



# Town of Lake Park

## SPECIAL MAGISTRATE HEARING AGENDA

OCTOBER 5, 2017

10:00 A.M.

Town Hall Commission Chambers

535 Park Avenue

Lake Park, Florida 33403

**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 APPEAL OF PARKING CITATIONS**

**PARKING CITATION NO. 1122 – PBSO DEPUTY CLEMENTE  
PARKING CITATION NO. 1013 – CODE OFFICER GIERCZAK  
PARKING CITATION NO. 1017 – CODE OFFICER GIERCZAK**



**SPECIAL MAGISTRATE  
HEARING AGENDA  
October 5, 2017 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 17060041	6/23/2017	

Owner	Address	Site Address
HIBBARD JEANNE E	512 BAYBERRY DR LAKE PARK, FL 33403	512 Bayberry Dr Lake Park, FL 33403

**Description**

Your home has been identified by Code as possibly being operated as a recovery residence. In order to ensure the code's procedures for recovery residences are being adhered to, an interior inspection is being requested within 14 days of receipt of this notice. Please call Greg Durgin or Kimberly Rowley at (561) 881-3319 to schedule an interior inspection." No Rental Business Tax Receipt: obtain complete and submit B.T.R and a Reasonable Accommodation Applications, and submit, along with the fee to the Finance Dept. 561.881.3350. Trim low hanging tree limbs obstructing pedestrian sidewalk traffic. Raise closed window awning.

**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		10
Chapter 34 VEGETATION*	Sec. 34-7	Pruning, corner clearance. (1) A property owner who has any tree or plant material, or portion thereof, that overhangs any street, sidewalk, or right-of-way within the town, shall have the duty to properly prune the branches and overgrowth so that		10

Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	Sec. 54-71	Property maintenance standards, general. (a) Applicability. These regulations shall apply to all private property, including all buildings and structures within the town. (b) General regulations. (1) All buildings and structures, both	Notice of Violation	10
			Sec. 28-33 Engaging in business without a local business tax receipt	
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		10
Chapter 70 SIGNS*	Sec. 70-61	General provisions. (a) All signs shall be constructed and erected in accordance with the standards and requirements of this article. (b) Every sign shall be designed and constructed to withstand a wind pressure of not less than 50 pounds per s		10
Chapter 78 ZONING*	Sec. 78-6	Reasonable Accommodation procedures. (1) This section implements the policy of the town for processing requests for reasonable accommodation from the town's ordinances, rules, policies, practices, and procedures for persons with disabilities as pro		10

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<b># Case No.</b>	<b>Date Issue</b>	<b>Req'd Action</b>
2 17070025	7/20/2017	

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<b>Owner</b>	<b>Address</b>	<b>Site Address</b>
REICHARD JOSEPH	1616 FLAGLER BLVD LAKE PARK, FL 33403	1616 Flagler Blvd Lake Park, FL 33403

**Description**

REMOVE SAND OFF SIDEWALK. REMOVE DIRT PILE AND LAY SOD THROUGHOUT THE FRONTYARD.

**Violations**

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
Chapter 10 ENVIRONMENT*	Sec. 10-32	Prohibited nuisances on developed or cleared lots. The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions are hereby declared to be an		7
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,		22

# Case No.	Date Issue	Req'd Action
3 17040022	4/27/2017	

Owner	Address	Site Address
LAKE PARK APARTMENTS LLC	624 SHORE RD NORTH PALM BEACH, FL 33408	805 Bayberry Dr Lake Park, FL 33403 1

**Description**

- LOOSE RAILING AND CONCRETE IS FALLING OFF THE ENTIRE 2ND FLOOR
- RAILING ESPECIALLY LOOSE IN FRONT OF APT. 7
- THIS IS A DANGER TO ADULTS AND SMALL CHILDREN

PLEASE MAKE ALL NECESSARY REPAIRS TO RAILINGS, DAMAGED CONCRETE AND ALL STAIRWAYS IMMEDIATELY

IF NO COMPLIANCE IS OBSERVED BY COB 4/28/17 THIS CASE WILL BE PRESENTED AT THE MAY 4TH, 2017 SPECIAL MAGISTRATE HEARING.

