



Town of Lake Park

SPECIAL MAGISTRATE HEARING DOCKET EXTENSION OF TIME/STIPULATION

**MARCH 21, 2024
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. 23100014

APPLICANT: 915 PARK AVENUE INC

LOCATION: 911 – 927 PARK AVENUE
PCN: 36-43-42-20-01-003-0370
LEGAL: KELSEY CITY LTS 37 TO 42 INC BLK 3

CODE SECTION VIOLATED: 54-71(b)(2); 54-8
ORIGINAL SM HEARING DATE: 01/18/24
ORDERED COMPLIANCE DATE: 03/18/2024
REQUESTED EXTENSION OF TIME 120 DAYS 07/16/2024

STIPULATION AND AGREED FINAL ORDER FOR FINE ABATEMENT

CASE NO. 22090012

**PROPERTY OWNER: MARGARET H. KELLERSTRASS &
JACK T. KELLERSTRASS**
LOCATION: 830 5TH STREET
PCN: 36-43-42-20-01-125-0291
**LEGAL: KELSEY CITY N 15 FT OF LT 29, LTS 30 &
31 & S 20 FT OF LT 32 BLK 20A**



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

**SPECIAL MAGISTRATE
HEARING DOCKET
March 21, 2024 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	24010038	1/19/2024	

Owner	Address	Site Address
PILGRIM NEW HOPE CHURCH INC	717 PARK AVE LAKE PARK, FL 33403	717 Park Ave, Lake Park, FL 33403

Description

Sec. 54-8. - Chapter One amendments adopted.
Section 116. Unsafe Structures and Equipment.
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.

NOTE: PROPERTY UNIT LOCATED AT EAST SIDE REMAINS IN LIFE AND UNSAFETY CONDITIONS WITH (UNSAFETY ELECTRICAL PANEL, ELECTRICAL EXPOSED CABLES AND UNREPAIR SOFFIT). IT'S REQUIRED TO PULL PERMITS FOR CORRECT VIOLATIONS. PLEASE CONTACT (561-881-3318) FOR PERMIT INFORMATION.

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

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
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		7

# Case No.	Date Issue	Req'd Action
2 24010026	1/16/2024	

Owner	Address	Site Address
HENDRIX KENNATE & HOILETT-HENDRIX BRENDALYN	720 BAYBERRY DR LAKE PARK, FL 33403	720 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. 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.
 One hundred percent of all open space shall be landscaped.

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.
 Please re-sod swale and maintain.

Sec. 68-3(1). - Prohibited outdoor storage in residential zoning districts.
 (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.
 REMOVE VEHICLES OFF LAWN AND PARK ON THE PERMITTED DRIVEWAY SURFACE.

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		14
Chapter 68 OUTDOOR STORAGE*	Sec. 68-3	Prohibited outdoor storage in residential zoning districts. Outdoor storage on a site zoned for single-family or duplex residences is subject to the following conditions and restrictions: (1) Automobiles, pickup trucks, light vans and/or motorcyc		14
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

#	Case No.	Date Issue	Req'd Action
3	24020006	2/6/2024	

Owner	Address	Site Address
CONERLY BERNEICE G	919 MAGNOLIA DR LAKE PARK, FL 33403	919 Magnolia Dr, Lake Park, FL 33403

Description

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, within the town shall be deemed a public nuisance and it shall be unlawful for any person or persons in the town to cause or maintain such public nuisance by wrecking, dismantling, rendering inoperable, abandoning or discarding such person's vehicle or vehicles on the property of another, or to suffer, permit or allow the same to be placed, located, maintained or exist upon such person's own real property. Please remove vehicles parked or stored in abandoned conditions.

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. Tree removal from the swales will be the responsibility of the town. The swale is owned by the town but is maintained by the property owner.

Sec. 68-3(1)(7)(9). - 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 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.

(7)Outdoor storage and the area of storage shall be maintained in a clean, neat and presentable manner.

