



Town of Lake Park

**SPECIAL MAGISTRATE HEARING
REQUEST FOR EXTENSION OF TIME
AND STIPULATION
HEARING DOCKET
OCTOBER 19, 2023
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.*

REQUEST FOR EXTENSION OF TIME

CASE NO. 23050030

APPLICANT: HUNG THACH AND JULIE THACH

LOCATION: 826 PARK AVENUE, UNIT 822
PCN: 36-43-42-20-01-006-0110
LEGAL: KELSEY CITY LTS 11 TO 17 INC BLK 6

CODE SECTION VIOLATED: 105.1; 116.1
ORIGINAL SM HEARING DATE: 07/20/2023
ORDERED COMPLIANCE DATE: 09/23/2023
REQUESTED EXTENSION: 120 DAYS

STIPULATION AND AGREED ORDER FOR FINE ABATEMENT AND OPEN VIOLATIONS

CASE NO. 18010021; 23060018; 23090011

PROPERTY OWNER: MIZNER DEV PRESERVE, LLC

LOCATION: 1509 PROSPERITY FARMS ROAD
PCN: 36-43-42-20-03-129-0090
LEGAL: LAKE PARK ADD NO 1 LT 9 & LT 10 (LESS N 38 FT) BLK 129



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

**SPECIAL MAGISTRATE
 HEARING DOCKET
 October 19, 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	23070004	7/7/2023	

Owner	Address	Site Address
JENKINS DAVID J	18606 KITTY HAWK CT PORT SAINT LUCIE, FL 34987	205 Date Palm Dr, Lake Park, FL 33403

Description

FENCE MAINT: Sec. 78-115(a) (b) (c)
 Your fence has deteriorated to the point now that it's either missing panels, rotted, leaning, missing rails or coming apart. Per code, all gates shall be in working order with a straight and true appearance. All walls and fences shall be painted or stained on all sides sufficiently to maintain a finished and uniform appearance. Holes or broken areas of masonry shall be repaired. Deteriorated, rotted or broken wood slats or posts shall be replaced. While cutting the tree down you've damaged your fence. Please repair or replace. Replacement will require a permit.

PERMIT REQUIREMENT Sec. 54-100 and 54-8
 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 development director and obtain the required permit therefor. Ordinary minor repairs may be made with the approval of the community development director without a permit; provided that such repairs shall not violate any of the provisions of this article.
 1- Interior work/renovations has begun w/o first applying for required permits. Please list all work to include electrical and plumbing. STOP WORK ORDER HAS BEEN ISSUED.
 2- A mature tree was cut w/o first applying for permit. Please apply for your permits by calling (561) 881-3318. Three (3) times the permit fee will apply.

NOTE: While i was inspecting for compliance on case # 23050010. I discovered interior renovations had begun w/o permits and a tree had been removed w/o a permit too. The tree removal had caused significant damage to the fence. Therefore, a new NOV was issued for the above violations.

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		60
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		60

# Case No.	Date Issue	Req'd Action
2 23070006	7/10/2023	

Owner CUPERTINO MICHELLE R & CUPERTINO JORGE L
Address 227 Date Palm Dr. Lake Park, FL 33403
Site Address 227 Date Palm Dr, Lake Park, FL 33403

Description

DRIVEWAY REPAIR/MAINTENANCE: Sec. 78-142 (10)(f)(2)(I)
It is unlawful for the owner of real property, and/or his tenant, licensee, lessee, occupant, and/or agent and any other persons or entities who have the care, custody and/or control of the subject real property ("responsible parties"), to cause or allow to be caused damage to town sidewalks, driveways, alleys, driveway aprons, swales, swale areas, or curbs, which abut, or are adjacent or contiguous to the property owner's real property, where such damage renders such areas either defective, defaced, unsafe, dangerous, and/or detrimental to pedestrians, bicyclists, and motorists. You have no driveway at all, consequently you have to drive over the swale in order to park your car to which has caused damage to the swale. Please install driveway. Will require a Permit. (561) 881-3318.

NOTE: Sod requirement 78-253 and Swale Maint 34-12 has been cured.

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		28
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		28
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		28

# Case No.	Date Issue	Req'd Action
3 23070014	7/12/2023	

Owner	Address	Site Address
ROUSSEAU HYDN	1315 53RD ST STE 3 WEST PALM BCH, FL 33407	640 Foresteria Dr, Lake Park, FL 33403

Description

Note: Please contact me via email aaksal@lakeparkflorida.gov upon compliance so I can inspect the property.

PROPERTY MAINT, SOD REQUIREMENT: Sec. 78-253(b) (1).

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.

PROPERTY MAINT, RESIDENTS/STRUCTURE: Sec. 54-71

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.

FENCE MAINT: Sec. 78-115(a) (b) (c)

Your fence has deteriorated to the point now that it's either missing panels, rotted, leaning, missing rails or coming apart. Per code, all gates shall be in working order with a straight and true appearance. All walls and fences shall be painted or stained on all sides sufficiently to maintain a finished and uniform appearance. Holes or broken areas of masonry shall be repaired. Deteriorated, rotted or broken wood slats or posts shall be replaced.