Sec. 9-36. - Compliance procedure.

- (d) Notification of compliance board; hearing request. If the code compliance officer has reason to believe a violation or the condition causing the violation presents a serious threat to the public health, safety and welfare or if the violation is irreparable or irreversible in nature, the code compliance officer shall make a reasonable effort to notify the violator and may immediately notify the compliance board and request a hearing pursuant to the procedure in section 9-37.

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

- (e) Stairs, porches and appurtenances. Every inside and outside stair, porch and any appurtenance thereto shall be safe to use and capable of supporting the load that normal use may cause to be placed thereon and shall be kept in sound condition and good repair.

Sec. 116.1 - Unsafe buildings or systems.

**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		1
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		1
Chapter 9 CODE ENFORCEMENT*	Sec. 9-36	Compliance procedure. (a) Initiation of proceedings. It shall be the duty of the code compliance officer to initiate compliance proceedings of the various chapters and codes; however, no member of the board shall have the power to initiate such c		1

# Case No.	Date Issue	Req'd Action
4 17050031	5/19/2017	

Owner	Address	Site Address
GONZALEZ MIGUEL	834 W JASMINE DR LAKE PARK, FL 33403	834 W Jasmine Dr Lake Park, FL 33403

**Description**

Pursuant to an interior inspection performed on 05/11/2017, the property is found to be in violation of the Reasonable Accommodation (RA) Order issued pursuant to Town Code Section 78-6. Eight (8) beds were observed for a total of 8 individuals residing in the home. The RA Order limits the number of individuals to five (5), with one (1) additional onsite manager, for a total of six (6).

Please cease and desist usage of unpermitted room and change occupancy to reflect conditions outlined by the RA Order.

Please respond within 21 days. Failure to provide adequate documentation that identifies how the property is in compliance with the RA Order, will result in a Notice of Hearing. A copy of the RA Order is enclosed.

**Violations**

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
Chapter 78 ZONING*	Sec. 78-6	Reasonable Accommodation procedures. (1) This section implements the policy of the town for processing requests for reasonable accommodation from the town's ordinances, rules, policies, practices, and procedures for persons with disabilities as pro		21

# Case No.	Date Issue	Req'd Action
5 17070011	7/8/2017	

Owner	Address	Site Address
CIARLARIELLO BRUCE M	627 SILVER BEACH RD LAKE PARK, FL 33403	629 Silver Beach Rd Lake Park, FL 33403

**Description**

Sec. 16-10. - Property maintenance.

OBSERVED WAS DEBILITATED SOD ON SWALE

PLEASE REHABILITATE OR REPLACE THE DEBILITATED SOD ON PROPERTY SWALE

Sec. 54-74. - Additional landscape and property standards.

(1) Developed lots including those swale, swale areas, sidewalks, driveway aprons, and driveways which are adjacent to, or abut a developed lot:

(d) Shall be maintained in a neat and healthy condition, and reasonably free of weeds; any accumulation of decayed, dead or dying vegetative matter; and bare (dead) areas (except that a reasonable bare area may be permitted along a property line to prevent the infringement of growth onto

an adjoining property).

OBSERVED WAS DEBILITATED SOD ON FRONT LAWN

PLEASE REHABILITATE OR REPLACE ALL OF THE DEBILITATED SOD ON PROPERTY

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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.

OBSERVED WERE NEWLY INSTALLED A/C UNITS (2) AND WATER HEATER UNITS (2). NO APPROVED PERMITS ON FILE FOR INSTALLATIONS WERE FOUND

PLEASE OBTAIN ALL NECESSARY PERMITS AND COMPLETE ALL INSPECTIONS AS PER SPECIFICATION OF EACH PERMIT

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

(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.

