



Town of Lake Park

SPECIAL MAGISTRATE DOCKET EXTENSION OF TIME

AND

FINE REDUCTION HEARING

MAY 16, 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. 23120012

APPLICANT: NATASHA A. QUIZA & IGOR JOSE de ALMEIDA

LOCATION: 1100 2ND COURT
PCN: 36-43-42-20-01-112-0180
LEGAL: KELSEY CITY LTS 18 TO 21 INC BLK 112

CODE SECTION VIOLATED: 54-71(b)(2); 54-8
ORIGINAL SM HEARING DATE: 02/15/24
ORDERED COMPLIANCE DATE: 05/14/2024

REQUEST: 6-8 MONTHS

FINE REDUCTION HEARING

PROPERTY OWNER: ASSURED PROPERTIES LLC
LOCATION: 403 SILVER BEACH ROAD
PCN: 36-43-42-20-01-063-0440
LEGAL: KELSEY CITY LTS 44 48 INC BLK 63

CASE NO. 21030014

ORIGINAL S/M HEARING DATE: 06/03/2021

CODE SECTIONS VIOLATED: 10-32; 54-71
ORDERED COMPLIANCE DATE: 07/05/2021
ACTUAL COMPLIANCE DATE: 03/16/2022
\$150.00 PER DAY X 254 DAYS \$38,100.00
INTEREST 1,262.42
\$39,362.42

**STIPULATION AND AGREED ORDER FOR FINE ABATEMENT
AND OPEN VIOLATIONS**

CASE NO. 23070003

PROPERTY OWNER: CASCADE FUNDING MORTGAGE TRUST
LOCATION: 426 BAYBERRY DRIVE
PCN: 36-43-42-20-01-063-0100
LEGAL: KELSEY CITY LTS 10, 11 & 12 BLK 63



**SPECIAL MAGISTRATE
HEARING DOCKET
May 16, 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	24030002	3/4/2024	

Owner	Address	Site Address
RICHMOND WILLIAM P IV	315 E JASMINE DR LAKE PARK, FL 33403	315 E Jasmine Dr, Lake Park, FL 33403

Description

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

Awnings are up and now in compliance.

Sec. 54-71.(b-1) - Property maintenance standards, general.
(b)General regulations.
(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. Buildings or structures shall have no missing windows, doors, or railings.

Please clean/paint the awnings on the windows.

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:\n(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.

Vehicles have been moved and are now stored on appropriate surface.

Sec. 54-125. - General requirements for the exterior and interior of structures.

(c)Roofs.

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 are sections of the fascia boards that appear to be in disrepair or are losing its color. Please repair/repaint the appropriate sections.

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. 54-125	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		30
Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	Sec. 54-71	Property maintenance standards. general. (a) Applicability. These regulations shall apply to all private property, including all buildings and structures within the town. (b) General regulations. (1) All buildings and structures, both		30
Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	Sec. 54-73	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		30
Chapter 68 OUTDOOR STORAGE*	Sec. 68-3	Prohibited outdoor storage in residential zoning districts. Outdoor storage on a site zoned for single-family or duplex residences is subject to the following conditions and restrictions: (1) Automobiles, pickup trucks, light vans and/or motorcyc		30

#	Case No.	Date Issue	Req'd Action
2	24030005	3/6/2024	

Owner	Address	Site Address
BAPTISTE GLENDA J	6474 NW VOLUCIA DR PORT SAINT LUCIE, FL 34986	1010 Lake Shore Dr, Lake Park, FL 33403

Description

Sec. 54-8.(101.4.2) - Chapter One amendments adopted.

101.4.2Mechanical. The provisions of the Florida Building Code, Mechanical shall apply to the installation, alterations, repairs and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy-related systems.

The Air Conditioner for your unit is in disrepair and is not bolted down. Please replace the exterior of the A/C unit and make sure the unit is bolted down to the concrete slab.

