



**SPECIAL MAGISTRATE
HEARING DOCKET
June 15, 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	23030068	3/24/2023	

Owner	Address	Site Address
RENRE LLC	400 RELLA BLVD STE 200 SUFFERN, NY 10901	105 8th St, Lake Park, FL 33403

Description

Sec. 34-12. - Maintenance of town swale areas.
The swale is owned by the town but is maintained by the property owner. Over time your yard has deteriorated to the point where it now has no sod left and is taken over by weeds and sand. Please install sod in the swale areas and maintain it regularly with irrigation and fertilization. This will require a permit (561) 881-3318.

Sec. 78-253(b) (1). Minimum landscape requirements.
Per code 100% of the property must have sod/grass. Over time your yard has deteriorated to the point that it has been taken over by weeds and sand. Please install sod throughout the property and maintain regularly by watering and fertilizing it.

Sec. 30-35 (a) - Parking of commercial vehicles in residential districts.
Prohibit Commercial vehicle stored on residential districts. Please remove commercial vehicle parked or stored on parking lot from residential property.

Sec. 54-71 (b)(1) Property maintenance standards, general.
All buildings and structures, both existing and new, and all parts thereof, shall be maintained in good repair and kept in a sound, safe and sanitary condition. Property structure is unmaintained with wood deterioration and peeling paint. Please correct violation and contact 561-881-3318 for PERMIT REQUIREMENTS.

Sec. 54-71 (b)(2) Property maintenance standards, general.
Parking lot shall be maintained reasonably free of discoloration or deterioration, including potholes. Contact 561-881-3318 for PERMIT REQUIREMENTS.

Contact Code Officer: Gianfranco Pinto (561-351-3120) to confirm compliance.

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
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		30
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		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 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
2 23020048	2/22/2023	

Owner	Address	Site Address
MIZNER DEV PRESERVE LLC	5301 N FEDERAL HWY STE 190 BOCA RATON, FL 33487	1325 S Killian Dr, Lake Park, FL 33403 1

Description

68-5 OUTDOOR STORAGE ON COMMERCIAL SITES-

(b) Remove trailers and boats being stored on the property.

(c) Remove all equipment and materials being stored in the parking lot. Remove all unregistered and wrecked vehicles from property. All vehicles on the property must be tagged and operable. The parking spaces are for guests only.

28-33 BUSINESS TAX RECEIPT- All businesses are operating without an active business tax receipt. Please call 561-881-3318 to start or finish their application.

Units 2-4 need to start an application. The business GREAT FLORIDA MOTORS has started an application but has not finished.

78-153 FREESTANDING CANOPIES- Freestanding canopies, as defined herein, are prohibited within the town. Please remove.

PLEASE NOTIFY ALL TENANT THAT WORKING ON VEHICLES IS PROHIBITED IN THE PARKING AREA.

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		20
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		20
Chapter 78 ZONING*	Sec. 78-153	Freestanding canopies. Freestanding canopies, as defined herein, are prohibited within the town. (Ord. No. 30-2004, § 3(32-95), 2-2-2005) Cro		20

# Case No.	Date Issue	Req'd Action
3 23040025	4/18/2023	

Owner	Address	Site Address
MAYER TRENT M	415 Greenbriar Dr Lake Park, FL 33403	415 Greenbriar Dr, Lake Park, FL 33403 ##1

Description

54-100 PERMITS- This property has been renovated without permits. Permits will be needed for new: Entry door, interior partition wall that has been removed, & renovated kitchen (electrical permits for new appliances and new island that was installed). For permit information call 561-881-3318.

Once permits have been issued more time will be given. If you have questions regarding this notice, call 561-356-6815.

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		14

# Case No.	Date Issue	Req'd Action
4 23040026	4/18/2023	

Owner	Address	Site Address
SAN FIZ INC	12 SPOOK RIDGE RD UPPER SADDLE RIVER, NJ 07458	328 Northlake Blvd, Lake Park, FL 33408

Description

54-71(b)1 PROPERTY MAINTENANCE STANDARDS- All buildings and structures, both existing and new, and all parts thereof, shall be maintained in good repair and kept in a sound, safe and sanitary condition. All devices or safeguards which are required by this article in a building when erected, altered, or repaired shall be maintained in good working order. The owner, or the owner's designated agent, and the tenant shall be responsible for the maintenance of buildings, structures and premises. The exterior of all buildings or structures shall be kept free from stains, mold, mildew, peeling paint, discoloration, graffiti, and general disrepair. Buildings or structures shall have no missing windows, doors, or railings. PLEASE REPAIR DAMAGED WINDOWS/WALL. A PERMIT WILL BE REQUIRED PLEASE CALL 561-881-3318 FOR PERMIT INFORMATION.

Once the damaged area has been taped off and permits have been issued more time will be given.

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
5 23050005	5/2/2023	

Owner	Address	Site Address
KAZEM MOHAMAD	1526 WEST RD LAKE PARK, FL 33403	1526 West Rd, Lake Park, FL 33403

Description

30-5(a) REPAIR OF MOTOR VEHICLES WITHIN RESIDENTIAL AREAS- Maintenance of any vehicles shall be done on their property. Remove vehicle with hood up from the street.

54-100-PERMIT REQUIRED- Two sheds were installed without the benefit of a permit. Either remove the sheds OR apply for a permit and pass inspections. Call 561-881-3318 for more information on permits.

68-3(1) PROHIBITED OUTDOOR STORAGE- Vehicles are to be parked in an approved driveway. Please do not park on lawn grass or swale.

68-3(2) PROHIBITED OUTDOOR STORAGE- Trailer cannot be stored in front of the house. Please move trailer behind the front building line closest to the street or remove from property.

68-3(4) PROHIBITED OUTDOOR STORAGE-Remove ladders and other construction materials being stored on the side of the house. Remove items being stored in the front of the property.

Once permits have been issued, more time will be granted.

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
Chapter 30 TRAFFIC AND MOTOR VEHICLES*	Sec. 30-5	Repair of motor vehicles within residential areas. (a) Generally. It shall be unlawful for the occupant of a residential property to perform repairs, other than incidental maintenance, upon a motor vehicle in plain view or, to perform incidental		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		14
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		14

Total	NEW CASES	5
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Total Hearing		5
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