OBSERVED WERE SEVERAL AREAS OF DEBILITATED PAINT  
OBSERVED WERE HOLES IN EXTERIOR WALLS

PLEASE REPAIR ALL AREAS WITH DEBILITATED PAINT AND REPAIR ALL HOLES IN EXTERIOR WALLS

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(g) Windows. Every window shall be substantially weathertight, watertight and rodentproof, and shall be kept in sound working condition and good repair

OBSERVED WERE WINDOW SCREENS IN DISREPAIR

PLEASE ENSURE THAT ALL WINDOW COMPONENTS, INCLUDING BUT NOT LIMITED TO SCREENS, ARE IN GOOD CONDITION AND PROPERLY INSTALLED

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(c) Roofs.

(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.

OBSERVED WERE HOLES IN SOFFIT ALLOWING FOR ANIMAL AND INSECT INTRUSION.

PLEASE REPAIR AND REPLACE ALL PORTIONS OF SOFFIT AS NEEDED.

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(p) Interior floors, walls, and ceilings.

(1) Every floor, interior wall and ceiling shall be substantially rodentproof, shall be kept in sound condition and good repair and shall be safe to use and capable of supporting the load which normal use may cause to be placed thereon.

(2) Every toilet, bathroom and kitchen floor surface shall be constructed and maintained so as to be substantially impervious to water and so as to permit such floor to be easily kept in a clean and sanitary condition.

WATER LEAKS WERE REPORTED BY TENANT LEAKING FROM BEHIND WASHER

PLEASE PROVIDE AN INSPECTION REPORT ISSUED BY A LICENSED AND INSURED PLUMBING PROFESSIONAL EXPLAINING THIS ISSUE AND COMPLETE ALL REPAIRS NEEDED AS PER SAID

REPORT INCLUDING OBTAINING ALL NECESSARY PERMITS

FBC 101.4.3 Mechanical

APPLIANCES IN DISREPAIR:  
REFRIGERATOR WAS OBSERVED IN DISREPAIR - NOT COOLING

PLEASE SERVICE THE UNIT AND PROVIDE PROOF OF SERVICE

LACK OF COMPLIANCE AND ANY OUTSTANDING VIOLATIONS PAST A RE-INSPECTION DATE OF 07/21/2017 WILL RESULT IN CASE BEING BROUGHT TO A HEARING BEFORE SPECIAL MAGISTRATE AND MAY RESULT IN MONETARY FEES AND PENALTIES.

**Violations**

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
FLORIDA BUILDING CODE	101.4.3	Mechanical. 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 ven		13
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		13
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		13
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		13
Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	Sec. 54-74	Additional Landscape and Property Standards. (1) Developed lots including those swale, swale areas, sidewalks, driveway aprons, and driveways which are adjacent to, or abut a developed lot:  (a) Shall be kept free of debris, rubbish, trash or		13

# Case No.	Date Issue	Req'd Action
6 17070016	7/13/2017	

Owner	Address	Site Address
HPA BORROWER 2016 1 LLC	180 N STETSON AVE STE 3650 CHICAGO, IL 60601	414 Foresteria Dr Lake Park, FL 33403

**Description**

Sec. 54-100 Permits.

A/C UNIT, A/C HANDLER AND WATER HEATER WERE OBSERVED INSTALLED WITHOUT PROPER PERMITS IN PLACE.

PLEASE OBTAIN ALL PERMITS AS NEEDED

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Sec. 54-67 Maintenance.

- observed were soffit and soffit vents in disrepair

PROPERLY REPAIR AND MAINTAIN ALL PORTIONS OF THE BUILDING INCLUDING BUT NOT LIMITED TO SOFFIT AND ALL ROOF COMPONENT

LACK OF COMPLIANCE AND ANY OUTSTANDING VIOLATIONS PAST A RE-INSPECTION DATE OF 7/28/17 WILL RESULT IN CASE BEING BROUGHT TO A HEARING BEFORE SPECIAL MAGISTRATE AND MAY RESULT IN MONETARY FEES AND PENALTIES.