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. 54-8	Chapter One Amendments Adopted. CHAPTER ONE - ADMINISTRATION Section 101. General. 101.1 Title. These regulations shall be known as the Florida Building Code hereinafter referred to as "this code." 101.2 Scope. The provisions of this		30

#	Case No.	Date Issue	Req'd Action
3	24040027	4/15/2024	

Owner	Address	Site Address
PAZIENZA FRANK T	502 E REDWOOD DR LAKE PARK, FL 33403	502 E Redwood Dr, Lake Park, FL 33403

Description

Sec. 28-32(a). - Business tax receipt required; application and pre-requisites to issuance.
 (a)An application for a new business tax receipt or the renewal of an existing business tax receipt shall be accompanied by payment of the appropriate application fee. The amount of these fees shall be established and may be periodically revised through a resolution of the town commission. These fees are intended to cover the costs associated with the processing of applications and renewals by town staff. A business tax receipt must be obtained from the town within 30 days of the opening or establishment of the business, profession or occupation in the town.

Sec. 28-36(a). - Payment of tax; delinquency and penalty.
 (a)Business tax receipts shall be sold by the finance department beginning August 1 of each year, are due and payable on or before September 30 of each year, and expire on September 30 of the succeeding year. If September 30 falls on a weekend or holiday, the tax is due and payable on or before the first working day following September 30. Payment of the renewal tax is required regardless of whether or not the taxpayer receives a renewal notice from the town, and the failure of the town to send a renewal notice or the non-receipt of a renewal notice by a taxpayer, shall not constitute a valid defense in any enforcement action by the town. Renewal of the receipt is not valid for more than one year and all receipts expire on September 30 of each year, except as otherwise provided by law. Receipts that are not renewed when due and payable are delinquent and subject to a delinquency penalty of ten percent for the month of October, plus an additional five percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed 25 percent of the business tax for the delinquent establishment.

The business "VIP Plumbing Services Corp" needs to renew their Business Tax Receipt. There is an outstanding balance of \$123.38, use License #07384 to access account. Please go to www.lakeparkflorida.gov or call 1-855-745-8440 to pay.

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 28 TAXATION*	Sec. 28-32	Business tax receipt required; application and pre-requisites to issuance. (a) An application for a new business tax receipt or the renewal of an existing business tax receipt shall be accompanied by payment of the appropriate application fee. The		7
Chapter 28 TAXATION*	Sec. 28-36	Payment of tax; delinquency and penalty. (a) Business tax receipts shall be sold by the finance department beginning August 1 of each year, are due and payable on or before September 30 of each year, and expire on September 30 of the succeeding ye		7

# Case No.	Date Issue	Req'd Action
4 24040031	4/16/2024	

Owner	Address	Site Address
GERLO CARLO F & PIAZZA MYRIAM L &	1015 LAKE SHORE DR # 202 LAKE PARK, FL 33403	1015 Lake Shore Dr, Lake Park, FL 33403

Description

Sec. 28-32.(a) - Business tax receipt required; application and pre-requisites to issuance.
(a)An application for a new business tax receipt or the renewal of an existing business tax receipt shall be accompanied by payment of the appropriate application fee. The amount of these fees shall be established and may be periodically revised through a resolution of the town commission. These fees are intended to cover the costs associated with the processing of applications and renewals by town staff. A business tax receipt must be obtained from the town within 30 days of the opening or establishment of the business, profession or occupation in the town.

Sec. 28-36.(a) - Payment of tax; delinquency and penalty.
(a)Business tax receipts shall be sold by the finance department beginning August 1 of each year, are due and payable on or before September 30 of each year, and expire on September 30 of the succeeding year. If September 30 falls on a weekend or holiday, the tax is due and payable on or before the first working day following September 30. Payment of the renewal tax is required regardless of whether or not the taxpayer receives a renewal notice from the town, and the failure of the town to send a renewal notice or the non-receipt of a renewal notice by a taxpayer, shall not constitute a valid defense in any enforcement action by the town. Renewal of the receipt is not valid for more than one year and all receipts expire on September 30 of each year, except as otherwise provided by law. Receipts that are not renewed when due and payable are delinquent and subject to a delinquency penalty of ten percent for the month of October, plus an additional five percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed 25 percent of the business tax for the delinquent establishment.

