



Town of Lake Park

SPECIAL MAGISTRATE HEARING AGENDA

FEBRUARY 16, 2023

10:00 A.M.

Town Hall Commission Chambers
535 Park Avenue
Lake Park, Florida 33403

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 EXTENSION OF TIME

CASE NO. 22080028

APPLICANT:

S.E.H. LAKE PARK, LLC

PROPERTY OWNER: S.E.H. LAKE PARK, LLC.
LOCATION: 301 FEDERAL HIGHWAY
PCN: 36-43-42-20-01-115-0070
LEGAL: KELSEY CITY LTS 7 THRU 11 (LESS W 20 FT FEDERAL HWY R/W) & W 70 FT OF LTS 12 THRU 16 BLK 115

CODE SECTIONS VIOLATED: 54-67; 24-36(b)
ORIGINAL SM HEARING DATE: 12/15/2022
ORDERED COMPLIANCE DATE: 02/16/23
REQUESTED EXTENSION: 45 DAYS



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

**SPECIAL MAGISTRATE
HEARING DOCKET
February 16, 2023 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 22060037	6/14/2022	

Owner	Address	Site Address
BROWN SCOTT & PETTY AMANDA	205 PARK AVE LAKE PARK, FL 33403	205 Park Ave, Lake Park, FL 33403

Description

- 1- PROPERTY MAINTENANCE VIOLATION; Lpc. 54-71 (c) & 16-10 (a) There is a large dirt mound in the front yard which was leftover from the driveway install. A warning# 50418 was issued on 5/31/22 to remove the dirt mound. Note: as per our previous conversation you stated you had until expiration of your permit to remove the dirt mound. You were correct. Your permit # 22-000149 expired on 9/25/2022. Please remove
- 2- PROPERTY MAINTENANCE VIOLATION; Lpc. 78-253 (b) (1). Your grass is overgrown and in most place taken over by weeds. Please maintain sod throughout the property.
- 3- PROPERTY MAINTENANCE VIOLATION; Lpc. 54-71 (1) Your garage door has deteriorated please repair or replace. If replacing please apply for a permit.
- 4- PROPERTY MAINTENANCE VIOLATION; Lpc. 54-71 (2) The sidewalks are owned by the town but maintained by the home owner. You have cracked/broken sidewalks please repair.
- 5- OUTDOOR STORAGE VIOLATION: Lpc. 68-3 (1) All vehicles parked stored on the property MUST have a valid tag/registrations and to be in drivable condition such as no flat tires, not on blocks, visible missing parts Etc. Please install Valid tag(s) and bring the vehicle(s) to a drivable condition.
- 6- OUTDOOR STORAGE VIOLATION; Lpc. 68-3 (3) There are loose items such as tires, shopping cart, trash etc. All around the property please remove all
- 7- PARKING ON AN UNAUTHORIZED SURFACE; 68-3 (3) There is a vehicle parked on the front lawn. All vehicles must be parked stored within an carport or driveway
- 8- NO BUSINESS TAX RECEIPT; 28-33 Anytime you rent a room, real property your are required to have a BTR. Please apply for your BTR at our office (561) 881-3318

Abe Aksal
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		23
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		247
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		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		23
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		23

# Case No.	Date Issue	Req'd Action
2 22090002	9/6/2022	

Owner	Address	Site Address
SREIT SAN MARCO VILLAS LLC, STARWOOD CAPITAL GROUP GLOBAL LP C/O	591 W PUTNAM AVE GREENWICH, CT 06830	303 N Congress Ave, Lake Park, FL 33403

Description

- 1- POT- HOLES 54-71 (2) All driveways, sidewalks, and parking areas shall be maintained reasonably free of discoloration or deterioration, including potholes. There are several areas of your property where the parking lot(s) has deteriorated and has potholes please repair. Check for PERMIT REQUIREMENTS.
- 2- FENCE MAINTENANCE. 78-115 (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. Please take a look around the property and repair ALL broken fences and gates.
- 3- OUTDOOR STORAGE. 68-3(1) Vehicles are being stored on the property that DOES NOT MEET the following criteria. All such vehicles, at all times, shall have affixed a valid license plate and to be in good working condition. Please remove all vehicles that meet the criteria
- 4- TRASH ACCUMULATION 16-10 (a)(b). There is trash accumulation all around the dumpsters. Please clean up the area and keep it clean.
- 5- SOD REQUIREMENT. 78-253 (b-1). There are numerous areas on the property that is need of sod. Please take a look around the property and re-sod ALL bare areas where once there was sod now has sand.

