



Town of Lake Park

**SPECIAL MAGISTRATE HEARING
FINE REDUCTION DOCKET
DECEMBER 15, 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.*

STIPULATIONS AND AGREED ORDERS FOR FINE ABATEMENT

- CASE NO. 05-01831; 06-00381; 18020004:
SOUTHBOUND REALTY, INC; 955 PARK AVENUE**
- CASE NO. 21020070:
WILLIAM J. MCCONNELL, SR.; 730 NORTHERN DRIVE**
- CASE NO. 17060041:
JEANNE E. HIBBERD; 512 BAYBERRY DRIVE**
- CASE NO. 21060014:
STEVEN R. BLEILER; 847 W. ILEX DRIVE**
- CASE NO. 21120054:
ALFRED AND MARIE FRANCOIS; 551 10TH STREET**
- CASE NO. 21090023:
AES REAL ESTATE INVESTMENTS, LLC; 510 EVERGREEN DRIVE**
- CASE NO. 22060008
UG ROTH, LLC; 575 TEAK DRIVE**



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

**SPECIAL MAGISTRATE
HEARING DOCKET
December 15, 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 22080028	8/22/2022	

Owner	Address	Site Address
SEH LAKE PARK LLC	848 1ST AVE N STE 300 NAPLES, FL 34102	301 Federal Hwy, Lake Park, FL 33403

Description

- 1- MAINTENANCE; Lpc. 54-67 The dumpster enclosure is in disrepair. Walls are missing panels and gates are leaning. Please repair. (pictures enclosed)
- 2- DUMPSTER; Lpc. 24-36(b) The dumpster's MUST BE placed back inside it's enclosure immediately after it has been emptied. Additionally, it's lids MUST Be kept closed at all times. Please insure your employees are aware.

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
Chapter 24 SOLID WASTE*	Sec. 24-36	Container maintenance. (a) Responsibility for maintenance. It shall be the responsibility of any person using a refuse container or receptacle furnished by the town to maintain such container in a sanitary condition. (b) Covering containers.		10
Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	Sec. 54-67	Maintenance. All buildings or structures, both existing and new, and all parts thereof, shall be maintained in a safe and sanitary condition. All devices or safeguards which are required by this article in a building when erected, altered, or repair		30

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

2 22080034

8/23/2022

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

PINQUIERE PETERSON

920 ORANGE DR LAKE
PARK, FL 33403

920 Orange Dr, Lake Park, FL 33403

Description

1. PROHIBITED LIVESTOCK Lpc. 11-5(1) Harboring or keeping any farm animal livestock including chickens, roosters, pigs , goats etc. is prohibited within the Town limits of Lake Park. Please remove all chickens and roosters.
2. FENCE MAINTENANCE Lpc. 78-115. Your fence has deteriorated to the point it needs to be replaced or removed. If you decide to replace the fence you will need to apply for a permit at Capfla.com. For further questions pertaining to the permit requirement you may call (561) 881-3318.
3. POOL MAINTENANCE, Lpc. 26-5. Your pool has green algae on the bottom and it's in unsanitary condition. Please repair the pool or empty it and cover it so no water can accumulate within it.

NOTE: I am including ordinances as written for the fence and the pool maintenance for your review. Please email me when you have cured the violations so i can inspect the property.

Abe Aksal

Aaksal@lakeparkFlorida.gov

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
Chapter 11 ANIMALS	Sec. 11-5	Minimum requirements for the possession and sheltering of certain animals. (a) Possession generally. No person shall keep, possess or maintain any live animal, including livestock or fowl, within the town, except as provided herein. Dogs, cats,		5
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		31
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		31

Owner	Address	Site Address
ILEX LLC	4119 LAKESPUR CIR SOUTH PALM BEACH GARDENS, FL 33410	749 W Ilex Dr, Lake Park, FL 33403

Description**SIDEWALK AND DRIVEWAY MAINT Sec. 72-2 (a)(b)**

1- Your driveway had deteriorated to the point now has potholes and cracks. Please fill in the potholes and resurface the driveway. Need a PERMIT

2- The sidewalk is owned by the town but must be maintained by the property owner. There is a crack on the sidewalk by the driveway entrance please repair.

SOD REQUIREMENT Sec. 78-253 (b)(1)

1- Per code 100% percent of the property must have sod. Please install sod and maintain by regular watering and fertilizing.

PROPERTY MAINT STANDARDS Sec. 16-10 (a)(b)

1- There are spots around the property including the swale where grass and weeds has overgrown. Please maintain the yard via regular mowing.

ENGAGING IN BUSINESS (rental property) W/O A REQUIRED BUSINESS TAX RECEIPT (BTR) Sec. 28-33

1- Please apply for your BTR by contacting our community development department at (561) 881-3318.

Abe Aksal

Code Compliance Officer

aaksal@lakeparkflorida.gov

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		31
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		31
Chapter 72 STREETS, SIDEWALKS AND OTHER PUBLIC PLACES*	Secs. 72-2	Obligation of Property Owner to Maintain Public Sidewalks, driveways, alleys, driveway aprons, or curbs adjacent to a Property Owner's Property. (a) General prohibition. It is unlawful for the owner of real property, and/or his tenant, licensee, l		31
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		31

# Case No.	Date Issue	Req'd Action
4 22090010	9/27/2022	

Owner	Address	Site Address
BAPTISTE LAINE	1220 9TH ST WEST PALM BEACH, FL 33403	1220 9th St, Lake Park, FL 33403

Description

FENCE MAINTENANCE Sec. 78-115

1- Your fence is missing panels and appears to be leaning. Please repair

PROPERTY MAINT 16-10 (1)(2)

1- Seeing through the missing fence, your back yard has overgrown. Please mow and trim all bushes.

