



**SPECIAL MAGISTRATE
HEARING AGENDA
May 5, 2022 10:00 AM**

PLEASE TAKE NOTE AND BE ADVISED that if any interested person desires to appeal any decision made by the Special Magistrate with respect to any matter considered at this Hearing, such interested person may need a verbatim record of the proceedings made, including the testimony and evidence presented at this Hearing.

CALL TO ORDER

SWEARING IN OF ALL WITNESSES

QUASI-JUDICIAL PROCEEDINGS

The Special Magistrate shall have the jurisdiction and authority to hear and decide alleged violations of the Codes and Ordinances enacted by the Town of Lake Park.

Category: NEW CASES

#	Case No.	Date Issue	Req'd Action
1	22020008	2/7/2022	

Owner	Address	Site Address
LAKE PARK SQUARE JOINT VENTURE, ATTN: TAX DEPT 2ETA	PO BOX 1000 MOORESVILLE, NC 28115	401 N Congress Ave, Lake Park, FL 33403

Description

- 1- Outdoor storage violation Lpc 68-3. There items/materials being stored outside around the property and in the parking spaces. Please remove all
- 2- Fire lane blockage lpc 78-142. Back fire lane is constantly blocked and it impedes traffic. Please leave room for vehicle traffic
- 3- Property Maintenance Lpc 16-10. Garbage accumulation has returned. Please clean up the property

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
Chapter 16 OFFENSES*	Sec. 16-10	Property Maintenance. (a) It shall be unlawful for the owner, occupant, lessee, or person in control of any land including the swales, sidewalks, driveways, alleys, driveway aprons, or curbs, which abut, or are adjacent or contiguous to the proper		30
Chapter 68 OUTDOOR STORAGE*	Sec. 68-3	Prohibited outdoor storage in residential zoning districts. Outdoor storage on a site zoned for single-family or duplex residences is subject to the following conditions and restrictions: (1) Automobiles, pickup trucks, light vans and/or motorcyc		30
Chapter 78 ZONING*	Sec. 78-142	Off-street parking and loading. (a) Purpose and intent. It is the intent of this section to provide for the health, safety, welfare and convenience of the public by		30

# Case No.	Date Issue	Req'd Action
3 21120054	12/13/2021	

Owner FRANCOIS ALFRED & FRANCOIS MARIE D
Address 424 E ILEX DR LAKE PARK, FL 33403
Site Address 551 10th St, Lake Park, FL 33403

Description

PROPERTY MAINTENANCE. Lpc. 54-71
(a) Repair replace the blacktop/driveway REQUIRES PERMIT
(b) There is trash accumulation throughout the property please remove all trash.
(c) Broken Sidewalk due to vehicles driving or it or parking on it.

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	Sec. 54-71	Property maintenance standards. general. (a) Applicability. These regulations shall apply to all private property, including all buildings and structures within the town. (b) General regulations. (1) All buildings and structures, both		18

# Case No.	Date Issue	Req'd Action
4 21110001	11/1/2021	

Owner CHERTEMPS ERIC & CHERTEMPS SYLVIE
Address 1 RUE BENJAMIN COUMBA ,
Site Address 810 Lake Shore Dr, Lake Park, FL 33403 41

Description

1- BTR: section 28-33, Operating a business (Rental Property) without a local Business Tax Receipt (BTR) please apply for your BTR by contacting the Town of Lake Park @ (561) 644-0021
2- OUTDOOR STORAGE: section 68-3, 1995 Ford Bronco FL tag# IQ0-0TK being stored outdoors with two flat tires. Please remove the vehicle or fix it. All vehicles stored within Lake Park must have a valid tag attached and be good working order as daily driver. The owner claims it's his daily driver, however it has not moved for a long time and had the same flat tires just as long.

NOTE: If the violations are not corrected by the end of January/2022 this case will be heard in front of the Special Magistrate Hearing on 02/03/2022 @ 10:00AM.

