

TOWN OF LAKE CLARKE SHORES
CODE ENFORCEMENT BOARD HEARING
MINUTES
December 7, 2016

I. MEETING CALLED TO ORDER

Vice Chairman, Paul Shalhoub called the meeting to order at 6:35 PM.

II. ROLL CALL

PRESENT: Paul Shalhoub, Vice Chair; John Studdard, 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

ABSENT

Paul Hughes, Chairman; Ken Phillips, Board Member; Ariel Hernandez, Board Member

III. PLEDGE TO FLAG

IV. APPROVAL OF AGENDA

Motion by Mr. Daughtry to approve the agenda, seconded by Mr. Studdard Motion approved (4-0)

V. CONSENT AGENDA

- a. Approval of Minutes of October 26, 2016 Code Enforcement Hearing
- b. Unfinished cases now in compliance

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

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

- c. New cases now in compliance

Motion by Mr. Daughtry, seconded by Mr. Studdard Motion approved (4-0)

VI. DISCLOSURE OF VISIT

Paul Shalhoub – 7611 Pine Tree Lane

VII. SWEARING IN OF WITNESSES BY ATTORNEY

VIII. UNFINISHED CASES/FINE IMPOSITION HEARING

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 testimony, the Board determined the Respondent remains in violation and imposed a fine of \$250.00 a day until brought into compliance

Motion by Mr. Studdard to approve the agenda, seconded by Mr. Hartmann Motion approved (3-1, Mr. Daughtry)

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 testimony, the Board determined the Respondent remains in violation and imposed a fine of \$250.00 a day until brought into compliance

Motion by Mr. Studdard to approve the agenda, seconded by Mr. Hartmann, Motion approved (3-1, Mr. Daughtry)

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 testimony, the Board determined the Respondent remains in violation, but will postpone matter until the next Code Enforcement Board meeting, January 25, 2017 giving Code Enforcement Officer additional time to reach out to respondent.

Motion by Mr. Studdard, seconded by Mr. Daughtry, Motion approved (4-0)

IX. CONTINUED CASES

X. NEW CASES

None

XII. BOARD COMMENTS, SUGGESTIONS AND UPDATES

Mr. Shalhoub informed the Board that he plans a run for the Council Seat 2

XIII. Code Review

- a. Items left over, Postponed or Tabled
 - i. Section 26-26 (8) - Inoperable Vehicles/Vessel Boat Registration - Upon Board Discussion, it was agreed to leave as is.
 - ii. Section 42-51(e) – Trash Can Concealment

Board is recommending that the following be presented to Town Council:

Trash cans may be visible, unscreened, behind front elevation, as long as refuse cans/containers are well-maintained and fully enclosed with a lid. Trash that is not easily contained, including recycling bins or cans/containers, must be placed in a screened area.

- b. Items to be reviewed
 - i. Section 26-244(a) 4) - Maintaining Grass Height of 8 inches or less
 - ii. Section 26-244 (a) (5) – Maintaining Grass Height of 12 inches or less

Upon Board Discussion, it was agreed to leave both items as is.

c. Time Permitting Additional Sections to be reviewed

- i. Chapter 34 – Parks Ordinance – Next Meeting, January 25, 2017.
- ii. Section 34-1(a) – Use of Town Recreational area - Next Meeting, January 25, 2017
- iii. Section 86-581(4)(a)(3) Political Signs - Political Signs must be written in accordance with Federal law.
- iv. Section 26-168(2) – Spillover Light - Section will be tabled. Code Enforcement Officer will provide board with additional clarification.
- v. Section 86-481 – Construction and use requirements - Next Meeting, January 25, 2017
- vi. Section 26-26(4) – Uncontrolled Growth of Vegetation - Upon Board Discussion, it was agreed to leave both items as is.
- vii. Section 26-29(b) – Prohibited Acts. Disruptive Outdoor Lighting - Next Meeting, January 25, 2017

- viii. Section 26-26(3) – Deterioration of any real property - It was determined, there is no issue, leave as is.
- ix. Section 86-508 (a) - Parking of Specified vehicles in residential districts – Boat Trailer Concealment

Recommended that the section be left as is. Question should be posed to the Town Council what they want to do with it. Is it a section that should be kept, and revised or enforced as is? Board feels it is not an issue for Code Enforcement Board and interpretation.

- x. Section 86-508 (b) (1) - Parking of Specified vehicles in residential districts – Commercial Vehicles

Recommended that the section be left as is. Question should be posed to the Town Council what they want to do with it. Is it a section that should be kept, and revised or enforced as is? Board feels it is not an issue for Code Enforcement Board and interpretation.

XIV. ADJOURNMENT

Motion made by Mr. Daughtry to adjourn, seconded by Mr. Hartmann; Motion approved (4-0).

Meeting adjourned at 7:45 PM

Paul Shalhoub
Board Vice Chairman

Zoie Burgess
Recording Clerk