



Town of Lake Park

**SPECIAL MAGISTRATE HEARING
DOCKET
AUGUST 18, 2022
10:00 A.M.**

PLEASE TAKE NOTICE AND BE ADVISED: If any interested person desires to appeal any decision of the Special Magistrate with respect to any matter considered at this Hearing, such interested person will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. *Persons with disabilities requiring accommodations in order to participate in the Hearing should contact the Town Clerk's Office by calling 561-881-3311 at least 48 hours in advance in order to request accommodations.*

REQUEST FOR AUTHORIZATION TO FORECLOSE ON CODE ENFORCEMENT LIEN

CASE NO. 18090013

805 BAYBERRY DRIVE; LAKE PARK APARTMENTS



**SPECIAL MAGISTRATE
HEARING DOCKET
August 18, 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 22050019	5/23/2022	

Owner	Address	Site Address
BAPTISTE LAHAUT	12745 82ND LN N WEST PALM BEACH, FL 33412	826 Cypress Dr, Lake Park, FL 33403

Description

30-35 PARKING OF COMMERCIAL VEHICLES- Remove box truck from property. Commercial vehicles are not allowed in residential areas.

10-73 DECLARATION OF PUBLIC NUISANCE- All vehicles on the property must be registered and operable. Please fix tires.

68-3(3) PROHIBITED OUTDOOR STORAGE- Remove all items being stored outside

54-71(b)3- PROPERTY MIANTENANCE STANDARDS- Replace or remove damaged/rotted fence. If replaced you will need to apply for a permit.

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
Chapter 10 ENVIRONMENT*	Sec. 10-73	Declaration of public nuisance. The location or presence of any junked vehicle or abandoned, wrecked or derelict property on any lot, tract or parcel of land, or portion thereof, public or private, improved or unimproved, occupied or unoccupied, wit		14
Chapter 30 TRAFFIC AND MOTOR VEHICLES*	Sec. 30-35	Parking of commercial vehicles. (a) Purpose and intent. It is the intent of this section to preserve the character of the residence districts and to preserve the value of the residential property in the town by prohibiting the parking of commerci		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		14

buildings and structures within the town.

(b) General regulations.

(1) All buildings and structures, both

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

Owner	Address	Site Address
HOBBS KEENAN M	PO BOX 32404 PALM BEACH G ARDENS, FL 33420	921 Foresteria Dr, Lake Park, FL 33403 1

Description

54-71(b)2 PROPERTY MAINTENANCE STANDARDS- Parking areas shall be maintained reasonably free of discoloration or deterioration, including potholes. Resurface parking area. A permit will be required.

54-125 GENERAL REQUIREMENTS FOR THE EXTERIOR AND INTERIOR OF STRUCTURES-
(e) Stairs- Should be kept in sound condition and good repair. Repair all damaged sections of the stairs. Permit required.

(n) Protective Treatment- Please clean and repaint stairs and walkway once repaired of all damages. Maintenance closet on the side of the property needs protective treatment.

10-32(1) NUISANCES DECLARED- Remove trash and vegetation being stored on the side of the property.

78-142(10)f3 OFF-STREET PARKING AND LOADING- Repair and maintain wheel stops

78-253(b)1 MINIMUM LANDSCAPE REQUIREMENTS- Open space shall be one hundred percent landscaped. Please re-sod grass and swale.

28-33 BUSINESS TAX RECEIPT-This property is renting without a Business Tax Receipt. Please apply for a BTR and pass inspections. To apply call 561-881-3318.

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
Chapter 10 ENVIRONMENT*	Sec. 10-32 NUISANCES DECLARED	Sec. 10-32. - Nuisances declared. modified It is hereby declared and determined by the town commission, that the good aesthetic appearance of lots or properties within the town preserves the value of other properties. The conditions as set forth he		14
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. 54-125	General requirements for the exterior and interior of structures. (a) Foundation. The building foundation system shall be maintained in a safe manner and capable of supporting the load which normal use may cause to be placed thereon. (b) Ext		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
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		14

requiring each development to provide minimum lands to accommodate the parking, I

Minimum landscape requirements.

