans are not permitted to be left out past trash pick-up.

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

## **6. Disclosure of Visit**

*(Note: Visits were disclosed when the Board discussed Case 24-0215. The Minutes reflect the order of the Agenda)*

Board Member Moody stated she is a neighbor of 7523 Pine Tree Lane.

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

The Town Attorney swore in the witnesses.

## **8. Case Status Updates**

**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.

Rena Amro provided a status update on behalf of the Respondent. She mentioned the irrigation pipe leaks were more extensive than initially thought and the leaks affect the condition of the parking lot. She explained the owner of 1499 Forest Hill Boulevard must fix the leaks before the parking lot is re-sealed and re-stripped. She did not know when the pipes would be fixed. The Board discussed the need of a permit to fix the leaks.

**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.

The Respondent was not present because he was in Miami. However, the Code Enforcement Officer spoke to the Respondent. The Respondent told him that he will be sanding and re-surfacing the driveway and the work will be completed before the Board imposed deadline.

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

**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 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 lien on the property.

**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 complied with the code section on March 14, 2024 and the total fine amount due is \$750.00, plus administrative costs. The Board imposed a lien on the property.

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

## **10. New Cases**

**Case 24-0215** Georgina G. Quevedo and Jesus G. Quevedo  
7523 Pine Tree Lane  
Lake Clarke Shores, FL 33406

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

The Respondents were present. Their contractor Javier Quevedo testified on their behalf. 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 September 24, 2024, or a fine of \$50.00 per day may be imposed until compliance is achieved.

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

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

The Code Enforcement Officer mentioned that 1755 Forest Hill Boulevard is still in compliance and the trash is being picked up three times per week.

Chair Hughes asked if there were any new updates regarding the parking lots of commercial properties along Forest Hill Boulevard. The Code Enforcement Officer responded that 1800 Forest Hill Boulevard is currently re-sealing and re-striping the parking lot. He thought they would be done within two weeks.

Vice Chair Sanchez said there appeared to be many trailer and boat violations in town. The Code Enforcement Officer responded he has issued several violations in the last month and they may come to the next Code Enforcement Board Hearing if they don't come into compliance.

The Board and the Code Enforcement Officer discussed a property on Carandis Road that was having garage sales without permits. The Officer explained the owners had a permit for the last garage sale, but the sale lasted longer than what the permit allowed so he issued a violation. He noted they are only allowed one garage sale per year and the owners will have to come before the Board if they violate the code again.

Chair Hughes asked if police officers verified if solicitors had permits. The Police Chief responded that they do. The Community Development Specialist mentioned she has not had anyone apply for a permit in a while. Vice Chair Sanchez suggested this topic be included in future town newsletters.

The Board discussed the commercial vehicles “peter pan” parked at a residential property at the corner of Florida Mango Rd and Barbados Rd. They wondered if this was allowed. The Code Enforcement Officer responded he would look into it. The Community Development Specialist said she would see if they have a business tax receipt.

## **12. Adjournment**

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

Meeting adjourned at 7:41 p.m.

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Paul Hughes, Chair

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Emilie Pearson Moore, Recording Clerk