Abe Aksal

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
Chapter 28 TAXATION*	Sec. 28-33	Engaging in business without a local business tax receipt upon false representation. It shall be unlawful for any person to engage in any trade, business, profession or occupation within the town without a		7

		business tax receipt, or upon a business ta	
Chapter 68 OUTDOOR STORAGE*	Sec. 68-3	Prohibited outdoor storage in residential zoning districts. Outdoor storage on a site zoned for single-family or duplex residences is subject to the following conditions and restrictions: (1) Automobiles, pickup trucks, light vans and/or motorcyc	30

# Case No.	Date Issue	Req'd Action
5 21120007	12/8/2021	

Owner	Address	Site Address
CHILDREN OF TOMORROW LAND TRUST & HOLAHAN KATHI TR	378 NORTHLAKE BLVD STE 202 NORTH PALM BEACH, FL 33408	810 Lake Shore Dr, Lake Park, FL 33403 3

Description

Operation W/O a Business tax Receipt. LPC 28-33 Please apply for yoyr BTR by contacting (561) 881-3318
Property maintenance LPC 54-71 of deteriorated doors that need to be stripped and repainted

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
Chapter 28 TAXATION*	Sec. 28-33	Engaging in business without a local business tax receipt upon false representation. It shall be unlawful for any person to engage in any trade, business, profession or occupation within the town without a business tax receipt, or upon a business ta		14
Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	Sec. 54-71	Property maintenance standards. general. (a) Applicability. These regulations shall apply to all private property, including all buildings and structures within the town. (b) General regulations. (1) All buildings and structures, both		14

# Case No.	Date Issue	Req'd Action
6 21120020	12/9/2021	

Owner	Address	Site Address
LAMP LLC	810 LAKESHORE # 5 LAKE PARK, FL 33403	810 Lake Shore Dr, Lake Park, FL 33403 9

Description

- 1- Hurricane shutters 54-73. No windows or doors shall have any covering including wood, clamshell, accordion or aluminum shutters. Please remove
- 2- Property Maintenance 54-71 Doors need of stripping and repainting. Please repair.

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	Sec. 54-71	Property maintenance standards. general. (a) Applicability. These regulations shall apply to all private property, including all buildings and structures within the town. (b) General regulations. (1) All buildings and structures, both		14
Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	Sec. 54-73	Boarded up buildings, hurricane shutter removal required. The town recognizes that from time to time it may be necessary to secure real property because of abandonment, disrepair, public hazard or natural disaster. Unsecured property can lead to va		14

# Case No.	Date Issue	Req'd Action
7 21120021	12/9/2021	

Owner	Address	Site Address
MM REVOCABLE TRUST	PO BOX 9211 JUPITER, FL 33468	810 Lake Shore Dr, Lake Park, FL 33403 10

Description

- 1- Business Tax Receipt Lpc. 28-33 operating a rental property w/o a BTR. Please contact (561) 881-3318 to apply.
- 2- Property Maintenance Lpc. 54-71 Doors need of stripping and repainting. Please repair.

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
Chapter 28 TAXATION*	Sec. 28-33	Engaging in business without a local business tax receipt upon false representation. It shall be unlawful for any person to engage in any trade, business, profession or occupation within the town without a business tax receipt, or upon a business ta		14
Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	Sec. 54-71	Property maintenance standards. general. (a) Applicability. These regulations shall apply to all private property, including all buildings and structures within the town.		14

		(b) General regulations. (1) All buildings and structures, both		
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# Case No.	Date Issue	Req'd Action
8 21120022	12/9/2021	

Owner	Address	Site Address
VERZURA ANNA LAND TRUST, VERZURA ANNA TRUSTEE	810 LAKE SHORE DR APT 11 LAKE PARK, FL 33403	810 Lake Shore Dr, Lake Park, FL 33403 11

Description

- 1- Property Maintenance Lpc. 54-71 Doors need of stripping and repainting. Please repair.
- 2- Property Maintenance Lpc. 54-71 Windows are cracked or broken please repair.

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	Sec. 54-71	Property maintenance standards. general. (a) Applicability. These regulations shall apply to all private property, including all buildings and structures within the town. (b) General regulations. (1) All buildings and structures, both		14

# Case No.	Date Issue	Req'd Action
9 21120024	12/9/2021	

Owner	Address	Site Address
WONG SIMON P	1590 E 34TH ST BROOKLYN, NY 11234	810 Lake Shore Dr, Lake Park, FL 33403 12

Description

- 1- Property Maintenance Lpc. 54-71 Doors need of stripping and repainting. Please repair.
- 2- Property Maintenance Lpc. 54-71 Windows are cracked or broken please repair.
- 3- Business Tax Receipt Lpc. 28-33 operating a rental property w/o a BTR. Please contact (561) 881-3318 to apply.

