

**TOWN OF LAKE CLARKE SHORES  
CODE ENFORCEMENT BOARD HEARING  
MINUTES  
October 26, 2016**

I. MEETING CALLED TO ORDER

Chairman, Paul Hughes called the meeting to order at 6:30 PM.

II. ROLL CALL

**PRESENT:** Paul Hughes, Chairman; Paul Shalhoub, Vice Chair; John Studdard, Board Member, Ariel Hernandez, Board Member, Benjamin Hartman, Alternate Board Member. *Also in attendance:* Charles Schoech, Town Attorney; Officer Dana Schack, Code Enforcement Officer; and Zoie Burgess, Recording Clerk

Timothy Daughtry, Board Member joined meeting at 6:52 PM

III. PLEDGE TO FLAG

IV. APPROVAL OF AGENDA

**Motion by Mr. Shalhoub to approve the agenda, seconded by Mr. Hernandez Motion approved (6-0)**

V. CONSENT AGENDA

- a. Approval of Minutes of September 28, 2016 Code Enforcement Hearing
- b. Unfinished cases now in compliance

**CASE #16-0333** DONNA F. HUMPHRIES  
7825 WEST LAKE DRIVE  
LAKE CLARKE SHORES, FL 33406

Sec. 26-26 (9) (b) Driveway in disrepair.

**CASE #16-0380** ROBERT & WENONA RATLIFF  
8219 WEST LAKE DRIVE  
LAKE CLARKE SHORES, FL 33406

Sec 26-26 (9) (c) Roof, gutters, downspouts not maintained in good repair –  
Mildew on roof, several tiles in disrepair

**CASE #16-0381** ROBERT & WENONA RATLIFF  
8219 WEST LAKE DRIVE  
LAKE CLARKE SHORES, FL 33406

Sec 26-26 (3) Deterioration of any property – Facia Board above doorway  
rotted.

**CASE #16-0235** HARTLEY T. & SHANNON K. LOGSDON  
7600 PINE TREE LANE  
LAKE CLARKE SHORES, FL 33406

Sec. 26-26 (9) (b) Driveway in disrepair

**CASE #16-0583** RICHARD LAROCQUE  
1520 WAGNER CIRCLE  
LAKE CLARKE SHORES, FL 33406

Sec. 25-56 Dead/Dying Trees or Stumps. Obnoxious growth, filth, garbage,  
trash and debris – Tree stump in back yard

**CASE #16-0584** RICHARD LAROCQUE  
1520 WAGNER CIRCLE  
LAKE CLARKE SHORES, FL 33406

Sec. 26-26 (3) Deterioration of any property - Large areas of lawn dead in both  
front and back yard.

c. New cases now in compliance

**Motion by Mr. Shalhoub to approve the agenda, seconded by Mr. Hernandez Motion approved (6-0)**

VI. DISCLOSURE OF VISIT

VII. SWEARING IN OF WITNESSES BY ATTORNEY

VIII. UNFINISHED CASES/FINE IMPOSITION HEARING

**CASE #16-0579** JENNIFER & GREGORY MAZZOLA  
6630 MANGO CIRCLE  
LAKE CLARKE SHORES, FL 33406

Sec. 26-26 (9) (b) Driveway/walkway not maintained: not in proper state of repair –  
mildew on walkway

The Respondents, Jennifer and Gregory Mazzola were not present. Based on the testimony and evidence presented for Case # 16-0579, the Board determined the Respondents remain in violation of Sec 26-26 (9) (b) and imposed a fine of \$250.00 per day until in compliance.

**Motion by Mr. Shalhoub, seconded by Mr. Hartmann; Motion approved (6-1, Mr. Daughtry Opposed).**

**CASE #16-0580** JENNIFER & GREGORY MAZZOLA  
6630 MANGO CIRCLE  
LAKE CLARKE SHORES, FL 33406

Sec. 26-26 (3) Deterioration of any property – bare areas in front yard

The Respondents, Jennifer and Gregory Mazzola were not present. Based on the testimony and evidence presented for Case # 16-0580, the Board determined the Respondents are in violation of Sec 26-26 (3) and imposed a fine of \$250.00 per day until in compliance.