(9)Alliances and household furniture that are not designated for exterior use are prohibited in front yards, open front porches, and open carports.

Please remove all the miscellaneous items from the property. Vehicles with flat tires and expired tag registration need to be removed. Vehicles need to be in operative condition and with valid tag registration. Vehicles shall be stored in approved driveway.

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

The minimum required open space in residential districts shall be 35 percent of the entire site within a site plan. 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.

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

Sec. 72-2(a). - 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, 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. Sidewalk must be maintained by the property owner. Please contact (561-881-3318) for permits requirements.

Sec. 10-35. - Examples of the abatement of specific nuisances.

Any nuisance which is maintained on a property within the town shall be abated. The method for the abatement of nuisances which are typical and may be expected to occur on lots or properties in the town are as follows:

(1)If the nuisance consists solely of accumulations of waste, yard trash, or rubble and debris, it shall be

abated in its entirety

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

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		30
Chapter 10 ENVIRONMENT*	Section 10-35 EXAMPLES OF THE ABATEMENT OF SPECIFIC NUISANCES	Any nuisance which is maintained on a property within the town shall be abated. The method for the abatement of nuisances which are typical and may be expected to occur on lots or properties in the town are as follows: (1)If the nuisance consists		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 68 OUTDOOR STORAGE*	Sec. 68-3	Prohibited outdoor storage in residential zoning districts. Outdoor storage on a site zoned for single-family or duplex residences is subject to the following conditions and restrictions: (1) Automobiles, pickup trucks, light vans and/or motorcyc		30
Chapter 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
4	23110001	11/1/2023	

Owner	Address	Site Address
LAKE PARK APARTMENTS LLC, DIANE PAGE MANAGING MEMBER C/O	624 SHORE RD NORTH PALM BEACH, FL 33408	835 Bayberry Dr, Lake Park, FL 33403

Description

Sec. 10-73. - Declaration of public nuisance.

There are two vehicles on the property, one has flat tires and the other one has an expired tag. Per code all vehicles must be in operational condition, meaning can be used as a daily drivable vehicle. Lastly all vehicles stored on the property must have valid tag attached at all time. Please remove, repair and have valid tags attached.

Sec. 54-72. (b)(1)- General requirements for the exterior and interior of structures.

Your roof has missing and/or damaged shingles. It may be the Cause of water damage and/or mold inside the apt# 105. Please repair the roof and replace the missing shingles. Please check for permit requirement at (561) 881-3318.

Sec. 54-129. - Responsibility of the owner. It has been reported there is roach infestation and termites throughout the apartment complex. Please hire a certified exterminator company to address the problem. Please provide a written report on their company letterhead on their response to the problem.

Sec. 68-3 (1) (3). - Prohibited outdoor storage in residential zoning

(1) All such vehicles, at all times, shall have affixed a valid license plate. Please remove vehicles parked or stored without tag/registration or expired tags.

(3) Outdoor storage of element-sensitive equipment/materials is prohibited. Chairs, bicycles and appliances placed on walkways. Please remove items from walkways.

54-72 (b) General requirements for the exterior and interior of structures.

At the rear of the one of the doors has a hole. Please replace. Interior of apt# 105 has visible mold please hire a certified contractor to assess the mold and provide a written report on their letterhead on their response to the problem.

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

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. 54-129	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		30
Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	Sec. 54-72	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) Ex		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		7
-----------------------------	-----------	--	--	---

#	Case No.	Date Issue	Req'd Action
5	23110003	11/3/2023	

Owner	Address	Site Address
932 W JASMINE DRIVE LLC	350 VIZCAYA DR PALM BEACH GARDENS, FL 33418	932 W Jasmine Dr, 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. Please submit application for business tax receipt for property locate at 932 W JASMINE DR. Contact to 561-881-3318 for start application.

Sec. 54-71(b)(2). - Property maintenance standards, general.
All driveways, sidewalks, and parking areas shall be maintained reasonably free of discoloration or deterioration, including potholes.
Driveway and sidewalk need to be maintenance. Please contact 561-881-3318 for CHECK PERMIT REQUIREMENTS.