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
Chapter 28 TAXATION*	Sec. 28-33	Engaging in business without a local business tax receipt upon false representation. It shall be unlawful for any person to engage in any trade, business, profession or occupation within the town without a business tax receipt, or upon a business ta		14
Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	Sec. 54-71	Property maintenance standards. general. (a) Applicability. These regulations shall apply to all private property, including all buildings and structures within the town. (b) General regulations. (1) All buildings and structures, both		14

# Case No.	Date Issue	Req'd Action
10 21120027	12/9/2021	

Owner	Address	Site Address
PREMIUM CAPITAL INVESTMENT LLC	917 PARK AVE LAKE PARK, FL 33403	810 Lake Shore Dr, Lake Park, FL 33403 19

Description

- 1- Property Maintenance Lpc. 54-71 Doors need of stripping and repainting. Please repair.
- 2- No Permit Lpc. 54-100 Windows has been replaced, there is no permit on file. Please apply for your permit (561) 881-3318. Three (3) times the fee will apply
- 3- Business Tax Receipt Lpc. 28-33 operating a rental property w/o a BTR. Please contact (561) 881-3318 to apply.

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
Chapter 28 TAXATION*	Sec. 28-33	Engaging in business without a local business tax receipt upon false representation. It shall be unlawful for any person to engage in any trade, business, profession or occupation within the town without a business tax receipt, or upon a business ta		14

Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	Sec. 54-100	Permits. Any owner, authorized agent, or contractor who desires to construct, enlarge, alter, repair, move, demolish, or change a residential building or structure, or to cause such work to be done, shall first make application to the community deve		30
Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	Sec. 54-71	Property maintenance standards. general. (a) Applicability. These regulations shall apply to all private property, including all buildings and structures within the town. (b) General regulations. (1) All buildings and structures, both		14

# Case No.	Date Issue	Req'd Action
11 21120029	12/9/2021	

Owner	Address	Site Address
VENNE DERRICK J III	121 W MANGO RD LAKE WORTH, FL 33467	810 Lake Shore Dr, Lake Park, FL 33403 20

Description

1-Business Tax Receipt Lpc. 28-33 Operating a rental property w/o a BTR. Please contact (561) 881-3318 to apply.
2- Property Maintenance Lpc. 54-71 Doors are need of stripping and repainting also cracked window. Please repair.

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
Chapter 28 TAXATION*	Sec. 28-33	Engaging in business without a local business tax receipt upon false representation. It shall be unlawful for any person to engage in any trade, business, profession or occupation within the town without a business tax receipt, or upon a business ta		14
Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	Sec. 54-71	Property maintenance standards. general. (a) Applicability. These regulations shall apply to all private property, including all buildings and structures within the town. (b) General regulations. (1) All buildings and structures, both		14

# Case No.	Date Issue	Req'd Action
12 21120031	12/9/2021	

Owner	Address	Site Address
CHARLES JEAN M	810 LAKE SHORE DR APT 15 WEST PALM BEACH, FL 33403	810 Lake Shore Dr, Lake Park, FL 33403 15

Description

1- Property Maintenance Lpc. 54-71 Doors need of stripping and repainting. Please repair.
 2- No Permit Lpc. 54-100 Windows has been replaced, there is no permit on file. Please apply for your permit (561) 881-3318. Three (3) times the fee will apply

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	Sec. 54-100	Permits. Any owner, authorized agent, or contractor who desires to construct, enlarge, alter, repair, move, demolish, or change a residential building or structure, or to cause such work to be done, shall first make application to the community deve		30
Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	Sec. 54-71	Property maintenance standards. general. (a) Applicability. These regulations shall apply to all private property, including all buildings and structures within the town. (b) General regulations. (1) All buildings and structures, both		14

# Case No.	Date Issue	Req'd Action
13 21120037	12/9/2021	

Owner	Address	Site Address
GOLDBERG BERNARD	6 OLD MILL DR KIRKWOOD VOORHEES, NJ 08043	810 Lake Shore Dr, Lake Park, FL 33403 32

