



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

**SPECIAL MAGISTRATE
HEARING AGENDA
December 13, 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

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#	Case No.	Date Issue	Req'd Action
1	23100032	10/25/2023	

Owner	Address	Site Address
CAMPBELL JAMES W	744 CYPRESS DR LAKE PARK, FL 33403	744 Cypress Dr, Lake Park, FL 33403

Description

Sec. 78-115.(a)(b)(c) - Maintenance.

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. Please maintenance and repair fence.

Sec. 68-3. - Prohibited outdoor storage in residential zoning districts.

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. Please remove POD storage and miscellaneous items from the property.

Sec. 16-10 (a). - Property maintenance.

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 property owner's real property, which is within the town limits, whether the area is unoccupied or occupied, to permit, maintain, or allow to remain thereon any accumulation of undergrowth, rubbish, debris, and unsightly and unsanitary matters, including, but not limited to, any accumulation of debris, decayed vegetable matter, filth, overgrown vegetation, including trees, bushes, or brush, rubbish or trash, or growth of weeds or noxious plants. Please mov and clear overgrowth on property included swale area.

Sec. 30-35(a).- Parking of commercial vehicles in residential districts.

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.

(Bus means any motor vehicle, other than a taxicab, designated or used for public or private transportation of persons or passengers on a fixed route or for a fare.)

Commercial vehicle means:

(2)Any bus, high-capacity passenger van, step van, truck, truck tractor, or work van; and/or.

Please remove commercial vehicle (Bus) placed on property.

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

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		21
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		21

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		21
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		21

#	Case No.	Date Issue	Req'd Action
2	23030052	3/20/2023	

Owner	Address	Site Address
PERALTA JOSUE & PERALTA VERONICA	404 BAYBERRY DR LAKE PARK, FL 33403	404 Bayberry Dr, Lake Park, FL 33403

Description

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

Per code 100% of the property must have sod/grass. Overtime your yard has deteriorated to the point now is overtaken by weeds and sand. Please install sod throughout the property and maintain it by regular watering and fertilizing.

PROPERTY MAINT, RESIDENTS/STRUCTURE Sec. 54-71 (b) (1) (4)

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. There are several wooden panels at the residents has rotted to the point needs to be replaced. The paint has deteriorated to the point the house is in need of painting.

SWALE MAINT: Sec. 34-12

The swale is owned by the town but it must be maintained by the property owner. overtime your yard has deteriorated to the point now has no sod left and is taken over by weeds and sand. Please install sod in all of the swale areas and maintain it by regular irrigations and fertilization. Will require a permit (561) 881-3318

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

Your fence has deteriorated to the point now its 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.

OUTDOOR STORAGE VIOLATION: 68-3 (3) (4) (7)

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.

Such equipment shall be screened from adjacent properties on the side property line nearest the equipment by an obscuring fence or landscaping, which such screening shall be a minimum of six feet in height. On corner lots, when such equipment is stored between a building and an adjacent street, such equipment shall be screened on all sides visible from either adjacent street by an obscuring fence or landscaping, which such screening shall be six feet in height.

There are several items in the front yard and next to the house that needs to be removed or screened from your neighbors view via six (6) ft fence or landscaping.

PROPERTY MAINT: 16-10 (a) (b) (c)

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 property owner's real property, which is within the town limits, whether the area is unoccupied or occupied, to permit, maintain, or allow to remain thereon any accumulation of undergrowth, rubbish, debris, and unsightly and unsanitary matters, including, but not limited to, any accumulation of debris, decayed vegetable matter, filth, overgrown vegetation, including trees, bushes, or brush, rubbish or trash, or growth of weeds or noxious plants.

There is an accumulation of trash, and overgrowth of vegetation onto the sidewalk please trim back the vegetation so its even with the sidewalk and remove all trash.

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 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. 54-71	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		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
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
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
3	23030072	3/27/2023	

Owner	Address	Site Address
505 DATE PALM TRUST, FRANK RAY LLC TR	505 DATE PALM DR LAKE PARK, FL 33403	505 Date Palm Dr, Lake Park, FL 33403

Description

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

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 property owner's real property, which is within the town limits, whether the area is unoccupied or occupied, to permit, maintain, or allow to remain thereon any accumulation of undergrowth, rubbish, debris, and unsightly and unsanitary matters, including, but not limited to, any accumulation of debris, decayed vegetable matter, filth, overgrown vegetation, including trees, bushes, or brush, rubbish or trash, or growth of weeds or noxious plants. Neighbors are complaining about the trash around the property. Please clean up the property and use the town provided trash cans.

OUTDOOR STORAGE VIOLATION: Sec. 68-3(1)(3)(4)(8)

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. Please remove all vehicles that do not meet these criteria and remove all outdoor stored items such as tires next to the house, and no play set are allowed in the front yard.