The rental business under "Gerlo Carlo" needs to renew their Business Tax Receipt. There is an outstanding balance of \$27.56, use license #07479 to access account. Please go to www.lakeparkflorida.gov or call 1-855-745-8440 to pay.

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 28 TAXATION*	Sec. 28-32	Business tax receipt required; application and pre-requisites to issuance. (a) An application for a new business tax		7

		receipt or the renewal of an existing business tax receipt shall be accompanied by payment of the appropriate application fee. The		
Chapter 28 TAXATION*	Sec. 28-36	Payment of tax; delinquency and penalty. (a) Business tax receipts shall be sold by the finance department beginning August 1 of each year, are due and payable on or before September 30 of each year, and expire on September 30 of the succeeding ye		7

#	Case No.	Date Issue	Req'd Action
5	23100005	10/3/2023	

Owner	Address	Site Address
HOPE INVESTMENT ENTERPRISES INC	1614 NE 105TH ST MIAMI, FL 33138	903 Park Ave, Lake Park, FL 33403

Description

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. Parking lot have discoloration, deterioration and potholes. Please repair. Check for permits required contact 561-881-3318 for permits department.

Sec. 54-125 (c). - General requirements for the exterior and interior of structures.

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.

The roof & soffit needs to be replaced. There is noticeable deterioration that is from ongoing roof leaks. Permits need it for roof replacement and additional permit for soffit/ceiling repairs. Please contact (561-881-3318) for permits information.

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

Section 116. Unsafe Structures and Equipment.

116.1Unsafe buildings or systems. All buildings, structures, electrical, gas, mechanical or plumbing systems which are unsafe, unsanitary, or do not provide adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to existing use, constitute a hazard to safety or health, are considered unsafe buildings or service systems. All such unsafe buildings, structures or service systems are hereby declared illegal and shall be ordered by the building official to be abated by the owner, through repair and rehabilitation or by demolition in accordance with the this Code. The extent of repairs shall be determined by the building official. Base on deterioration of roof & soffit loose and hanging material observed. Please obtain the required permit first and correct violations.

Section 105. Permits.

105.1 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.

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

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
FLORIDA BUILDING CODE	105.1	Permits Required. Any contractor, owner, or agent authorized in accordance with Chapter 489, F.S. who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, al		62
FLORIDA BUILDING CODE	Sec. 116.1	Unsafe buildings or systems. All buildings, structures, electrical, gas, mechanical or plumbing systems which are unsafe, unsanitary, or do not provide adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or w		62
Chapter 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	(c)	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	(b)(2)	62

#	Case No.	Date Issue	Req'd Action
6	23120017	12/18/2023	

Owner	Address	Site Address
915 PARK AVENUE INC	PO BOX 7096 JUPITER, FL 33468	915 Park Ave, 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 TONY THELISMON BARBER SHOP located at 915 PARK AVE is operating without a valid Business Tax Receipt. Please contact 561-881-3318 for start application. Inspection is required.

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		7

# Case No.	Date Issue	Req'd Action
7 24010052	1/25/2024	

Owner	Address	Site Address
TOUT PUISSANT JUDITH	908 EVERGREEN DR WEST PALM BCH, FL 33403	908 Evergreen Dr, Lake Park, FL 33403

Description

Sec. 54-71(3). - Property maintenance standards, general.
 (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).
 Please paint and maintain property, walls and wood fence remains with stains.

Sec. 68-3(4). - Prohibited outdoor storage in residential zoning districts.
 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.

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. Pavers have been installed next to the driveway without a valid permits.
 Please contact to (561-881-3318) to apply for driveway permit.

PENALTY OF 3 TIMES THE PERMIT FEE WILL APPLY FOR DOING THE WORK WITHOUT PERMITS.

