



Town of Lake Park
535 Park Avenue
Lake Park, FL 33403

**SPECIAL MAGISTRATE
HEARING DOCKET
October 20, 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	22060008	6/3/2022	

Owner	Address	Site Address
BARHOUSH AHMAD & SHATARA ABDUL ENTRPRS	200 S MAIN ST BELLE GLADE, FL 33430	1442 10th St, Lake Park, FL 33403

Description

PROPERTY MAINTENANCE. Lpc. 54-71 (2) There are pot holes around the property especially in between the buildings Please fix or resurface the parking lot. Please check for permit requirements

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		34

# Case No.	Date Issue	Req'd Action
2 22080025	8/18/2022	

Owner WAL MART STORES EAST LP, PROPERTY TAX DEPART C/O
Address PO BOX 8050 BENTONVILLE, AR 72712
Site Address 101 N Congress Ave, Lake Park, FL 33403

Description

Persistent issues encountered at Walmart 101 N Congress Ave with excessive documented calls for service dated from 6/22/2021 to 6/22/2022 (454 calls for service & 215 reports written)

Sec. 10-32. - Nuisances declared.

(12) Any activity which results in at least two calls for service per calendar year by law enforcement and/or fire rescue for life-safety matters such as drug overdoses or disturbances involving excessive or prolonged noise or sounds, or which constitutes an activity that is determined to be injurious to, or endangers the comfort, repose, health, welfare, or safety of town residents or businesses;

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		32

# Case No.	Date Issue	Req'd Action
3 22060035	6/14/2022	

Owner CABRERA RUBEN MANUEL JR
Address 854 NORTHERN DR LAKE PARK, FL 33403
Site Address 854 Northern Dr, Lake Park, FL 33403

Description

- 1- PROPERTY MAINTENANCE; Lpc. 54-71 (2). There are pot holes on your driveway that needs to be fixed. Before doing any work please check with our permitting department (561) 881-3318.
- 2- PROPERTY MAINTENANCE; Lpc. 54-71 (1). The exterior of the house has peeling paint. Please repaint.
- 3- OVERGROWTH; Lpc. 16-10. Your bushes/trees has over grown. Please trim/cut back all.

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 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		30
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# Case No.	Date Issue	Req'd Action
4 22080002	8/2/2022	

Owner	Address	Site Address
DIERESTIL CEBATIEN	569 TEAK DR WEST PALM BEACH, FL 33403	569 Teak Dr, Lake Park, FL 33403

Description

PRUNING Lpc. 34-7 (1)(2)(f) Alleyway vehicular traffic obstruction. Backyard foliage, (hedge, tree's, bushes, etc.) overgrowth obstructing vehicular traffic within the alleyway, causing damage to trucks. A 12 ft. to 16 ft clearance is required adjacent to roadway. Cuttings maybe placed within designated white marked areas on Sunday for Mondays pick up.

OUTDOOR STORAGE Lpc .68-3; There are items being stored nex to the house please remove.

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
Chapter 34 VEGETATION*	Sec. 34-7	Pruning, corner clearance. (1) A property owner who has any tree or plant material, or portion thereof, that overhangs any street, sidewalk, or right-of-way within the town, shall have the duty to properly prune the branches and overgrowth so that		31
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		31

# Case No.	Date Issue	Req'd Action
5 22080009	8/3/2022	

Owner	Address	Site Address
KING AMY L	110 WELLINGTON B WEST PALM BEACH, FL 33417	539 Teak Dr, Lake Park, FL 33403

Description

1-SOD REQUIREMENT Lpc, 78-253 (b)(1). You have very little or no sod throughout the property. Where once there was sod is now overtaken by weeds. Please install sod and maintain by regular watering and fertilizing.

2-OVERGROWN PROPERTY Lpc 16-10 (a)(b). There are areas within the property has overgrown and needs to be trimmed back and maintained. Please trim back ALL vegetation.

3- ALLEYWAY TRAFFIC OBSTRUCTION Lpc. 34-7. Backyard foliage (hedges, trees, bushes Etc.) is impeding vehicle traffic within the alleyway. Please trim cut back all. You may leave the trimmings in the alleyway and the town will pick it up.