**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		15
Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	Sec. 54-67	Maintenance. All buildings or structures, both existing and new, and all parts thereof, shall be maintained in a safe and sanitary condition. All devices or safeguards which are required by this article in a building when erected, altered, or repair		15

# Case No.	Date Issue	Req'd Action
7 17070047	7/25/2017	

Owner	Address	Site Address
1525 FLAGLER CORP	610 CLEMATIS ST STE CU5 WEST PALM BEACH, FL 33401	802 Old Dixie Hwy Lake Park, FL 33403 3

**Description**

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



**INCOMPLETE BTR APPLICATION ON FILE - OPERATING WITHOUT A BUSINESS TAX RECEIPT**

"ALL DIXIE MOVING SERVICES" is actively operating as a business without Town of Lake Park Business Tax Receipt (BTR)

Please complete all required inspections and application forms (including all applicable fees) and obtain a valid BTR.

Please contact the Community Development office at 561-881-3318 for more information and details of completion of BTR application.

LACK OF COMPLIANCE AND ANY OUTSTANDING VIOLATIONS PAST A RE-INSPECTION DATE OF 08/07/2016 WILL RESULT IN CASE BEING BROUGHT TO A HEARING BEFORE SPECIAL MAGISTRATE AND MAY RESULT IN ADDITIONAL MONETARY FEES AND FINES.

**Violations**

<b>Ordinance/Regulation</b>	<b>Section</b>	<b>Description</b>	<b>Means Correction</b>	<b>Days Comply</b>
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		13

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<b># Case No.</b>	<b>Date Issue</b>	<b>Req'd Action</b>
8 17070059	7/25/2017	

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

**Description**

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

**INCOMPLETE BTR APPLICATION ON FILE - OPERATING WITHOUT A BUSINESS TAX RECEIPT**

"FIRST HAITIAN 52 STORE" is actively operating as a business without Town of Lake Park Business Tax Receipt (BTR)

Please complete all required inspections and application forms (including all applicable fees) and obtain a valid BTR.

Please contact the Community Development office at 561-881-3318 for more information and details of completion of BTR application.

LACK OF COMPLIANCE AND ANY OUTSTANDING VIOLATIONS PAST A RE-INSPECTION DATE OF 08/07/2016 WILL RESULT IN CASE BEING BROUGHT TO A HEARING BEFORE SPECIAL MAGISTRATE AND MAY RESULT IN ADDITIONAL MONETARY FEES AND FINES.

**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		13

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# Case No.	Date Issue	Req'd Action
9 17080018	8/14/2017	

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Owner	Address	Site Address
SL WATERTOWER COMMERCE PARK LLC	2875 S OCEAN BLVD PALM BEACH, FL 33480-5590	849 15th St Lake Park, FL 33403 5

**Description**

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

INCOMPLETE BTR APPLICATION ON FILE - OPERATING WITHOUT A BUSINESS TAX RECEIPT

“SOUTHERN DELI PROVISIONS LLC” is actively operating as a business without Town of Lake Park Business Tax Receipt (BTR)

Please complete all required inspections and application forms (including all applicable fees) and obtain a valid BTR.

Please contact the Community Development office at 561-881-3318 for more information and details of completion of BTR application.

LACK OF COMPLIANCE AND ANY OUTSTANDING VIOLATIONS PAST A RE-INSPECTION DATE OF 08/24/2016 WILL RESULT IN CASE BEING BROUGHT TO A HEARING BEFORE SPECIAL MAGISTRATE AND MAY RESULT IN ADDITIONAL MONETARY FEES AND FINES.

**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		10

# Case No.	Date Issue	Req'd Action
10 17080019	8/14/2017	

Owner	Address	Site Address
SL WATERTOWER COMMERCE PARK LLC	2875 S OCEAN BLVD PALM BEACH, FL 33480-5590	849 15th St Lake Park, FL 33403 7

**Description**

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

INCOMPLETE BTR APPLICATION ON FILE - OPERATING WITHOUT A BUSINESS TAX RECEIPT

"SPIROS DIAMOND DIESEL" is actively operating as a business without Town of Lake Park Business Tax Receipt (BTR)

Please complete all required inspections and application forms (including all applicable fees) and obtain a valid BTR.

Please contact the Community Development office at 561-881-3318 for more information and details of completion of BTR application.

