



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

**SPECIAL MAGISTRATE
HEARING DOCKET
September 19, 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.

MOTION TO DISMISS – Update on Case No. 23030056 (304 Foresteria Drive – Jonathan Szurgot).

TIME EXTENSION APPLICATION – Case No. 24050020 (815 13th Street – EFMS Holdings LLC) – Requesting a 60-day extension.

Category: **NEW CASES**

#	Case No.	Date Issue	Req'd Action
1	24060037	6/28/2024	

Owner	Address	Site Address
1335 OLD DIXIE HIGHWAY LLC	1202 TROY SCHENECTADY RD BLDG 3 LATHAM, NY 12110	1335 Old Dixie Hwy, Lake Park, FL 33403 #11

Description

Sec. 28-33. - Engaging in business without a local business tax receipt

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

# Case No.	Date Issue	Req'd Action
2 24050026	5/21/2024	

Owner	Address	Site Address
LANGER HOLLIS	133 FORESTERIA DR LAKE PARK, FL 33403	133 Foresteria Dr, Lake Park, FL 33403

Description

SWALE MAINT: **Sec. 34-12**

The swale is owned by the town but it must be maintained by the property owner.

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

Sec. 28-33 - Engaging in business without a local business tax receipt.

PROPERTY MAINTENANCE **Sec. 54-71(b)(1)**

All buildings and structures, both existing and new, and all parts thereof, shall be maintained in good repair and kept in a sound, safe and sanitary condition.

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		31
Chapter 34 VEGETATION*	Sec. 34-12	Maintenance of Town Swale Areas. It shall be the duty and obligation of all owners and occupants of real property within the town, to maintain all swale areas abutting, adjacent, or contiguous to their property, in a good and proper, neat and clean		31
Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	Sec. 54-71	Property maintenance standards. general. (a) Applicability. These regulations shall apply to all private property, including all buildings and structures within the town. (b) General regulations. (1) All buildings and structures, both		31
Chapter 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		31

# Case No.	Date Issue	Req'd Action
3 24050027	5/21/2024	

Owner	Address	Site Address
BRADY ELIZABETH M	124 FORESTERIA DR WEST PALM BEACH, FL 33403	124 Foresteria Dr, Lake Park, FL 33403

Description

PROPERTY MAINT, SOD REQUIREMENT: Sec. **78-253(b)(1)**
Per code, 100% of open space must have be landscaped.

SWALE MAINT: **Sec. 34-12**

The swale is owned by the town but it must be maintained by the property owner.

PROPERTY MAINTENANCE **Sec. 54-71(b)(2)**

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

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. 54-71	Property maintenance standards. general. (a) Applicability. These regulations shall apply to all private property, including all buildings and structures within the town. (b) General regulations. (1) All buildings and structures, both		30
Chapter 78 ZONING*	Sec. 78-253	Minimum landscape requirements. (a) Nonresidential districts. (1) In nonresidential districts, no more than 40 percent of the total landscape area shall be covered with sod (grass), except those projects proposing playgrounds, ballfields, gol		30

Total **NEW CASES** **3**

TOTAL DOCKET: 5