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		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 order with a straight and true appearance. (b) All walls and fences s		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
4 23070017	7/19/2023	

Owner	Address	Site Address
DAVIES PHILLIP J	1215 4TH ST LAKE PARK, FL 33403	1215 4th St, Lake Park, FL 33403

Description

PERMIT REQUIREMENT Sec. 54-100 and 54-8

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 development director and obtain the required permit therefor. Ordinary minor repairs may be made with the approval of the community development director without a permit; provided that such repairs shall not violate any of the provisions of this article.

Fence was installed without permits and its in violation of the setback rule. Please apply for your permits (561) 881-3318. You will be required to submit a copy of your survey and plans for the fence. The fence does require approx. two (2) ft setback from the sidewalk to which you don't have. There will be a penalty charge of three (3) times the permit fee for violation of the permit requirement.

Please email me at aaksal@lakeparkflorida.gov upon completion for an inspection. Thank you.

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		61
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		61

# Case No.	Date Issue	Req'd Action
5 23080006	8/7/2023	

Owner	Address	Site Address
HUNTER SHARI & JACKSON WILLIE F	704 DATE PALM DR LAKE PARK, FL 33403	704 Date Palm Dr, Lake Park, FL 33403

Description

NOTE: A warning (# 52195) was issued on 7/10/23, and was giving 11 days to comply. (Copy attached) Your property was re-inspected on 8/2/23 and found to be not in compliance. Therefore this notice of violation was issued.

PARKING OF COMMERCIAL VEHICLES IN RESIDENTIAL DISTRICTS Sec. 30-35 (a)(b)
 Purpose and intent. It is the intent of this section to preserve the character of the residential districts and to preserve the value of the residential property in the town by prohibiting the parking of commercial vehicles in all residential districts. All other town regulations in conflict with the requirements of this section are hereby superseded to the extent that the most stringent shall Commercial vehicles in residential districts—parking conditions. Commercial vehicles, with the exception of one taxicab, or high-capacity passenger van or work van, or standard vehicle with equipment or commercial signage as defined herein, shall not be parked, stored or left on any street, right-of-way, swale or alley or on any private property in any residential districts, except that commercial vehicles may be parked or stored in an enclosed garage on private property in a residence district when completely screened from public view. PLEASE REMOVE THE WHITE BOX TRUCK

OUTDOOR STORAGE VIOLATION: Sec. 68-3 (1)(2)
 Outdoor storage of element-sensitive equipment/materials is prohibited. 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. Outdoor storage and the area of storage shall be maintained in a clean, neat and presentable manner. All Vehicles stored on the property must have valid tags, operable, and capable of being driven daily. All boats, trailers, RV's must be stored behind the building line and screened from your neighbors view via six (6) fence or bushes. Please remove all vehicles that do not meet these criteria.

Please contact me upon compliance via email aaksal@lakeparkflorida.gov

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		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
6 23080007	8/9/2023	

Owner	Address	Site Address
DAVID JANE A & DAVIS ZEPHNIAH	523 FORESTERIA DR LAKE PARK, FL 33403	523 Foresteria Dr, Lake Park, FL 33403

Description

NO BUSINESS TAX RECEIPT: Sec. 28-33

Engaging in business without a local business tax receipt 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 tax receipt issued upon false statements made by any person or in their behalf. It has been reported that you are renting rooms without the required Business Tax Receipt (BTR) Please apply for your BTR and schedule an inspection.

RESPONSIBILITY OF THE OWNER Pest control 54-129 (b) 4c

It has been reported that there is an ongoing issue of rodent/pest problem at your property. Please hire and exterminator and provide their final report from a pest control company to confirm full compliance with this section.

RIGHT OF ENTRY INSPECTIONS Sec. 54-261 (b)(c)(d).

(b) Investigation of complaints. The community development director or the community development director's designee shall receive all complaints and cause same to be investigated for any possible violation of this article or pollution.

(c) Right of entry for inspection. Whenever necessary to make an inspection to enforce any of the provisions of this article, or regulation or permit issued hereunder, or whenever an authorized official has reasonable cause to believe there exists any condition constituting a violation of any of the provisions of this article, or regulation or permit issued hereunder, any authorized official may enter any property, building or facility at any reasonable time to inspect the same or to perform any duty related to the enforcement of the provisions of this article.

(d) Powers of inspection. If such property, building or facility is occupied, such authorized official shall first present proper credentials and request permission to enter, if such building or facility is unoccupied, such authorized official shall make a reasonable effort to locate the owner or other person having charge or control of the property, building or facility for permission to enter. Any request for permission to enter shall state the owner or person in control has the right to refuse entry and that in the event that entry is refused, the authorized official may enter to make inspection only upon issuance of an administrative search warrant issued by a duly authorized magistrate. If the owner or person in control refuses permission to enter after such request has been made, the authorized official is hereby authorized to seek assistance from any court of competent jurisdiction in obtaining entry.