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.

SWALE MAINT: Sec. 34-12

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.

PROPERTY MAINT, RESIDENTS/STRUCTURE: Sec. 54-71(b)(1)

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. There are numerous cracks on the exterior walls of the property and several fascia vents are falling down. Please repair the fascia vents and provide engineers report for stabilization plan to prevent further settlement and structural integrity.

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		32
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		32
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		32
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		32
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		32

#	Case No.	Date Issue	Req'd Action
4	23090018	9/25/2023	

Owner	Address	Site Address
LARCOMBE ELENI A	8729 CITATION DR. PALM BEACH GARDENS, FL 33418	855 Date Palm Dr, Lake Park, FL 33403

Description

NOTE: The property was sold on September of 2023 to Eleni Larcombe. The seller was Eliecer Alvarez. The property was sold with an open case#23040014 for violations of Permit requirements for interior renovations, swale, lawn maintenance and overgrowth. Since then the property has been rented out by the new owner w/o the required BTR. I have closed case#23040014 and I have opened a new case with the above open violations and I have added the BTR to the new case via new NOV.

PERMIT REQUIREMENT: Sec. 54-100

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.

Interior renovations including electrical, structural and plumbing done w/o the required permits. From the outside I've observed installation and new windows. (Only permit on file is for the window installation. No other permits been applied for) Please apply for your permits.

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.

SWALE MAINT: Sec. 34-12

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.

PROPERTY MAINT: Sec. 16-10

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 property owner's real property, which is within the town limits, whether the area is unoccupied or occupied, to permit, maintain, or allow to remain thereon any accumulation of undergrowth, rubbish, debris, and unsightly and unsanitary matters, including, but not limited to, any accumulation of debris, decayed vegetable matter, filth, overgrown vegetation, including trees, bushes, or brush, rubbish or trash, or growth of weeds or noxious plants. Your bushes are overgrown onto the sidewalk. Please trim it back so its even with the edge of the sidewalk.

NO BUSINESS TAX RECEIPT: Sec. 28-33

Engaging in business without a local business tax receipt. Rental Property. 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. Please apply for your BTR via permitting dept. at (561) 881-3318

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		14
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 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. 54-100	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. 78-253	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
5	23090020	9/26/2023	

Owner	Address	Site Address
CREIGHTON JESS	328 E JASMINE DR LAKE PARK, FL 33403	328 E Jasmine Dr, Lake Park, FL 33403

Description

NOTE: On 11/03/2021 you were issued a warning notice # 49482. for the Outdoor storage of the boat, Property maint and Sod requirement. I have attached the notice of warning with your Notice of Violation for your review. Your Property was re-inspected on 9/26/23 and nothing had changed in-fact there is now additional violations listed below. Please take care all of the listed violations to avoid going in front of the special magistrate hearing, where there maybe fines, penalties and liens against the property.

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 the boat away from the front yard, Park it next to the house, behind the building line and screen it from your neighbors view via six(6) foot solid fence or bushes, Carports cannot be used for storage. Carport is to be utilized for parking of vehicles only. Please remove all materials being stored in the carport.

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

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 property owner's real property, which is within the town limits, whether the area is unoccupied or occupied, to permit, maintain, or allow to remain thereon any accumulation of undergrowth, rubbish, debris, and unsightly and unsanitary matters, including, but not limited to, any accumulation of debris, decayed vegetable matter, filth, overgrown vegetation, including trees, bushes, or brush, rubbish or trash, or growth of weeds or noxious plants.

Your grass and bushes has overgrown into the sidewalk. Please edge and trim.

PARKING ON UN-AUTHORIZED SURFACE: 30-2 (c) (4) (5)

No vehicle(s) are allowed to be parked or stored anywhere within the front yard of the property. All vehicles must be parked/stored within an approved driveway, carport, and garage or out on the street. There is a truck being parked/stored in front of the house on the lawn. Please remove the truck and park it in the driveway, under the carport or out in the street.

SIDEWALK/DRIVEWAY REPAIR/MAINTENANCE: Sec. 72-2. (a)(b)

Sidewalks are owned by the town but must be maintained by the property owner. 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

Under the above code sections 16-10 and 72-2 you are in violation of driveway maintenance. Please install new driveway or repair the existing so there are no potholes and/or cracks are visible. Please check for permit requirements.

PROPERTY MAINT, RESIDENTS/STRUCTURE: Sec. 54-71 (2)(3)(4)

(2) All driveways, sidewalks, and parking areas shall be maintained reasonably free of discoloration or deterioration, including potholes.

(3) 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).