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

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	Sec. 54-100	Permits. Any owner, authorized agent, or contractor who desires to construct, enlarge, alter, repair, move, demolish, or change a residential building or structure, or to cause such work to be done, shall first make application to the community deve		60
Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	Sec. 54-71	Property maintenance standards. general. (a) Applicability. These regulations shall apply to all private property, including all buildings and structures within the town. (b) General regulations. (1) All buildings and structures, both		30
Chapter 68 OUTDOOR STORAGE*	Sec. 68-3	Prohibited outdoor storage in residential zoning districts. Outdoor storage on a site zoned for single-family or duplex residences is subject to the following conditions and restrictions: (1) Automobiles, pickup trucks, light vans and/or motorcyc		14

#	Case No.	Date Issue	Req'd Action
8	24020015	2/12/2024	

Owner	Address	Site Address
BATHO TRUST P AVE LLC	732 LAKE OSBORNE TER LAKE WORTH BEACH, FL 33461	850 Park Ave, Lake Park, FL 33403

Description

Sec Code: 54-8(105.1)
 Section 105. Permits.
 Any contractor, owner, or agent authorized in accordance with Chapter 489, F.S. who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building, tenancy or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical, plumbing or fire protection system, or accessible or flood resistant site element, the installation of which is regulated by this code, the Town of Lake Park floodplain management Ordinance codified in Chapter 60 of the Town Code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
 New tile floor located outside of the business has been installed without a valid permits. Please contact to (561-881-3318) to apply for permits.

PENALTY OF 3 TIMES THE PERMIT FEE WILL APPLY FOR DOING THE WORK WITHOUT PERMITS.

Sec. 70-32 (a). - Sign permit required.
 Sign permit required. Except as otherwise provided for herein, it shall be unlawful for any person to erect, operate, use, post, display, maintain, or cause to be erected, operated, used, posted, displayed, maintained, or installed, any sign, advertising structure, or high voltage tube lighting, in the town without first obtaining a permit for the sign, advertising structure, or high voltage tube lighting, from the town and paying the fee as established by resolution of the town commission.
 Signs have been installed without a valid permits. Please contacts (561-881-3318) for permits information.

PENALTY OF 3 TIMES THE PERMIT FEE WILL APPLY FOR DOING THE WORK 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		30
Chapter 70 SIGNS*	Sec. 70-32	Sign Permit Required. (a) Sign permit required. Except as otherwise provided for herein, it shall be unlawful for any person to erect, operate, use, post, display, maintain, or cause to be erected, operated used, posted, displayed, maintained, o		30

# Case No.	Date Issue	Req'd Action
9 24020024	2/29/2024	

Owner	Address	Site Address
BAPTISTE LAINE	1220 9TH ST WEST PALM BEACH, FL 33403	1220 9th St, Lake Park, FL 33403

Description

Sec. 54-100. - Permits.

Any owner, authorized agent, or contractor who desires to construct, enlarge, alter, repair, move, demolish, or change a residential building or structure, or to cause such work to be done, shall first make application to the community development director and obtain the required permit therefor. 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.

- New Water Hearing has been installed without valid permits.
- Gas line system has been installed without permits.

PENALTY OF 3 TIMES THE PERMIT FEE WILL APPLY FOR DOING THE WORK WITHOUT PERMITS.

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

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	Sec. 54-100	Permits. Any owner, authorized agent, or contractor who desires to construct, enlarge, alter, repair, move, demolish, or change a residential building or structure, or to cause such work to be done, shall first make application to the community deve		30

# Case No.	Date Issue	Req'd Action
10 24030008	3/15/2024	

Owner	Address	Site Address
SMITH KEN JUNIOR, KEN JUNIOR SMITH TR TITL HLDR, SMITH KEN JUNIOR TR.	701 SILVER BEACH RD LAKE PARK, FL 33403	701 Silver Beach Rd, Lake Park, FL 33403

Description

Sec. 54-100. - Permits.

Any owner, authorized agent, or contractor who desires to construct, enlarge, alter, repair, move, demolish, or change a residential building or structure, or to cause such work to be done, shall first make application to the community development director and obtain the required permit therefor. 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.