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.

- Windows have been installed without permits.
- Parking lot maintenance (Driveway Permit).

Windows have been installed without valid permits. Please 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.

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

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
Chapter 28 TAXATION*	Sec. 28-33	Engaging in business without a local business tax receipt upon false representation. It shall be unlawful for any person to engage in any trade, business, profession or occupation within the town without a business tax receipt, or upon a business ta		14
Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	Sec. 54-100	Permits. Any owner, authorized agent, or contractor who desires to construct, enlarge, alter, repair, move, demolish, or change a residential building or structure, or to cause		63

		such work to be done, shall first make application to the community deve		
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		63

# Case No.	Date Issue	Req'd Action
6 24010054	1/26/2024	

Owner	Address	Site Address
HOCKMAN WENDY	638 FLAGLER BLVD LAKE PARK, FL 33403	638 Flagler Blvd, Lake Park, FL 33403

Description

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 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.

(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.

a. Not more than one each of any two types of equipment set forth in this subsection shall be stored on such site. For purposes of this subsection, a boat/trailer or vehicle/trailer in combination shall be considered one type.

The covered vehicle being stored on the side of the house cannot be stored on the grass. Please move the vehicle to an approved parking surface (driveway) or remove it from the property.

Storing two of the same kind of trailer's on a residential property is prohibited. Please remove one of the two trailers being stored on the property.

Sec. 54-71. - Property maintenance standards, general.

(b)General regulations.

(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).

There is a section of the front wall which is missing its paint/has wrong color. Please paint this portion of the wall to match current house color.

Code Officer Contact: Glen Talmadge (561-356-6815) or gtalmadge@lakeparkflorida.gov if you have any questions.

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.		14

		(b) General regulations. (1) All buildings and structures, both	
Chapter 68 OUTDOOR STORAGE*	Sec. 68-3	Prohibited outdoor storage in residential zoning districts. Outdoor storage on a site zoned for single-family or duplex residences is subject to the following conditions and restrictions: (1) Automobiles, pickup trucks, light vans and/or motorcyc	14

#	Case No.	Date Issue	Req'd Action
7	23110009	11/30/2023	

Owner	Address	Site Address
TOWNSEND CORRIE J	854 EVERGREEN DR LAKE PARK, FL 33403	854 Evergreen 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. Replacement of fence will require permit application.

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 property is overgrown to the point is blocking the sidewalk Please trim back all vegetation

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

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		60
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		60
Chapter 78 ZONING*	Sec. 78-115	Maintenance. (a) All walls and fences shall be maintained to provide a safe, healthy and		60

		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	
--	--	--	--

# Case No.	Date Issue	Req'd Action
8 23120002	12/1/2023	

Owner	Address	Site Address
LAJEUNESSE ROSE V	745 GREENBRIAR DR LAKE PARK, FL 33403	745 Greenbriar 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 to include your backyard and maintain it by regular watering and fertilizing. Noticed you had an irrigation system, but now its non operational condition (broken pipes, missing sprinkler heads and disconnected irrigation timer and missing well pump. If you decide to re-install irrigation system, You'll be required to apply for a permit.

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

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 numerous area that the structural frame/wood is exposed that needs to be repaired. There is visible mold and deterioration of the facia boards and soffits that needs to be repaired. There are numerous outlets throughout the property both interior and exterior that has exposed wires and outlets. There is visible mold inside the property too. Please hire a certified contractor to address the interior mold issue and provide their findings and documentation on their letterhead/invoice to the actions taken.