(4) Hedges shall be trimmed and maintained in a healthy and neat condition; and shall not extend onto or over public or adjoining private properties or road rights-of-way.

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	For trash and driveway	10
Chapter 30 TRAFFIC AND MOTOR VEHICLES*	Sec. 30-2	Prohibited parking. (a) Streets and service alleys. (1) The on-street parking on any portion of Park Avenue is strictly prohibited except in designated parking stalls or areas which are designated by town signage for the temporary stopping	For parking a vehicle on the front yard grass	10
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	For driveway, fence and hedges	60
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	For outdoor storage of the boat in the front yard and storage in the carport	10
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	For driveway repairs	10

#	Case No.	Date Issue	Req'd Action
6	23090023	9/27/2023	

Owner	Address	Site Address
LAJEUNESSE ROSE V	745 GREENBRIAR DR LAKE PARK, FL 33403	745 Greenbriar Dr, 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. On 9/26/23 while serving a NOV for the fence. Observed debris in the front yard, sink, bathtub and drywall. Based on my observations and materials, It appears that bathroom renovations has been done w/o the required permits. Please apply for your permits at www.capfla.com or call our permitting dept. at (561) 881-3318. There is a penalty of three (3) times the permit fee.

Sec. 54-91. - Right of entry.

The community development director shall enforce the provisions of this article, and the community development director, or a duly authorized representative upon presentation of proper identification to the owner, agent, or tenant in charge of such property, may enter any building, structure, dwelling, apartment, apartment house, or premises, during all reasonable hours, except in cases of emergency where extreme hazards are known to exist which may involve the potential loss of life or severe property damage, in which case the above limitations shall not apply. In the event the occupant denies entry, entry may be obtained by an administrative search warrant pursuant to F.S. ch. 933. Please contact me via email aaksal@lakeparkflorida.gov for inspection of interior of the property.

PARKING ON UN-AUTHORIZED SURFACE: 30-2 (c) (4) (5)

No vehicle(s) are allowed to be parked or stored anywhere within the front yard of the property. All vehicles must be parked/stored within an approved driveway, carport, and garage or out on the street. Please remove the grey jeep away from the front lawn and park it in the driveway or out in the street.

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

Your fence has deteriorated to the point now 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 30 TRAFFIC AND MOTOR VEHICLES*	Sec. 30-2	Prohibited parking. (a) Streets and service alleys. (1) The on-street parking on any portion of Park Avenue is strictly prohibited except in designated parking stalls or areas which are designated by town signage for the temporary stopping		5
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		60

		application to the community deve		
Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	Sec. 54-91	Right of entry. The community development director shall enforce the provisions of this article, and the community development director, or a duly authorized representative upon presentation of proper identification to the owner, agent, or tenant in		58
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		58

#	Case No.	Date Issue	Req'd Action
7	23100008	10/16/2023	

Owner	Address	Site Address
MARTIN ANN C EST	245 E JASMINE DR LAKE PARK, FL 33403	245 E Jasmine Dr, Lake Park, FL 33403

Description

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

Per code 100% of the property must have sod/grass. Overtime your yard has deteriorated to the point now is overtaken by weeds and sand. Please install sod throughout the property and maintain it by regular watering and fertilizing.

SWALE MAINT: Sec. 34-12

The swale is owned by the town but it must be maintained by the property owner. Overtime your yard has deteriorated to the point now has no sod left and is taken over by weeds and sand. Please install sod in all of the swale areas and maintain it by regular irrigations and fertilization. Will require a permit (561) 881-3318

PROPERTY MAINT, RESIDENTS/STRUCTURE: Sec. 54-71 (1)(2)(4)

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. Your fascia boards, soffits, exterior walls are peeling of paint. Additionally, your driveway is stained. Please re-paint the house and pressure wash the driveway.

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

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 property owner's real property, which is within the town limits, whether the area is unoccupied or occupied, to permit, maintain, or allow to remain thereon any accumulation of undergrowth, rubbish, decayed, and unsightly and unsanitary matters, including, but not limited to, any accumulation of debris, decayed vegetable matter, filth, overgrown vegetation, including trees, bushes, or brush, rubbish or trash, or growth of weeds or noxious plants.

Westside of the property and the backyard is overgrown. In-fact the shed in the backyard is being overtaken by shrubbery. and the westside of the property is so overgrown, no-one can pass through. Please trim all vegetation.

Note: Upon compliance, please contact me via email at aaksal@lakeparkflorida.gov. Thank you.

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		32
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		32

		clean		
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		32
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		32

#	Case No.	Date Issue	Req'd Action
8	23080025	8/29/2023	

Owner	Address	Site Address
844 GREENBRIAR LLC	2130 PLEASANT DR NORTH PALM BEACH , FL 33408	844 Greenbriar Dr, Lake Park, FL 33403

Description

Sec. 54-8. - Chapter One amendments adopted.