LACK OF COMPLIANCE AND ANY OUTSTANDING VIOLATIONS PAST A RE-INSPECTION DATE OF 08/24/2016 WILL RESULT IN CASE BEING BROUGHT TO A HEARING BEFORE SPECIAL MAGISTRATE AND MAY RESULT IN ADDITIONAL MONETARY FEES AND FINES.

**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		10

# Case No.	Date Issue	Req'd Action
11 17080039	8/31/2017	

Owner	Address	Site Address
WOODHAM ROBERT C	1400 OLD DIXIE HWY 0010 LAKE PARK, FL 33403	1400 Old Dixie Hwy Lake Park, FL 33403 A

**Description**

FACE CHANGE TO MONUMENT SIGN WITH NO PERMIT

Sec. 70-32 Sign Permit Required

A face change to monument sign was installed without proper permits in place.

Please remove the unpermitted signage or obtain all necessary permits.

LACK OF COMPLIANCE AND ANY OUTSTANDING VIOLATIONS PAST A RE-INSPECTION DATE

WILL RESULT IN CASE BEING BROUGHT TO A HEARING BEFORE SPECIAL MAGISTRATE AND MAY RESULT IN MONETARY FEES AND PENALTIES.

**Violations**

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
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		14

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# Case No.	Date Issue	Req'd Action
12 17070008	7/7/2017	

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Owner	Address	Site Address
1525 FLAGLER CORP	610 CLEMATIS ST STE CU5 WEST PALM BEACH, FL 33401	802 Old Dixie Hwy Lake Park, FL 33403 6

**Description**

Sec 28-33 Engaging in business without a local business tax receipt upon false representation  
Business operating without BTR

PLEASE COMPLETE THE BTR APPLICATION PROCESS INCLUDING ALL REQUIRED CERTIFICATIONS, FORMS, FEES AND INSPECTIONS

Sec 70-32 Sign permit required  
Unpermitted signage observed advertising new business, sale and grand opening.

PLEASE IMMEDIATELY REMOVE ALL UNPERMITTED SIGNAGE IMMEDIATELY AND ONLY REPLACE WITH APPROVED AND PERMITTED SIGNAGE

Sec 70-102 Prohibited signs and related equipment  
Prohibited A-frame and snipe-sings were observed throughout town.

PLEASE REMOVE ALL PROHIBITED SIGNAGE IMMEDIATELY. ANY FURTHER DISPLAY OF PROHIBITED SIGNS WILL BE CITED AND FINED \$125 PER SIGN.

**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 70 SIGNS*	Sec. 70-102	Prohibited signs and related equipment. It shall be unlawful to erect, cause to be erected, maintain or cause to be maintained any sign not expressly authorized by, or exempted from this section. The following signs, sign structure, and related equi	1
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	1

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# Case No.	Date Issue	Req'd Action
13 17060039	6/22/2017	

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Owner	Address	Site Address
OPABOLA KASALI O	6186 DUCKWEED RD LAKE WORTH, FL 33449	806 9th St Lake Park, FL 33403 45

**Description**

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

- (1) Every exterior door, basement or cellar door and hatchway shall be substantially weathertight, watertight, and rodentproof, and shall be kept in sound working condition and good repair.
- (2) Every exterior door shall be provided with properly installed hardware that is maintained to ensure reasonable ease of operation to open, close and secure in an open or closed position, as intended by the manufacturer of the door and the attached hardware.

(l) Exterior doorframes.

- (1) Exterior doorframes shall be properly maintained and shall be affixed with weatherstripping and thresholds as required to be substantially weathertight, watertight and rodent and insect restrictive when the door is in a closed position.
- (2) Exterior doorjambs, stops, headers and moldings shall be securely attached to the structure, maintained in good condition without splitting or deterioration that would minimize the strength and security of the door in a closed position.

EXTERIOR DOOR AND DOOR FRAME WERE OBSERVED IN DISREPAIR, BREAKING APART AND NOT WEATHERTIGHT.  
PLEASE OBTAIN ALL NECESSARY PERMITS AND REPAIR/REPLACE DAMAGED DOOR AND DOOR FRAME.