MAINTENANCE STANDARDS FOR SWIMMING POOLS: Sec. 26-5

All swimming pools located on private property within the town shall be maintained so as not to constitute a nuisance. For purposes of this section, a nuisance may include, but not be limited to, the existence or accumulation of dirt, algae, scum, or other materials and debris which would render a swimming pool generally unusable for recreational purposes. It shall be the duty of every person or entity owning, leasing, or having an interest in any real property located in the town, upon which a swimming pool is installed, erected or constructed, to maintain the swimming pool in a clean and sanitary condition. Dirt, algae, scum, and other materials and debris shall be removed as often as necessary to maintain good, clean, and sanitary conditions. Swimming pools shall be thoroughly cleansed at least once each week by the use of disinfectant agents, chemicals and/or proper pool maintenance. Your pool is covered, but now its full of water which is unsanitary. The pool needs to be drained and recovered.

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 about, 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. Please repair the cracked concrete entryway . Check for permit requirements at (561) 881- 3318.

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. You have three (3) tenants living at your property. In order to rent the Law requires you to get a BTR and have the property inspected. However at this time your property will not pass inspection because of the following violations. Exposed wires, leaking roof, parts of the ceilings are being held by tape, non-working smoke alarms, no fire extinguisher, inoperable appliances, mold, blocked exits door,

GENERAL REQUIREMENTS FOR THE EXTERIOR AND INTERIOR OF STRUCTURE Sec. 54-125.

(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. There are numerous areas that the structural frame/wood is exposed that needs to be repaired. There is visible mold and deterioration of the fascia boards and soffits that needs to be repaired. There are numerous outlets throughout the property both interior and exterior that has exposed wires and outlets.

(b)Exterior walls. Every exterior wall shall be free of holes, breaks, loose or rotting boards or timbers, and any other conditions which might admit rain, or dampness to the interior portions of the walls or to the occupied spaces of the building. All siding material shall be kept in repair. There are numerous area that the structural frame/wood is exposed that needs to be repaired. There is visible mold and deterioration of the fascia boards and soffits that needs to be repaired. There are numerous outlets throughout the property both interior and exterior that has exposed wires and outlets.

(c)Roofs.

(1)Roofs shall be structurally sound and maintained in a safe manner and have no defects which might admit rain or cause dampness in the walls or interior portion of the building.

(2)All portions, additions or sections of a roof including, but not limited to, fascia, eaves, soffit, sheathing, rafter tails, barge rafter, vent screening, gutters, downspouts, roof jacks, lead or metal flashing, shall be complete with all trim strips, moldings, brackets, braces and supports in accordance with common building practices. No item shall display signs of deterioration, abuse or improper installation that could be construed to affect the purpose of that item or cause damage to the immediate area or roof structure, that could allow dampness or admit rain to the interior of that building. There is evidence of leaking roof where parts of the ceilings are being held by tape, other areas has dropping ceilings and visible mold. Please repair or replace your roof and repair all ceilings.

(g)Kitchens and uninhabitable spaces shall not be used for sleeping purposes. One of your tenants if residing in the dining room area having a bed, dresser and a bedsheet being used as a curtain. This is not allowed. All tenants must have their own room with a door that can be closed/secured.

Please contact me when ALL of the above violations are cured.

Code Officer Abe Aksal

Email; aaksal@lakeparkflorida.gov

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
Chapter 26 SWIMMING POOLS*	Sec. 26-5	Maintenance standards for private swimming pools. All swimming pools located on private property within the town shall be maintained so as not to constitute a nuisance. For purposes of this section, a nuisance may include, but not be limited to, the		60
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		60

		engage in any trade, business, profession or occupation within the town without a business tax receipt, or upon a business ta	
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	60
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	60
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	60
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	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	60

# Case No.	Date Issue	Req'd Action
9 23120011	12/11/2023	

Owner	Address	Site Address
HAYE CONROY	443 SILVER BEACH RD LAKE PARK, FL 33403	443 Silver Beach Rd, Lake Park, FL 33403

Description

OUTDOOR STORAGE VIOLATION: Sec. 68-3(1,2,a)
 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. You have a white Dodge truck parked in the driveway which has expired tags and it's being used as storage. Additionally it appear that in addition to the trailer you have parked/stored next to the house you have another trailer parked in the backyard, You're only allowed to have one. Please remove one of them and install tags on the other. If the item you have in the backyard is not a trailer then you will require a permit to install/keep the structure.