Section 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, 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.

It appears that you have completed total interior renovation to include, but not limited to the following electrical, plumbing, and structural. Please apply for the required permits at capfla.com or calling our permitting dept. at (561) 881-3318.

Permits Required.

- New Mechanical Mini Split system installed.
- New water heater installation.
- New Double Doors installed in the back.
- New structural support columns in the front.
- New wood siding and ceiling carport area.
- New windows and Doors.
- Appears to be a New Kitchen configuration with the missing GFCI outlet right side of kitchen sink.
- Kitchen Island has one outlet, if the length is over 4ft may need 2 GFCI outlets, one at each end.

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. 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. Please contact to our permitting dept. at (561) 881-3318.

- Wood fence located at rear of property has been installed without permits. (Requires survey).
- Driveway has been reseal and repair without permits.

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 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		62

#	Case No.	Date Issue	Req'd Action
9	23090001	9/5/2023	

Owner	Address	Site Address
CARIBBEAN MEAT MARKET CORP	349 GAZETTA WAY WEST PALM BEACH, FL 33413	910 10th St, Lake Park, FL 33403

Description

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 tax receipt issued upon false statements made by any person or in their behalf.

The business CARIBBEAN MEAT MARKET CORP located at 910 10th ST is operating without a valid Business Tax Receipt. Please contact 561-881-3318 for start application.

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.

(q) Structural supports. Every structural element of the dwelling shall be maintained structurally sound and show no evidence of deterioration which would render it incapable of carrying normal loads.

Please repair damaged column/ceiling. Apply for the required permits at capfla.com or calling our permitting dept. at (561) 881-3318.

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. 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.

Please repair damaged column/ceiling. Apply for the required permits at capfla.com or calling our permitting dept. at (561) 881-3318.

Sec. 54-8. - Chapter One amendments adopted. (Section 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, 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.

Unit #C has been installed AC compressor without permits. Apply for the required permits at capfla.com or calling our permitting dept. at (561) 881-3318. Three (3) times the permits application fee will be apply.

Sec. 10-32(12). - Nuisances declared.

THIS IS CONSIDERED A LIFE AND SAFETY ISSUE. PLEASE HANDLE AS SOON AS POSSIBLE.

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 10 ENVIRONMENT*	Sec. 10-32 NUISANCES DECLARED	Sec. 10-32. - Nuisances declared. modified It is hereby declared and determined by the town commission, that the good aesthetic appearance of lots or properties within the town preserves the value of other properties. The conditions as set forth he		62
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. 54-125	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		62
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		62

#	Case No.	Date Issue	Req'd Action
10	23090006	9/12/2023	

Owner	Address	Site Address
MALCOLM LUCY P EST	711 SILVER BEACH RD WEST PALM BEACH, FL 33403	711 Silver Beach Rd, Lake Park, FL 33403

Description

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. 54-100. - 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. 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. - Structure (Storage) and shed located at the back of property have been installed without permits. (Required demolition permit).

2. - Sealcoating and resurfacing have been apply on driveway of the property without permits.

APPLY FOR THE REQUIRED PERMITS AT CAPFLA.COM OR CALLING OUR DEPT. AT (561) 881-3318. THREE (3) TIMES THE PERMITS APPLICATION FEE WILL BE APPLY.

Sec. 68-3(2c). - Prohibited outdoor storage in residential zoning districts.

Boat/trailer combination, 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.

2(c) Such equipment shall be screened from adjacent properties on the side property line nearest the equipment by an obscuring fence or landscaping, which such screening shall be a minimum of six feet in height.

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

Please remove shutter or keep in open position required.

Sec. 78-253. (b1) (b2) - Minimum landscape requirements.

(b1) Landscaping shall be achieved with a combination of trees, shrubs, ground cover, grass (sod), and nonliving landscape material. One hundred percent of all open space shall be landscaped.

(b2) The following uses within residential zoning districts shall be required to be screened with landscaping: (e) Boat storage areas.

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. 54-100	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		62
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		7
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	(2C).	62
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		62

#	Case No.	Date Issue	Req'd Action
11	23090024	9/27/2023	

Owner	Address	Site Address
754 PARK AVENUE LAKE PARK LLC	901 N OLIVE AVE WEST PALM BEACH, FL 33401	754 Park Ave, Lake Park, FL 33403

Description

Sec. 54-8. - Chapter One amendments adopted.
Section 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, 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.

Existing construction site without valid permits. Please apply for the required permits at capfla.com or calling our permitting dept. at (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		30

Total	NEW CASES	11
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Total Hearing		11
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