**Motion by Mr. Shalhoub, seconded by Mr. Hernandez; Motion approved (5-1, Mr. Daughtry Opposed).**

**CASE #16-0581**                      JENNIFER & GREGORY MAZZOLA  
6630 MANGO CIRCLE  
LAKE CLARKE SHORES, FL 33406

Sec. 26-26 (9) (c)                  Roof, gutters, downspouts not maintained in good repair –  
mildew on roof, possibly peeling paint

The Respondents, Jennifer and Gregory Mazzola were not present. Based on the testimony and evidence presented for Case # 16-0581, the Board determined the Respondents are in violation of Sec 26-26 (9) (c) as a repeat violation and imposed a fine at a daily amount of \$150.00 until compliance is achieved. CASE ENTERED INTO AGENDA IN ERROR AND SHOULD BE REMOVED. CASE IS IN COMPLIANCE.

**Motion by Mr. Shalhoub, seconded by Mr. Hernandez; Motion approved (7-0).**

**CASE #16-0594**                      JAMES R. BARBY  
7011 HADEN ROAD  
LAKE CLARKE SHORES, FL 33406

Sec. 26-56                              Dead/Dying trees or stumps, obnoxious growth, filth, garbage,  
trash and debris - Dead tree in front yard

The Respondent, James Barby was not present. Based on the testimony and evidence presented for Case #16-0594, the Board determined the Respondent remains in violation of Sec 26-56 and is ordered to meet with the Town Attorney and Code Enforcement Officer as outlined in previous Court Order dated January 23, 2014.

**Motion by Mr. Shalhoub, seconded by Mr. Studdard; Motion approved (7-0).**

**CASE #16-0595**                      JAMES R. BARBY  
7011 HADEN ROAD  
LAKE CLARKE SHORES, FL 33406

Sec. 26-26 (7)                        Open storage, accumulation, storage or keeping of any  
abandoned discarded or unused chattel – Open storage  
throughout property

The Respondent, James Barby was not present. Based on the testimony and evidence presented for Case # 16-0595, the Board determined the Respondent remains in violation of Sec 26-26 (7) and is

ordered to meet with the Town Attorney and Code Enforcement Officer as outlined in previous Court Order dated January 23, 2014.

**Motion by Mr. Shalhoub, seconded by Mr. Hernandez; Motion approved (7-0).**

**CASE #16-0596** ALEDMYS D. SERRANO  
8215 PINE TREE LANE  
LAKE CLARKE SHORES, FL 33406

Sec. 26-26 (9) (d) Fence/wall not maintained in good repair - Fence on side of residence in disrepair

The Respondent, Aledmys D. Serrano was present. Based on the testimony and evidence presented for Case #16-0596, the Board determined the Respondent is in violation of Sec 26-26 (9) (d) and continued case until December 7, 2016 to comply.

**Motion by Mr. Hartman, seconded by Mr. Hernandez; Motion approved (7-0).**

IX. CONTINUED CASES

X. NEW CASES

**CASE #16-0585** KATHLEEN BOOTH  
7519 CLARKE ROAD  
LAKE CLARKE SHORES, FL 33406

Sec. 26-26 (9) (b) Driveway/Walkway not maintained: not in proper state of repair  
– Driveway in disrepair

The Respondent, Kathleen Booth was present. Based on the testimony and evidence presented for Case #16-0585, the Board determined the Respondent is in violation of Sec 26-26 (9) (b) and gave them until January 25, 2017 to comply or a fine in the amount of \$100.00 may be imposed.

**Motion by Mr. Studdard seconded by Mr. Shalhoub; Motion approved (6-0).**

**CASE #16-0637** NANCY ROUSSEAU WIDELL  
*C/O GREGORY S. WIDELL*  
7611 PINE TREE LANE  
LAKE CLARKE SHORES, FL 33406

Sec. 26-26 (9) (b) Driveway/Walkway not maintained: not in proper state of repair  
– Driveway in disrepair

The Respondent, Nancy Rousseau Widell, was not present. Based on the testimony and evidence presented for Case #16-0637, the Board determined the Respondent is in violation of Sec 26-26 (9) (b) and gave them until December 7, 2016 to comply or a fine in the amount of \$250.00 may be imposed.

Motion by Mr. Studdard seconded by Mr. Shalhoub; Motion approved (6-1, Mr. Daughtry Opposed).

**CASE #16-0638**            NANCY ROUSSEAU WIDELL  
   C/O GREGORY S. WIDELL  
   7611 PINE TREE LANE  
   LAKE CLARKE SHORES, FL 33406

Sec. 26-26 (3)            Deterioration of any property – garage in disrepair

The Respondent, Nancy Rousseau Widell, was not present. Based on the testimony and evidence presented for Case #16-0638, the Board determined the Respondent is in violation of Sec 26-26 (3) and gave them until December 7, 2016 to comply or a fine in the amount of \$250.00 may be imposed.