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. If the structure you have in

the backyard is a shed, then it was installed without permits. In order to keep it, you are required to have a permit. It has to meet certain setback requirements and hurricane wind standards. Please apply for your permits at www.capfla.com, (561) 881-3318 or remove it.

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, stained 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. If you decide to replace the fence. please apply for permits at (561) 881-3318

PROPERTY MAINT, RESIDENTS/STRUCTURE: Sec. 54-71 (1,3)

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 paint overtime has deteriorated to the point its now either has mold, peeling or stained. Please pressure wash or repaint.

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.

Per the Property Appraisers site there is no easement behind your property, therefore any and all trash accumulations behind your property is your responsibility. Please remove all trash.

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.

HURRICANE SHUTTERS: Sec. 54-73

Any device (including wood or approved hurricane shutters) used for the securing of a property during a declared hurricane or tropical storm shall be removed no later than 28 days after the lifting of any hurricane or tropical storm warning or watch unless: A hurricane or tropical storm watch occurs during the 28-day period, at which point the 28-day period begins anew after the hurricane or tropical storm conditions have subsided. You have several hurricane shutters still up. Please remove or all hurricane shutters. You previously have received a warnings and violations for this code section.

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	Trash accumulation	42
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	For the structure in the backyard	42

		residential building or structure, or to cause such work to be done, shall first make application to the community deve		
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 mold on the building	42
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	Hurricane Shutters	42
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	Vehicle, and RV's	42
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	Fence Maint	42
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	Sod Requirement	42

#	Case No.	Date Issue	Req'd Action
10	23120014	12/12/2023	

Owner	Address	Site Address
SCHIBAR CLAUDE	2627 OKLAHOMA ST WEST PALM BEACH, FL 33406	441 Silver Beach Rd, 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, stained or coming apart. Per code, all gates/fences 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 replace the fence. Will require a permit application. You can apply at www.Capfla.com or (561) 881-3318

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

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 building has visible mold and deterioration paint. Please remove the mold and repaint.

GENERAL REQUIREMENTS FOR THE EXTERIOR AND INTERIOR OF STRUCTURES: 54-72
(b)Exterior walls. Every exterior wall shall be free of signs of deterioration or abuse such as holes,

breaks, lose or rotting boards or timbers, stains, mold, mildew, peeling paint, graffiti, and general disrepair and any other conditions which might admit rain, or dampness to the interior portions of the walls or to the occupied spaces of the building. All siding material shall be kept in repair.

(c)Roofs

(1)Roofs shall be structurally sound and maintained in a safe manner and have no defects which might admit rain or cause dampness in the walls or interior portion of the building.

(2)All portions, additions or sections of a roof including, but not limited to, fascia, eaves, soffit, sheathing, rafter tails, barge rafter, vent screening, gutters, downspouts, roof jacks, lead or metal flashing, shall be complete with all trim strips, moldings, brackets, braces and supports in accordance with common building practices. No item shall display signs of deterioration, abuse or improper installation that could be construed to affect the purpose of that item or cause damage to the immediate area or roof structure, that could allow dampness or admit rain to the interior of that building.

Your roof has shingles that are coming off. Please repair and have your contractor provide a report of the soundness of the roof. Have your contractor check for permit requirements.

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		42
Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	Sec. 54-72	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) Ex		42
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		42

#	Case No.	Date Issue	Req'd Action
11	23120016	12/12/2023	

Owner	Address	Site Address
DANIEL ROSENIE & OTALUS LUCKNER	2525 WESTCHESTER DR WEST PALM BEACH, FL 33407	423 Silver Beach Rd, Lake Park, FL 33403

Description

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, stained or coming apart. Per code, all gates/fences 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 replace or remove your fence. Replacement will require a permit application. You can apply at www.Capfla.com or (561) 881-3318,

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
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		41

Total	NEW CASES	11
--------------	------------------	-----------

Total Hearing		11
----------------------	--	-----------