Garage has been transformed into a living unit. There are interior rooms, restroom, kitchen, new fence, new A/C unit, windows and doors installed without permits. The follow list of permits it's required:

- Structural Permit (Interior and exterior modification at garage).
- Building Permit (Installation of interior drywall at garage).
- Windows and Doors Permits.
- Electrical and Plumbing Permits.
- New A/C unit Permit.
- Fence Permit.

• Shed Permit.

Please contact with zoning first to confirm if permits are possible to be applicable for the property. PENALTY OF 3 TIMES THE PERMIT FEE WILL APPLY FOR DOING THE WORK WITHOUT PERMITS. Please contact 561-881-3318 for permit requirements.

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

Driveway entry and parking driveway shall be maintained reasonably free of discoloration or deterioration, including potholes. Contact 561-881-3318 for driveway permits requirements.

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. Façade wood and exterior walls in disrepair conditions.

Sec. 68-3 (1)(4)(7). - 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.

(4) Outdoor storage of construction equipment/materials, not required for on-site construction pursuant to a valid construction permit or for normal property maintenance, loose vehicle parts and other similar accumulations is prohibited.

(7) Outdoor storage and the area of storage shall be maintained in a clean, neat and presentable manner. Please remove all miscellaneous items stored as outdoor storage.

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. Please add sod on swale area and where needed maintain with irrigation and fertilization. Please contact Public Works (561-881-3345).

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 with irrigation and fertilization.

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		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		30

Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	Sec. 54-71	Property maintenance standards, general. (a) Applicability. These regulations shall apply to all private property, including all buildings and structures within the town. (b) General regulations. (1) All buildings and structures, both		30
Chapter 68 OUTDOOR STORAGE*	Sec. 68-3	Prohibited outdoor storage in residential zoning districts. Outdoor storage on a site zoned for single-family or duplex residences is subject to the following conditions and restrictions: (1) Automobiles, pickup trucks, light vans and/or motorcyc		30
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
11	23120020	12/20/2023	

Owner	Address	Site Address
ST HILAIRE ANTOINE & ST HILAIRE MARIE L	4861 NW 8TH DR FORT LAUDERDALE, FL 33317	503 Silver Beach Rd, Lake Park, FL 33403

Description

PROPERTY MAINT, RESIDENTS/STRUCTURE: Sec. 54-71(a)(b)(1,2,3)
 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. There is visible mold and deterioration of paint around the property, and one of the A/C units is draining between the walls. Please repair the wall WILL REQUIRE A PERMIT, remove all mold and re-paint

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.

OUTDOOR STORAGE VIOLATION: Sec. 68-3 (1,2,3,7,9)
 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 a valid tags attached at all times and to be working condition, capable of being a daily driver. Please remove all vehicles that does not meet this criteria. There are mattresses being stored outdoors please remove all.

PARKING OF COMMERCIAL VEHICLES IN RESIDENTIAL: Sec.30-35
 (a)Purpose and intent. It is the intent of this section to preserve the character of the residential districts and to preserve the value of the residential property in the town by prohibiting the parking of commercial vehicles in all residential districts. All other town regulations in conflict with the requirements of this section are hereby superseded to the extent that the most stringent shall apply.
 (c) Commercial vehicles in residential districts—parking conditions. Commercial vehicles, with the exception of one taxicab, or high-capacity passenger van or work van, or standard vehicle with equipment or commercial signage as defined herein, shall not be parked, stored or left on any street,

right-of-way, swale or alley or on any private property in any residential districts, except that commercial vehicles may be parked or stored in an enclosed garage on private property in a residence district when completely screened from public view.

(d) Exceptions from requirements. The prohibitions of subsection

(c) of this section shall not apply to:

(1) The temporary parking of commercial vehicles on private property or swales in residential areas, provided the operator of such vehicle is actively engaged in commercial activity thereat, i.e., deliveries, lawn maintenance, home repair, construction, etc.

(2) A vehicle which becomes disabled, provided, however, any such vehicle shall be removed from the residential areas within 12 hours, by wrecker towing, if necessary, the cost of which shall be at the expense of the owner of the disabled vehicle.

(3) A standard automobile, sport utility vehicle, or pickup truck without commercial signage or visible equipment or cargo storage.