Description

1- Business Tax Receipt Lpc. 28-33 Renting Property w/o a BTR. Please contact (561) 881-3318 to apply.
 2- Property Maintenance Lpc. 54-71 Doors need of stripping and repainting. Please repair.
 3- Hurricane shutters Lpc. 54-73. No windows or doors shall have any covering including wood, clamshell, accordion or aluminum shutters

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
Chapter 28 TAXATION*	Sec. 28-33	Engaging in business without a local business tax receipt upon false representation. It shall be unlawful for any person to engage in any trade, business, profession or occupation within the town without a business tax receipt, or upon a business ta		14
Chapter 54 BUILDINGS AND BUILDING	Sec. 54-71	Property maintenance standards. general. (a) Applicability. These regulations shall		14

REGULATIONS*		apply to all private property, including all buildings and structures within the town. (b) General regulations. (1) All buildings and structures, both		
Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	Sec. 54-73	Boarded up buildings, hurricane shutter removal required. The town recognizes that from time to time it may be necessary to secure real property because of abandonment, disrepair, public hazard or natural disaster. Unsecured property can lead to va		14

# Case No.	Date Issue	Req'd Action
14 21120042	12/9/2021	

Owner	Address	Site Address
PREMIUM HOME CARE PLUS LLC	917 PARK AVE LAKE PARK, FL 33403	810 Lake Shore Dr, Lake Park, FL 33403 44

Description

1-Business Tax Receipt Lpc. 28-33 Operating a rental property w/o a BTR. Please contact (561) 881-3318 to apply.
2- Property Maintenance Lpc. 54-71 Doors are need of stripping and repainting. Please repair.

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
Chapter 28 TAXATION*	Sec. 28-33	Engaging in business without a local business tax receipt upon false representation. It shall be unlawful for any person to engage in any trade, business, profession or occupation within the town without a business tax receipt, or upon a business ta		14
Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	Sec. 54-71	Property maintenance standards. general. (a) Applicability. These regulations shall apply to all private property, including all buildings and structures within the town. (b) General regulations. (1) All buildings and structures, both		14

# Case No.	Date Issue	Req'd Action
15 21120045	12/9/2021	

Owner	Address	Site Address
RESENDEZ HECTOR	810 LAKE SHORE DR APT 45 LAKE PARK, FL 33403	810 Lake Shore Dr, Lake Park, FL 33403 45

Description

- 1- Property Maintenance Lpc. 54-71 Doors are need of stripping and repainting. Please repair and remove duct tape around door.
 2- Hurricane shutters Lpc. 54-73. No windows or doors shall have any covering including wood, clamshell, accordion or aluminum shutters

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	Sec. 54-71	Property maintenance standards. general. (a) Applicability. These regulations shall apply to all private property, including all buildings and structures within the town. (b) General regulations. (1) All buildings and structures, both		14
Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	Sec. 54-73	Boarded up buildings, hurricane shutter removal required. The town recognizes that from time to time it may be necessary to secure real property because of abandonment, disrepair, public hazard or natural disaster. Unsecured property can lead to va		14

# Case No.	Date Issue	Req'd Action
16 21120047	12/9/2021	

Owner	Address	Site Address
PREMIUM CAPITAL INVESTMENT LLC	917 PARK AVE LAKE PARK , FL 33403	810 Lake Shore Dr, Lake Park, FL 33403 39

Description

- 1- Business Tax Receipt Lpc. 28-33 Renting Property w/o a BTR. Please contact (561) 881-3318 to apply.
 2- Property Maintenance Lpc. 54-71 Doors need of stripping and repainting. Please repair.
 3- No Permit Lpc. 54-100 renovations has been done, there is no permit on file. Please apply for your permit (561) 881-3318. Three (3) times the fee will apply

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
Chapter 28 TAXATION*	Sec. 28-33	Engaging in business without a local business tax receipt upon false representation. It shall be unlawful for any person to engage in any trade, business, profession or occupation within the town without a business tax receipt, or upon a business ta		14
Chapter 54 BUILDINGS	Sec. 54-100	Permits.		30