(a) Nonresidential districts.

(1) In nonresidential districts, no more than 40 percent of the total landscape area shall be covered with sod (grass), except those projects proposing playgrounds, ballfields, golf

# Case No.	Date Issue	Req'd Action
3 22060025	6/10/2022	

Owner	Address	Site Address
KELSEY INDUSTRIAL LLC	696 NE 125TH ST MIAMI, FL 33161	990 Old Dixie Hwy, Lake Park, FL 33403 7

Description

28-32(d) BUSINESS TAX RECEIPT REQUIRED; APPLICATION AND PRE-REQUISITES TO ISSUANCE- The business BJ'S WRENCH CONNECTION tax receipt is issued under the previous owners information. In order to be in compliance the new owner must complete a new BTR application with the current owners information. Please call 561-881-3318 EXT 322 for more information.

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
Chapter 28 TAXATION*	Sec. 28-32	Business tax receipt required; application and pre-requisites to issuance. (a) An application for a new business tax receipt or the renewal of anexisting business tax receipt shall be accompanied by payment of the appropriate application fee. The		10

# Case No.	Date Issue	Req'd Action
4 22060031	6/13/2022	

Owner	Address	Site Address
MUTAMBA MASIMBA M & MUTAMBA DENISE A	346 PARK AVE LAKE PARK, FL 33403	346 Park Ave, Lake Park, FL 33403

Description

54-125 GENERAL REQUIREMENTS FOR THE EXTERIOR AND INTERIOR OF STRUCTURES-
 (c)2 Roofs- The fascia is deteriorating. Please replace and apply protective treatment. A permit will be needed.
 (n) Protective Treatment- The exterior wall surface and fence columns needs to have protective treatment. Please pressure clean and paint.

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	Sec. 54-125	General requirements for the exterior and interior of structures. (a) Foundation. The building foundation system shall be maintained in a safe manner and capable of supporting the load which normal use may cause to be placed thereon. (b) Ext		14

Case No.**Date Issue****Req'd Action**

5 22050017

5/20/2022

Owner**Address****Site Address**

MAZZANOBLE JOHN

1439 FLAGLER BLVD LAKE
PARK, FL 33403

1439 Flagler Blvd, Lake Park, FL 33403

Description

Installation of a Chickee/Tiki-hut without first obtaining the required permits. Please apply for your permits by contacting our permits dept. at (561) 881-3318.

Note. 3 times the permit 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		21

Owner	Address	Site Address
MCDERMOTT MARTIN E	828 NORTHERN DR LAKE PARK, FL 33403	828 Northern Dr, Lake Park, FL 33403

Description

OUTDOOR STORAGE VIOLATION; Lpc 68-3. Your carport is being used as storage. The purpose of the carport is parking of vehicles. Please remove ALL items
 PROPERTY MAINTENANCE: Lpc; 16-10. Your vegetation has grown over the fence now into the neighbors property. Please cut back.

NOTE: This property previously been cited for the problem of outdoor storage, where the carport is being used to store items. To this date, the problem still continues. The dates and case#'s are listed below. Please clean out the carport and stop storing. Thank you.

- 01/27/09 case# 12936
- 10/13/09 case# 09100021
- 02/05/10 case# 45346
- 01/25/11 case# 21485
- 7/13/21 case# 21070012

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		23
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		15

Case No.

Date Issue

Req'd Action

7 22070020

7/13/2022

Owner

Address

Site Address

SFR CB MIAMI OWNER 1 LP

9200 E. HAMPTON DRIVE
CAPITAL HEIGHTS, MD
20743

722 W Ilex Dr, Lake Park, FL 33403

Description

OVERGROWN PROPERTY Lpc. 16-10 (a)(b); The grass and weeds has grown over 10 inches and is in need of maintenance. Please cut the grass, trim any trees or bushes and maintain your lawn/property in a presentable manner.

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		19

Total

NEW CASES

7

**Total
Hearing**

7