



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

**SPECIAL MAGISTRATE
HEARING DOCKET
July 20, 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	23040015	4/6/2023	

Owner	Address	Site Address
QUISENBERRY 2022 TRUST	170 CHILEAN AVE PALM BEACH, FL 33480	1610 Flagler Blvd, Lake Park, FL 33403 #APT 2C

Description
68-3(1) PROHIBITED OUTDOOR STORAGE- Vehicles cannot be stored on the lawn, please use designated driveway. All vehicles on the property must be registered and tagged. Remove vehicle or renew registration.

NOTE: Please do not block the sidewalk or park on the swale.

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
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		7

the following: 1. A canopy or awning sign; 2. A ground or monument sign with one or two faces; 3. A wall sign with one face; and/or 4. A window

#	Case No.	Date Issue	Req'd Action
4	23030011	3/6/2023	

Owner	Address	Site Address
BROCHE DIOSDADO J & BROCHE TRINIDAD	9275 SW 43RD TER MIAMI, FL 33165	1306 Silver Beach Rd, Lake Park, FL 33403

Description

Sec. 78-75. - CLIC-1 campus light industrial/commercial district.
The property has been operated as a salvage yard for many years. The sale of vehicles in the front yard is not associated with a permanent building that is licensed as a dealership. The sale of these vehicles is prohibited in the CLIC zoning district. Please remove all for sale vehicles and cease this use immediately.

Sec. 54-71 (b) (2). - Property maintenance standards, general.
Driveway observed with deterioration including potholes. Please repair potholes, contact 561-881-3318 for PERMIT REQUIREMENTS.

Sec. 10-73 (2) Declaration of public nuisance.
Please remove vehicles parked or stored at the front of the business.

Sec. 78-253 (a) (1) Minimum landscape requirements.
Sod has overgrowth weeds and dead vegetation. Please replace sod if needed (at the front of the property) and maintain by regular irrigation and fertilization.

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		7
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
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		7

# Case No.	Date Issue	Req'd Action
5 23040019	4/11/2023	

Owner	Address	Site Address
TEJADA KENIA CAROLINA	832 ARLINGTON DR WEST PALM BEACH, FL 33415	206 10th St, Lake Park, FL 33403

Description

Sec. 68-5. - Outdoor storage on commercial sites.
Accumulation of vehicles stored outside the perimeter of the business. Stored vehicles located at front and back of the property. Please remove all vehicles.

Sec. 78-142.(c)(3) - Off-street parking and loading.
Parking spaces shall be provided for the use of customers, visitors and employees. Required parking spaces shall not be used for: (Outdoor storage of goods and materials, Sale, Repair or servicing of vehicles, other than on an emergency basis). (Sale or display of goods or services). Please clear out the parking spaces and STOP using it for storage.

Sec. 105.1 Permits.
Corrugated white/silver metal structure has been done without permits. Multiples lifts have been installed without permits (In case of remove lifts will required demolition permits). Concrete floor and wall installed without permits located at rear of business. Please contact to (561-881-3318) to start application for permits.

Sec. 70-32. - Sign permit required.
It shall be unlawful used, posted, displayed, maintained or installed any sign, advertising structure in the town without first obtaining a permit for the sign. Please remove unpermitted signs or contact to (561-881-3318) to start permits application.

Sec. 54-8 (116). Unsafe Structures and Equipment.
Base on the corrugated white/silver metal structure installed without permits. Please obtain the required permits first and correct violations.

Please contact Code officer for clarifications. Gianfranco pinto (561-351-3120).

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
FLORIDA BUILDING CODE	105.1	Permits Required. Any contractor, owner, or agent authorized in accordance with Chapter 489, F.S. who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, al		60
Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	Sec. 54-8	Chapter One Amendments Adopted. CHAPTER ONE - ADMINISTRATION Section 101. General. 101.1 Title. These regulations shall be known as the Florida Building Code hereinafter referred to as "this code." 101.2 Scope. The provisions of this		60
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		60

		easement, alley right-of-way, street r	
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	60
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 requiring each development to provide minimum lands to accommodate the parking, l	60

#	Case No.	Date Issue	Req'd Action
6	23040041	4/25/2023	

Owner	Address	Site Address
SCHALLAU VIRGIL	3715 PARKER AVE WEST PALM BEACH, FL 33405	300 10th St, Lake Park, FL 33403

Description

Sec. 105.1. - Permits.