NOTE: Most of the above violations were noted back on August 12, 2022. A mail was sent along with pictures of the violations. This morning 9/6/22 your property was re-inspected and there has been no progress made on any one of the aforementioned violations. Additionally, no update has been received from management. I am including the same pictures i took on 8/25 and today's pictures for your reference.

Abe Aksal

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
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. 78-115	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		30

Chapter 78 ZONING*	Sec. 78-253	order with a straight and true appearance. (b) All walls and fences s 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
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# Case No.	Date Issue	Req'd Action
3 23010009	1/9/2023	

Owner	Address	Site Address
WR3 REAL ESTATE HOLDINGS INC	721 US HIGHWAY 1 STE 214 NORTH PALM BEACH, FL 33408	422 Australian Cir, Lake Park, FL 33403

Description

54-100 PERMITS- This property has been renovated without any permits. Permits will be needed for new: doors, windows, water heater, wall removal in the kitchen, roof, new bathroom for plumbing and electrical for new appliances (and for any significant and/or structural changes to the property).

28-33 BUSINESS TAX RECEIPT- All rental properties require a business tax receipt. Please apply and pass inspection.

If you have any questions on permits and business tax receipts, please call 561-881-3318

54-261(c) RIGHT OF ENTRY- I am requesting an interior inspection of the property. Call 561-356-6815 to schedule an inspection.

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		25
Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	Sec. 54-261	Inspections. (a) Annual inspections. The community development director shall cause the storm drainage system to be inspected not less than once each year for illicit connections. (b) Investigation of complaints. The community development d		14

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

4 23010011

1/11/2023

Owner**Address****Site Address**CROMWELL PROPERTIES,
LIMITED PARTNERSHIPPO BOX 60 JUPITER, FL
33468

804 Federal Hwy, Lake Park, FL 33403 4

Description

28-33 BUSINESS TAX RECEIPT- The business Auto Tag Title Agency is operating with a delinquent BTR. Please call 561-881-3350 to pay renewal fee.

70-32 SIGN PERMIT REQUIRED- facade sign and door sign installed without a permit. Please call 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 70 SIGNS*	Sec. 70-32	Sign Permit Required. (a) Sign permit required. Except as otherwise provided for herein, it shall be unlawful for any person to erect, operate, use, post, display, maintain, or cause to be erected, operated used, posted, displayed, maintained, o		14

# Case No.	Date Issue	Req'd Action
5 23010013	1/11/2023	

Owner	Address	Site Address
SJOHOLM KAREN	815 MAGNOLIA DR WEST PALM BEACH, FL 33403	815 Magnolia Dr, Lake Park, FL 33403

Description

54-71 PROPERTY MAINTENANCE STANDARDS-

(b) General regulations.

(2) Parking areas shall be maintained reasonably free of discoloration or deterioration, including potholes. Resurface parking area. A permit is required.

(3) Fences shall be maintained in their original condition (such as reasonably free of discoloration, staining, or peeling) Replace or remove fence. If replaced a permit is required.

For permit information call 561-881-3318

34-7(1) PRUNING, CORNER CLEARANCE- vegetation is encroaching over the sidewalk. Please prune back vegetation.

34-12 MAINTENANCE OF TOWN SWALE AREAS- The swale should be 100% sodded and maintained by the owner. Please re-sod where needed. A planting permit may be required call 561-881-3345.

68-3 PROHIBITED OUTDOOR STORAGE- Remove items being stored near the A/C and any other element sensitive materials on the property.

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		25
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		25
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		25
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		25

Total NEW CASES 5

Total Hearing 5