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 34 VEGETATION*	Sec. 34-7	Pruning, corner clearance. (1) A property owner who has any tree or plant material, or portion thereof, that overhangs any street, sidewalk, or right-of-way within the town, shall have the duty to properly prune the branches and overgrowth so that		30
Chapter 78 ZONING*	Sec. 78-253	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, gol		30

# Case No.	Date Issue	Req'd Action
6 22080022	8/16/2022	

Owner	Address	Site Address
MCCALLIE DONNA E	819 SEMINOLE BLVD LAKE PARK, FL 33403	819 Seminole Blvd, Lake Park, FL 33403

Description

1. Lpc. 78-115 (a,b,c) Fence has deteriorated to the point it needs to be replaced. Please repair, replace or remove the fence. Repair or replacement will require a Permit Application.
2. Lpc. 16-10 (a,b) The property is overgrown. At several places of your property has overgrown. Please cut, mow, trim and maintain
3. Lpc. 26-5 The pool is green. Please bring your pool back to sanitary condition with circulating water and maintain such.
4. Lpc. 78-253 (b) (1) Missing sod There are several places at your property where there is no sod including backyard. Please install sod throughout the property and maintain by regular watering.
5. Lpc. 54-71 (1,3,4). At the back of the property the fascia board and/or the metal awning has deteriorated. Please repair or replace. Check for permit requirements. (561) 881-3318

NOTE: Failure to comply may result in a special magistrate hearing, fines and/or liens against the property including of abatement of the property where the homeowner will be responsible for the incurred abatement costs.

Abe Aksal
Code Compliance Officer

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		10
Chapter 26 SWIMMING POOLS*	Sec. 26-5	Maintenance standards for private swimming pools. All swimming pools located on private property within the town shall be maintained so as not to constitute a nuisance. For purposes of this section, a nuisance may include, but not be limited to, the		10
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		10
Chapter 78 ZONING*	Sec. 78-115	Maintenance. (a) All walls and fences shall be maintained to provide a safe, healthy and finished appearance. There shall be no excessive leaning; gates shall be in working order with a straight and true appearance. (b) All walls and fences s		10
Chapter 78 ZONING*	Sec. 78-253	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, gol		10

# Case No.	Date Issue	Req'd Action
7 22070012	7/8/2022	

Owner	Address	Site Address
BOWENS GREGORY	523 CYPRESS DR LAKE PARK, FL 33403	523 Cypress Dr, Lake Park, FL 33403

Description

54-125(n) GENERAL REQUIREMENTS FOR THE EXTERIOR OF STRUCTURES- The exterior walls surface shall be kept free of chipped and deteriorated paint. Please add protective treatment(paint).

54-125(o) GENERAL REQUIREMENTS FOR THE EXTERIOR OF STRUCTURES- Garages shall be maintained and kept in good repair. Strip and paint garage door. If garage door is replaced a permit will be needed.

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

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
Chapter 78 ZONING*	Sec. 78-253	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, gol		14

# Case No.	Date Issue	Req'd Action
8 22070034	7/18/2022	

Owner	Address	Site Address
FENELUS EMMANUEL & FENELUS ANDRE EST	622 BAYBERRY DR LAKE PARK, FL 33403	622 Bayberry Dr, Lake Park, FL 33403

Description

54-100- Permit required- A wood accessory structure located in the back of the property was found to be unpermitted. Apply for a permit and pass inspections. Call 561-881-3318 for more information on permits.

54-124 MINIMUM REQUIREMENTS FOR ELECTRICAL SYSTEMS- There are outlets and light fixtures with exposed wires in the house and in the wood accessory structure. Please cover exposed wires throughout the property.

54-125 GENERAL REQUIREMENTS FOR THE EXTERIOR AND INTERIOR OF STRUCTURES-

(c) Roofs- There is noticeable water damage on the ceiling inside the house and the wood accessory structure. The roof will need to be replaced for the house and accessory structure. A permit is required.

(g) Windows- Every window shall be kept in sound working condition and good repair. Replace broken windows throughout the property.

(o) Accessory structures. Garages, storage buildings and all other accessory structures shall be maintained and kept in good repair and sound structural condition.

(p) Ceilings- The ceiling shall be substantially rodentproof, shall be kept in sound condition and good repair and shall be safe to use and capable of supporting the load which normal use may cause to be placed thereon. The ceiling is caving in and needs to be looked at by a contractor. A Permit is required.

(u) Interior Door Hardware-Every interior door shall be provided with proper hardware, securely attached and maintained in good condition. Every interior door should have a working door knob please install where needed.

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. 54-124	Minimum requirements for electrical systems. Every electrical outlet and fixture required by this article shall be installed, maintained and connected to a source of electric power in accordance with the provisions of the state building code (sectio		30
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		30