(4) Police, fire and emergency medical services vehicles.

Please remove the commercial vehicle.

PARKING LOT STRIPING AND WHEEL STOP REQUIREMENT. Sec. 78-142(9)(c,1)

(9)Dimensions and geometrics of parking areas .Minimum standards. The dimensions and geometrics of off-street parking areas shall conform to the minimum standards of this subsection. B. Rules for calculating dimensions. If proposed parking angles are not illustrated in Table 78-142-1 and Figure 78-142-1 below, dimensions shall be interpolated from the tables and approved by the community development director.c.Dimensions.1.Residential dwelling units. dwelling units which do not share a common parking lot. Each parking space for dwelling units which do not share a common parking lot shall be a minimum of eight feet wide and 20 feet long. Parking spaces may be provided in a manner in which the stalls are side-by-side, end-to-end or not contiguous to each other ii. Dwelling units which share a common parking lot. For dwelling units which share a common parking lot, parking stalls and aisles shall be the size provided in Table 78-142-1 below, using the "general" standard.

Please stripe your parking spaces via the attached diagram/requirements and install wheel stops.

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
Chapter 30 TRAFFIC AND MOTOR VEHICLES*	Sec. 30-35	Parking of commercial vehicles. (a) Purpose and intent. It is the intent of this section to preserve the character of the residence districts and to preserve the value of the residential property in the town by prohibiting the parking of commerci		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 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		60
Chapter 78 ZONING*	Sec. 78-115	Maintenance. (a) All walls and fences shall be maintained to provide a safe, healthy and finished appearance. There shall be no excessive leaning; gates shall be in working order with a straight and true appearance. (b) All walls and fences s		60
Chapter 78 ZONING*	Sec. 78-142	Off-street parking and loading. (a) Purpose and intent. It is the intent of this section to provide for the health, safety, welfare and convenience of the public by requiring each development to provide minimum lands to accommodate the parking, l		60

# Case No.	Date Issue	Req'd Action
12 24010010	1/4/2024	

Owner RAMIREZ SANTOS MAURICIO & RAMIREZ NELSON B &
Address 332 PARK AVE LAKE PARK, FL 33403
Site Address 332 Park Ave, Lake Park, FL 33403

Description

Permit requirements; 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 needs to apply for a permit at www.Capfla.com or (561) 881-3318.

It appears that you have installed a wooden fence/gate on the property w/o first applying and getting an approval for the fence. Please apply at the above address. 3 times the permit fee will apply for doing the work w/o the required permits.

Sec. 11-5. - Minimum requirements for the possession and sheltering of certain animals.

(a) Possession generally. No person shall keep, possess or maintain any live animal, including livestock or fowl, within the town, except as provided herein. Dogs, cats, parrots, parakeets, canaries, rabbits, guinea pigs, hamsters, gerbils, turtles and other animals that can be legally sold in a licensed pet shop in the state may be kept, possessed and maintained as household pets within the town so long as they are kept, possessed and maintained in compliance with the provisions of this chapter, and provided that these household pets do not engage in behaviors that constitute a nuisance under the provisions of this chapter. Proper sanitary measures shall be observed and followed at all times in connection with the keeping, maintaining or possessing of such pets. Please remove any and all livestock away from your property.

As previously cited you have approx. two chickens/roosters in the backyard causing noise disturbance. As stated under Lake Park Code Section 11-5 (a) No person shall keep, possess or maintain any live animal, including livestock or fowl. Please remove ALL chickens/roosters away from the property and contact me via email at aaksal@lakeparkflorida.gov to inspect thereafter.

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
Chapter 11 ANIMALS	Sec. 11-5	Minimum requirements for the possession and sheltering of certain animals. (a) Possession generally. No person shall keep, possess or maintain any live animal, including livestock or fowl, within the town, except as provided herein. Dogs, cats,		10
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

#	Case No.	Date Issue	Req'd Action
13	24010028	1/16/2024	

Owner	Address	Site Address
PIK TWO INVESTMENTS LLC	4954 MARBELLA RD WEST PALM BEACH, FL 33417	222 Cypress Dr, Lake Park, FL 33403

Description

PROPERTY MAINT, RESIDENTS/STRUCTURE: Sec. 54-71(a)(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. Buildings or structures shall have no missing windows, doors, or railings. There are numerous loose pavers around the property. please remove, repair it or replace it.