Motion by Mr. Studdard seconded by Mr. Shalhoub; Motion approved (6-1, Mr. Daughtry Opposed).

**CASE #16-0639**            CINDY VELAZQUEZ  
   8128 SEDGEWICK COURT, 28C  
   LAKE CLARKE SHORES, FL 33406

Sec. 22-34 (b)            Failure to pay daily alarm assessment fee

The Respondent, Cindy Velazquez was not present. Based on the testimony and evidence presented for Case #16-0639, the Board determined the Respondent is in violation of Sec 22-34 (b) and gave them until December 7, 2016 to comply or a fine in the amount of \$50.00 will be imposed.

Motion by Mr. Hartman seconded by Mr. Hernandez; Motion approved (6-1, Mr. Daughtry Opposed).

**CASE #16-0650**            SEAN MCCREADY & TIFFANY ROY  
   1700 ANTIGUA ROAD  
   LAKE CLARKE SHORES, FL 33406

Sec. 26-26 (4)            Overgrown vegetation

The Respondents, Sean McCready and Tiffany Roy were not present. Based on the testimony and evidence presented for Case #16-0650, the Board determined the Respondents are in violation of Sec 26-26 (4) and gave them until December 7, 2016 to comply or a fine in the amount up to \$250.00 will be imposed.

Motion by Mr. Hartman seconded by Mr. Hernandez; Motion approved (6-1, Mr. Daughtry Opposed).

XI. FINE REDUCTION

CASE #16-0535

DRRAGO A. UWANAWICH  
7701 PINE TREE LANE  
LAKE CLARKE SHORES, FL 33406

Sec. 26-26 (7)

Open storage, accumulation, storage or keeping of any abandoned discarded or unused chattel – Open storage on south Side of residence

The Respondent, Drrago Uwanawich, was present to request a fine reduction. Based on the testimony and evidence presented for Case #16-0535, the Board determined the Respondents were in violation of Sec 26-26 (9) (c) and came into compliance on October 11, 2016. Board determined that the fine amount should be corrected to reflect \$3,250.00.

**Motion to correct fine amount made by Mr. Shalhoub, seconded by Mr. Hernandez; Motion approved (7-0).**

Based on testimony, the Board granted the fine reduction to \$50.00.

**Motion to reduce fine made by Mr. Hernandez, seconded by Mr. Shalhoub; Motion approved (7-0).**

XII. BOARD COMMENTS, SUGGESTIONS AND UPDATES

Mr. Shalhoub informed the Board that he went to the Council meeting on October 18, advising council that the Board would be undertaking a review of the Town's Municipal Code.

XIII. Code Review

a. Section 30-5 Holiday Lights

Upon discussion, it was agreed to remove any distinction of lights. Consequently, the word "seasonal" and "lights" should be REMOVED. The intent of these modifications is to allow accent landscaping party lights.

b. Section 42-51 (e) – Trash Can Concealment

Brief Discussion and agreement on needing clarification of what needs to be concealed. Is it trash or is it specifically the bin.

Board agreed that this Section shall be postponed for discussion. Board will research to better define.

c. Section 26-26 (8) Inoperable Vehicle/Vessel Boat Registration

Board agreed to postpone.

Additional Board Discussion:

The Town attorney noted that Section 86-581 (4)(a)(3) – Political Signs must be written in accordance with State law.

At the December meeting the board will plan to discuss Section 26-244(4) – Maintaining Grass Height of 8 inches or less and Section 26-444(5) and Maintaining Grass Height of 12 inches

Board requested that the following sections be added to the list of code items to be reviewed:  
Section 86-508 (b) (1) – Parking of Specified vehicles in residential districts - Commercial Vehicles  
Section 86-508 (a) - Parking of Specified vehicles in residential districts – Boat Trailer Concealment

The Board agreed that it may be appropriate to have workshops outside of regular meetings.

XIV. ADJOURNMENT

**Motion made by Mr. Shalhoub to adjourn, seconded by Mr. Hernandez; Motion approved (7-0).**

Meeting adjourned at 8:35 PM

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**Paul Shalhoub**  
Board Vice Chairman

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**Zoie Burgess**  
Recording Clerk