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		12
Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	Sec. 54-129	Responsibility of the owner. (a) For purposes of this article, the term "owner" shall mean any person, agent, operator, firm, trust, partnership, limited liability corporation, association, corporation, or other person or entity having a legal or e		12
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.		5

		(b) Investigation of complaints. The community development		
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#	Case No.	Date Issue	Req'd Action
7	23070021	7/25/2023	

Owner	Address	Site Address
MR KINGS AUTO SALES LLC	1320 S KILLIAN DR LAKE PARK, FL 33403	1320 S Killian Dr, Lake Park, FL 33403

Description

Sec Code: 54-8(105.1)

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.

Metal structures/partitions additionally multiple lifts and paint booth have been installed without permits. (Required demolition permit). Three (3) times the permits application fee will be apply. Please apply for permits (561)881-3318.

Sec Code: 54-8(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 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. Sec code related with Sec code 54-8(105.1). Please obtain the required permits first and correct violations.

Sec. 78-74.(3) - C-4 business district.

Special exception uses permitted. Within the C-4 business district, no building, structure or land shall be used, and no building shall be erected, structurally altered or enlarged for the following uses unless a special exception has been approved by the town commission. (Auto paint and body shops). Paint Booth has been installed without first obtain the special exception for uses. Please contact with (561)881-3320 for application special exception review.

Sec. 78-153. - Freestanding canopies.

Freestanding canopies, as defined herein, are prohibited within the town. Please remove freestanding canopies attached to the structures.

Sec. 70-32 (a). - Sign permit required.

Please obtain sign permit for business MR. KING'S AUTO SALES. Contact (561-881-3318) for permits requirements.

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
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		62
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		62
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		62
Chapter 78 ZONING*	Sec. 78-74	Within the C-4 business district, the following regulations shall apply: (1) Purpose and intent. This (business) district is identified on the Town of Lake Park Official Zoning Map. The purpose of the regulations in this district is to encourage		62

# Case No.	Date Issue	Req'd Action
8 23080001	8/1/2023	

Owner	Address	Site Address
BURGHER GEORGE G TR	3137 AVENUE J RIVIERA BEACH, FL 33404	821 Silver Beach Rd, Lake Park, FL 33403

Description

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 development director and obtain the required permit therefor. Parking areas resurfacing (Seal Coating and Striping) have been done without permits. Please contact (561-881-3318) for permits information.

Sec. 34-12. - Maintenance of town swale areas.

Please add sod on swale area and where needed.

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

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		35

		within the town, to maintain all swale areas abutting, adjacent, or contiguous to their property, in a good and proper, neat and clean	
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	35

# Case No.	Date Issue	Req'd Action
9 23080024	8/28/2023	

Owner	Address	Site Address
PROVINGROUND PRODUCTIONS LLC	9658 EAGLE RIVER RD DELRAY BEACH, FL 33446	919 Laurel Dr, Lake Park, FL 33403

Description

Sec 78-253 (b)(1) Minimum landscape requirements.
Please add sod where needed and maintain. One hundred percent of all open space shall be landscaped. Please reinstall sod and maintain by regular irrigation and fertilization.

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 condition. This maintenance duty and obligation for owners and occupants of real property shall include, but not be limited to, sodding, grass cutting, proper landscape maintenance, tree pruning and maintenance, removal of debris, plant waste, garbage, or trash, and the elimination of any dangerous conditions or safety hazards in all swale areas. Please add sod on swale area and where needed.

Sec. 54-100. - Permits.

Wooden fence has been installed without permits. Please 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
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 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		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
10 23090010	9/18/2023	

Owner	Address	Site Address
FYR SFR BORROWER LLC	3505 KOGER BLVD STE 400 DULUTH, GA 30096	915 W Ilex Dr, Lake Park, FL 33403

Description

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

Please add sod where needed and maintain. One hundred percent of all open space shall be landscaped. Please reinstall sod and maintain by regular irrigation and fertilization.

Sec. 54-73(5). - Boarded up buildings, hurricane shutter removal required.

Please remove shutter or keep in open position required.

Sec. 34-7(1). - Pruning, corner clearance.

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 such branches and/or overgrowth do not obstruct pedestrian or vehicular traffic, do not obstruct the light from any street lamp, do not obstruct visibility sight triangles or the view of any street intersection and so that there is a clear space above the surface of the street or sidewalk. Owners shall remove all dead, diseased or dangerous trees, or broken or decayed limbs from their property to prevent the creation of a nuisance.

Please trim branches and/or overgrowth obstructing pedestrian sidewalk at front of property.

Sec. 54-71 (b)(3). - Property maintenance standards, general.

Fences and walls shall be maintained structurally sound (such as vertically plumb). Fences and walls shall be maintained in their original condition (such as reasonably free of discoloration, staining, or peeling). Please repair and maintain fence of property.

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

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		14
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
Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	Sec. 54-73	Boarded up buildings, hurricane shutter removal required. The town recognizes that from time to time it may be necessary to secure real property because of abandonment, disrepair, public hazard or natural disaster. Unsecured property can lead to va		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

Total	NEW CASES	10
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Total Hearing		10
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