OUTDOOR STORAGE VIOLATION: Sec. 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. Please remove all items being stored outdoors. There is trash and various items being stored throughout the property. Please remove all and clean up the property.

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. Please apply for your BTR by contacting our permitting dept. at (561) 881-3318

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. Please remove or open all hurricane shutters. Please remove all shutters.

Note. Upon compliance, Please contact me via email at aaksal@lakeparkflorida.gov

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		15
Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	Sec. 54-71	Property maintenance standards. general. (a) Applicability. These regulations shall apply to all private property, including all buildings and structures within the town. (b) General regulations. (1) All buildings and structures, both		30
Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	Sec. 54-73	Boarded up buildings, hurricane shutter removal required. The town recognizes that from time to time it may be necessary to secure real property		15

		because of abandonment, disrepair, public hazard or natural disaster. Unsecured property can lead to va		
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		15

# Case No.	Date Issue	Req'd Action
14 24010044	1/23/2024	

Owner	Address	Site Address
CHIARANI PAUL	4200 N OCEAN DR APT 1-1401 SINGER ISLAND, FL 33404	442 Cypress Dr, Lake Park, FL 33403

Description

OUTDOOR STORAGE/PARKING VIOLATION LPC. 68-3

Grey SUV is being parked/stored on town property. In doing so it has caused damage to the grass on towns property and the swale. Please remove the vehicle and stop parking it on Towns Property.

SWALE MAINT LPC. 34-12

The swale is owned by the town but it must be maintained by the property owner. Due to driving over the swale in order to park on Towns Property. You have damaged the swale. Please stop driving over the swale and install sod on all bare areas.

PROPERTY MAINTENANCE. LPC. 54-71(a,b)

The exterior of the house is either stained/mold or has peeling paint. First please pressure wash it. If you cannot get rid of the stains/mold then please paint the house.

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
Chapter 34 VEGETATION*	Sec. 34-12	Maintenance of Town Swale Areas. It shall be the duty and obligation of all owners and occupants of real property within the town, to maintain all swale areas abutting, adjacent, or contiguous to their property, in a good and proper, neat and clean		31
Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	Sec. 54-71	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

#	Case No.	Date Issue	Req'd Action
15	24010047	1/24/2024	

Owner	Address	Site Address
MORRIS MARTINEZ & WOLLISTON SAUDIA	547 CYPRESS DR LAKE PARK, FL 33403	547 Cypress Dr, Lake Park, FL 33403

Description

PROPERT MAINT. LPC. 16-10(a)(b)

Your grass/weeds has overgrown and now it needs to be mowed. Your bushes are also overgrown and they are in need of trimming back. Please mow your yard and trim your bushes back.

SOD REQUIREMENT. LPC. 78-253(b)(1)

Per code 100% percent of the property must have sod. Your property is overtaken by weeds and now you have very little to no sod left. Please install sod and maintain it by regular irrigations and fertilization.

SWALE MAINT. LPC. 34-12

The swale is owned by the town but it must be maintained by the property owner. Your swale is overtaken by weeds and now you have very little to no sod left. Please install sod and maintain it by regular irrigations and fertilization. Check for permit requirements at (561) 881-3318

FENCE MAINT. LPC. 78-115(a)(b)(c)

Your fence has deteriorated to the point now it either leaning, missing panels, stained, moldy or broken down. Please repair, replace or remove the fence. Removal does not require a permit, however repair or replacament does. You can apply for your permits at www.Capfla.com. For further assistance you may call our 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		61
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		61
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		61
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		61
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		61

#	Case No.	Date Issue	Req'd Action
16	24020018	2/16/2024	

Owner	Address	Site Address
TOWNSEND CORRIE J EST	854 EVERGREEN DR LAKE PARK, FL 33403	854 Evergreen Dr, Lake Park, FL 33403

Description

POOL MAINT. LPC. 26-5

Pool cannot be left empty. Please fill and maintain it or cover it so no animal or child can fall in. Please let me know when the violation is cured. aaksal@lakeparkflorida.gov

Sec. 10-35 (6) - 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:

(6) If the nuisance consists of a swimming pool without an adequate safety barrier and/or proper water clarity, the nuisance shall be abated in its entirety.