Parking lot resurfacing has been done without permits. Please contact (561-881-3318) for permits information.

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.

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

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
FLORIDA BUILDING CODE	105.1	Permits Required. Any contractor, owner, or agent authorized in accordance with Chapter 489, F.S. who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, al		62
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		62

Owner	Address	Site Address
FIRST LEARNING ACADEMY INC	306 9TH ST LAKE PARK, FL 33403	306 9th St, Lake Park, FL 33403

Description

Sec. 78-253 (a)(1). - Minimum landscape requirements.

In nonresidential districts, no more than 40 percent of the total landscape area shall be covered with sod (grass), except those projects proposing playgrounds. Please reinstall sod and maintain by regular irrigation and fertilization.

Sec. 72-2. (a)(b) Obligation of property owner to maintain public sidewalks, driveways, alleys, driveway aprons, or curbs adjacent to a property owner's property.

Driveway and sidewalk must be maintained by the property owner. Please contact (561-881-3318) for permits requirements.

Sec. 70-64. - Removal, repair or alteration.

Please remove unpermitted banners signs installed on chain-link fence. Please remove project sign installed without permits. For more information for permits contact (561-881-3318).

Sec. 54-71 (b)(2). - Property maintenance standards, general.

Parking shall be maintained reasonably free of discoloration or deterioration, including potholes. Parking lot has potholes please repair. Contact 561-881-3318 for CHECK PERMIT REQUIREMENTS.

Sec. 105.1. - Permits.

Parking lot resurfacing shall be maintained. Please contact (561-881-3318) for permits requirements. On May 2nd when I sent you the warning notice# 51933, I stated you needed to get a permit in order to re-surface/stripe your parking lot. You've finished the work without the permit requirement. Please apply for your permits. There will be a penalty of 3 times the permit fee for doing the work without the stated permit requirement.

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 contact Public Works (561) 881-3345.

Please contact Code officer for clarifications, according to grant extra time please start with permits applications. Gianfranco Pinto (561-351-3120).

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
FLORIDA BUILDING CODE	105.1	Permits Required. Any contractor, owner, or agent authorized in accordance with Chapter 489, F.S. who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, al		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.		30

		(b) General regulations. (1) All buildings and structures, both	
Chapter 70 SIGNS*	Sec. 70-64	Removal, repair or alteration. (a) [Declaration of nuisance.] Any sign which was erected, operated, or maintained without the permit required by this chapter having been issued by the town, or is abandoned, insecure, in danger of falling, or othe	30
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	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
8	23050030	5/26/2023	

Owner	Address	Site Address
THACH HUNG, THACH JULIE	6624 143RD ST N PALM BEACH GARDENS, FL 33418	826 Park Ave, Lake Park, FL 33403 #822

Description

Code of Ordinance Sec. 54-8.
105.1 Required. "Permits."

Any contractor, owner, or agent authorized in accordance with Chapter 489, F.S. who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building, tenancy or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical, plumbing or fire protection system, or accessible or flood resistant site element, the installation of which is regulated by this code, the Town of Lake Park floodplain management Ordinance codified in Chapter 60 of the Town Code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Please remove interior partitions installed without permits. Contact 561-881-3318 for permits information.

Section 116. Unsafe Structures and Equipment.

116.1Unsafe buildings or systems. All buildings, structures, electrical, gas, mechanical or plumbing systems which are unsafe, unsanitary, or do not provide adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to existing use, constitute a hazard to safety or health, are considered unsafe buildings or service systems. All such unsafe buildings, structures or service systems are hereby declared illegal and shall be ordered by the building official to be abated by the owner, through repair and rehabilitation or by demolition in accordance with the this Code. The extent of repairs shall be determined by the building official.

Contact 561-881-3318 for permits information.

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

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
FLORIDA BUILDING CODE	105.1	Permits Required. Any contractor, owner, or agent authorized in accordance with Chapter 489, F.S. who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, al		31
FLORIDA BUILDING CODE	Sec. 116.1	Unsafe buildings or systems. All buildings, structures, electrical, gas, mechanical or plumbing systems which are unsafe, unsanitary, or do not provide adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or w		31
Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	Sec. 54-8	Chapter One Amendments Adopted. CHAPTER ONE - ADMINISTRATION Section 101. General. 101.1 Title. These regulations shall be known as the Florida Building Code hereinafter referred to as "this code." 101.2 Scope. The provisions of this		31

#	Case No.	Date Issue	Req'd Action
9	23020035	2/15/2023	

Owner	Address	Site Address
CAMPBELL TASANKA M	320 DATE PALM DR LAKE PARK, FL 33403	320 Date Palm Dr, Lake Park, FL 33403

Description

PERMIT VIOLATIONS Sec. 54-100. It appears that you have installed windows and have enclosed a window without first applying for the required permits. Please apply, three (3) times the application fee will apply.