Abe Aksal
Code Compliance Officer
aaksal@lakeparkflorida.gov

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		31
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		31

Owner	Address	Site Address
DIAZ LESLIE E & FISHER KATHLEEN	1420 9TH ST LAKE PARK, FL 33403	1420 9th St, Lake Park, FL 33403

Description**DETERIORATED DRIVEWAY Sec. 72-2**

1- Your driveway has deteriorated to the point it's falling apart at the edges, it has cracks and potholes and it's no longer straight. Please resurface your driveway. Will require a PERMIT APPLICATION

SOD REQUIREMENT sec. 78-253 (b)(1)

1- 100% of your lawn must have sod. You have many areas where once there was sod now has sand and weeds. Please install sod throughout the property and maintain by regular watering and fertilizing.

SWALE MAINTENANCE Sec 34-12

1- The swale is owned by the town but it must be maintained by the property owner. Your swale is missing sod and now has sand and weeds. Please re-sod the swale and maintain by regular watering and fertilizing.

SIDEWALK MAINTENANCE Sec. 72-2

1- The sidewalks are owned by the town but must be maintained by the property owner. You have broken/cracked sidewalks please repair all. Check for PERMIT REQUIREMENTS.

Abe Aksal
Code Compliance Officer
aaksal@lakeparkflorida.gov

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
Chapter 34 VEGETATION*	Sec. 34-12	Maintenance of Town Swale Areas. It shall be the duty and obligation of all owners and occupants of real property within the town, to maintain all swale areas abutting, adjacent, or contiguous to their property, in a good and proper, neat and clean		31
Chapter 72 STREETS, SIDEWALKS AND OTHER PUBLIC PLACES*	Secs. 72-2	Obligation of Property Owner to Maintain Public Sidewalks, driveways, alleys, driveway aprons, or curbs adjacent to a Property Owner's Property. (a) General prohibition. It is unlawful for the owner of real property, and/or his tenant, licensee, l		31
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		31

Owner	Address	Site Address
KELLERSTRASS MARGARET	6319 VALLEY WOOD DR RENO, NV 89523	830 5th St, Lake Park, FL 33403

Description**PROPERTY MAINTENANCE Sec 54-71 (1)**

Your property's fascia boards, has deteriorated to the point now has visible holes and is in desperate need of repairs. Will require a PERMIT APPLICATION

Your property has peeling paint and blistering. Please paint the house

PROPERTY MAINTENANCE Sec. 16-10 (a)(b)

The weeds/lawn has overgrown onto your neighbor's yard, driveway and sidewalks. Please trim back all bushes, trees, mow the yard and maintain buy regular watering, fertilizing and mowing.

FENCE MAINTENANCE Sec. 78-115 (a)(b)

Your fence over time has deteriorated to the point its (leaning, broken, missing gates and weathered). Please replace the fence. Will require a PERMIT APPLICATION.

SWALE MAINTENANCE Sec. 34-12

The swale is owned by the town, but it must be maintained by the property owner. Please mow the swale(s) and maintain.

OUTDOOR STORAGE Sec. 68-3 (1)

There is a beige colored SUV with flat tires and no tags being stored under the carport. All vehicles stored within the town limits must have a valid tag attached at all times and the vehicle must be in good working condition capable of being a daily driver.

DRIVEWAY MAINT Sec. 72-2

Your driveway overtime has deteriorated to the point now it cracked discolored and has potholes. Please repair the driveway. Check for PERMIT requirements.

Abe Aksal

Code Compliance Officer

aaksal@lakeparkflorida.gov

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		28
Chapter 34 VEGETATION*	Sec. 34-12	Maintenance of Town Swale Areas. It shall be the duty and obligation of all owners and occupants of real property within the town, to maintain all swale areas abutting, adjacent, or contiguous to their property, in a good and proper, neat and clean		28
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		28
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		28

Chapter 72 STREETS, SIDEWALKS AND OTHER PUBLIC PLACES*	Secs. 72-2	Obligation of Property Owner to Maintain Public Sidewalks, driveways, alleys, driveway aprons, or curbs adjacent to a Property Owner's Property. (a) General prohibition. It is unlawful for the owner of real property, and/or his tenant, licensee, l	28
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	28

# Case No.	Date Issue	Req'd Action
7 22100002	10/5/2022	

Owner	Address	Site Address
JAMES LESERRA	4545 SE MANATEE TER STUART, FL 34997	No Address

Description

1- ZONING VIOLATION NOT PERMITTED USE. Sec. 78-75(2)

There is no building on the site, the use would be considered open storage which is not a permitted use in that district (CLIC-1) and in violation of " 78-75 (2) uses permitted", to start with.

It cannot be used as a parking lot, also not a permitted use. To operate you must go through site plan approval. Please remove all stored items out of the yard.

2- OUTDOOR STORAGE COMMERCIAL SITE VIOLATION Sec. 68-5 (b)(C)

Storage of containers vehicles and equipment is prohibited under the zoning violation. Please remove all stored items.

Abe Aksal
Code Compliance Officer
aaksal@lakeparkflorida.gov

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
Chapter 68 OUTDOOR STORAGE*	Sec. 68-5	Outdoor storage on commercial sites. (a) Outdoor storage on a site zoned for commercial use is subject to the following general conditions and restrictions: Outdoor storage within a utility easement, drainage easement, alley right-of-way, street r		14
Chapter 78 ZONING*	Sec. 78-75	CLIC-1 campus light industrial/commercial district. Within the CLIC campus light industrial/commercial district, the following regulations shall apply: (1) Purpose and intent. It is the purpose of the CLIC district to allow the development of		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

Total NEW CASES 8

Total Hearing 8