I Inspected the property on Feb 16, 2024 at 10:27 AM, and there was a blue tarp placed on top of the pool that had fallen in. As it states above cover it so no animal or a child can fall in. In other words it has to be a solid/sturdy covering where it can support a weight of an average child. If the violation is not cured the Town may abate the property/pool and all costs associated with the abatement will be assessed against the property.

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
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		11
Chapter 10 ENVIRONMENT*	Section 10-35 EXAMPLES OF THE ABATEMENT OF SPECIFIC NUISANCES.	Sec. 10-35. - Examples of the abatement of specific nuisances. new 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		11
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		11

# Case No.	Date Issue	Req'd Action
17 24020022	2/28/2024	

Owner	Address	Site Address
DONALDSON YVONNE	829 DATE PALM DR LAKE PARK, FL 33403	829 Date Palm Dr, Lake Park, FL 33403

Description

Outdoor storage; Sec- 68-3.(1)(2)

Outdoor storage means intentional placement of vehicles, equipment and/or other personal property outside an enclosed building for purposes other than decoration, ornamentation and/or proper disposal. Storage within an open carport and/or storage beneath a tarpaulin or similar cover outside an enclosed building shall be considered outdoor storage. All vehicle stored on the property MUST have valid registration and be capable of being a daily driver.

You have shipping container and an inoperable vehicle parked/stored in the backyard. Please remove all.

Sec. 10-32. - Nuisances declared.

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 herein below, which, if maintained upon a lot or property are hereby declared by the commission to be a public (12) Any activity which results in at least two calls for service per calendar year by law enforcement and/or fire rescue for life-safety matters such as drug overdoses or disturbances involving excessive or prolonged noise or sounds, or which constitutes an activity that is determined to be injurious to, or endangers the comfort, repose, health, welfare, or safety of town residents or businesses; Since, 10/06/06 to present there has been 16 documented cases of outdoor storage of vehicles and equipment. Please stop this practice

(14)Tends to depreciate the property value of a lot or the lots of others. By storing junk vehicles, containers trailers and not maintaining your yard, your property tends to depreciate properties around you. Please maintain your property by stop storing inoperable, unregistered, junked or delict vehicles and any other equipment that is not allowed by code within your property.

Sec. 10-34. - Notice of the existence of a nuisance and general procedure. (If the violations are not cured the Town may abate the property)

(3)Specify the corrective action that must be taken to abate the nuisance and the date by which the corrective action must be completed, any fine which may be assessed and if applicable, that t business tax receipt of any business operating on the property may be revoked; and

(4)State that a failure to abate the nuisance as required by the notice may result in the abatement of the nuisance by the town or a contractor retained by the town; and that the cost incurred by the town in the abatement of the nuisance may be assessed against the property as an assessment lien, or in the case of a nuisance determined utilizing law enforcement statistical data, shall be scheduled for a hearing with a recommendation that an irreparable and irreversible fine as per state statute be assessed against the property, and/or, that the business tax receipt for any business operating on the property may be revoked; and

(5)The expenses incurred by the town for abating the nuisance may be recorded as an assessment lien against the property if the owner does not timely abate the nuisance;

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

Please email when all of the violation cited violations are cured.

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
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		30
Chapter 10 ENVIRONMENT*	Secs. 10-34 NOTICE OF THE EXISTENCE OF A NUISANCE AND GENERAL PROCEDURE	(a)If the inspection of a lot or property by the department reveals the presence of a nuisance, the owner shall be provided written notification of the town's determination that a nuisance exists upon the property. The notice shall inform the owner o		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 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

Total NEW CASES **17**

Total
Hearing **17**