OUTDOOR STORAGE/VEHICLE. Sec 68-3(1)(2) All vehicles stored or parked on your property must have a Valid Tag attached at all times and to be in good working order. Please attache a valid tag or remove the vehicle.

OUTDOOR STORAGE/HOUSEHOLD ITEMS, CONTRACTION EQUIPMENT, CAR-PARTS ETC. Sec. 68-3(3)(4) You have all of the aforementioned items being stored all round the property. Please remove all.

PROPERTY MAINT. Sec. 54-71(a)(b)(1) There is visible damage/deterioration to your overhang under the fascia boards. Please repair or replace. Check for PERMIT requirements.

PROPERTY MAINT. Sec. 16-10(a)(b) At your front yard, left-side of the porch, under the window there is a dip and missing dirt and sod. Please fill in the area and install sod or mulch.

PROPERTY MAINT. Sec. 54-71(b)(1) Since you have enclosed a window and have replaced the windows. You have not painted over the completed work. Additionally, there is visible deterioration of paint under the windows too. Please paint the area or the house. NOTE: However DO NOT PAINT THE HOUSE UNTIL AFTER THE PERMITS ARE ISSUED AND THE PROPERTY HAS BEEN INSPECTED.

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. 54-71	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 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

#	Case No.	Date Issue	Req'd Action
10	23030007	3/3/2023	

Owner	Address	Site Address
COOPER SABRENA B & COOPER VISCOE I	603 SILVER BEACH RD LAKE PARK, FL 33403	603 Silver Beach Rd, Lake Park, FL 33403
Description		
<p>OUTDOOR STORAGE VIOLATION Sec.68-3(1)(2)(3)(4). You have a vehicle stored in front of the garage without valid tags attached. Please attach a valid tag or remove the vehicle. You also have a Container trailer in the driveway please remove.</p> <p>(1)Automobiles, pickup trucks, light vans and/or motorcycles used for regular transportation shall be stored within an open carport, within an approved driveway and/or within a swale area adjacent to the site provided, however, the storage of any vehicles within the swale area shall be prohibited from dawn to dusk. All such vehicles, at all times, shall have affixed a valid license plate.</p> <p>(2)A motor home or RV, travel or camping trailer, boat/trailer combination, open or enclosed cargo trailer with or without cargo, project/special-purpose vehicle shall be stored to the rear of the front building line closest to the street and, if possible, set back from the side property lines a distance at least equivalent to the required side yard setback for the principal building. Provided, however, no such equipment shall be stored between any building and an adjacent street, except as provided in subsection (2)c of this section. All such vehicles/trailers shall have affixed a current license plate and all boats shall have affixed a valid registration decal.</p> <p>(3)Outdoor storage of element-sensitive equipment/materials is prohibited.</p> <p>(4)Outdoor storage of construction equipment/materials, not required for on-site construction pursuant to a valid construction permit or for normal property maintenance, loose vehicle parts and other similar accumulations is prohibited.</p> <p>SOD REQUIREMENT Sec. 78-253 (b)(1) Per code 100% of the property must have sod/grass including the backyard. Overtime your property sod/grass has deteriorated to the point you no longer have sod/grass. Your property is taken over by weeds and sand, Please install sod and maintain by regular irrigation and fertilization.</p> <p>SWALE MAINT sec. 34-12 The swale is owned by the town but it must be maintained by the property owner. Your swale no longer have sod/grass. Swale is taken over by weeds and sand, Please install sod and maintain by regular</p>		

irrigation and fertilization.

PROPERTY MAINT Sec. 54-71(b)(1)

The exterior of all buildings or structures shall be kept free from stains, mold, mildew, peeling paint, discoloration, graffiti, and general disrepair. You have visible discoloration to the building please pressure wash or repaint.

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		35
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Total	NEW CASES			10
Total Hearing				10