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Sec. 54-125 General requirements for the exterior and interior of structures  
(p) Interior floors, walls, and ceilings.

- (1) Every floor, interior wall and ceiling shall be substantially rodentproof, shall be kept in sound condition and good repair and shall be safe to use and capable of supporting the load which normal use may cause to be placed thereon.

CROWN MOLDING WAS OBSERVED IN DISREPAIR  
PLEASE REMOVE OR PROPERLY INSTALL, ELIMINATING ANY GAPS, ALL CROWN MOLDING THROUGHOUT THE UNIT

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Sec. 54-124. - Minimum requirements for electrical systems.  
Every electrical outlet and fixture required by this article shall be installed, maintained and connected to a source of electric power in accordance with the provisions of the state building code (sEC. 54-7)

OBSERVED WAS A KITCHEN CEILING LIGHT WIRED IN VIOLATION OF FBC.

PLEASE OBTAIN ALL NECESSARY PERMITS TO RE-WIRE/REPLACE KITCHEN CEILING LIGHT AND ALL WIRING ASSOCIATED WITH IT.

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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.

OBSERVED WERE RENOVATED BATHROOM AND KITCHEN. NO APPROVED PERMITS ON FILE FOR RENOVATIONS WERE FOUND  
PLEASE OBTAIN ALL NECESSARY PERMITS AND COMPLETE ALL RENOVATIONS AS PER SPECIFICATION OF EACH PERMIT

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Sec. 54-122. - Facilities required.

(a) Sanitary facilities. Every dwelling unit shall contain not less than a kitchen sink, lavatory, tub or shower, and a water closet all in good working condition and properly connected to an approved water and sewer system. Every plumbing fixture and water and waste pipe shall be properly installed and maintained in good sanitary working condition free from defects, leaks, and obstructions.

BATHROOM SINK AND TOILET WERE OBSERVED WOBBLY AND NOT PROPERLY AFFIXED TO THE SINK CABINET AND FLOOR, RESPECTIVELY  
PLEASE OBTAIN ALL NECESSARY PERMITS AND PROPERLY INSTALL ALL BATHROOM APPLIANCES AND FIXTURES.

THIS CASE WAS INVESTIGATED AS A COMPLAINT OF DOOR AND OUTSIDE RAILING IN DISREPAIR. THE RAILING VIOLATION WILL BE CITED AND INVESTIGATED AS A SEPARATE CASE.

LACK OF COMPLIANCE AND ANY OUTSTANDING VIOLATIONS PAST A RE-INSPECTION DATE OF 07/06/2017 WILL RESULT IN CASE BEING BROUGHT TO A HEARING BEFORE SPECIAL MAGISTRATE AND MAY RESULT IN MONETARY FEES AND PENALTIES.

**Violations**

<b>Ordinance/Regulation</b>	<b>Section</b>	<b>Description</b>	<b>Means Correction</b>	<b>Days Comply</b>
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		14
Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	Sec. 54-124	Minimum requirements for electrical systems. Every electrical outlet and fixture required by this article shall be installed, maintained and connected to a source of electric power in accordance with the provisions of the state building code (sectio		14

# Case No.	Date Issue	Req'd Action
14 17080007	8/7/2017	

Owner	Address	Site Address
OPABOLA KASALI O	6186 DUCKWEED RD LAKE WORTH, FL 33449	806 9th St Lake Park, FL 33403 52

**Description**

Sec. 54-122 Facilities required.

(a) Sanitary facilities. Every dwelling unit shall contain not less than a kitchen sink, lavatory, tub or shower, and a water closet all in good working condition and properly connected to an approved water and sewer system. Every plumbing fixture and water and waste pipe shall be properly installed and maintained in good sanitary working condition free from defects, leaks, and obstructions.

- BATHTUB BACKING UP - please repair all plumbing to allow for proper drainage

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

(p) Interior floors, walls, and ceilings.

(1) Every floor, interior wall and ceiling shall be substantially rodent-proof, shall be kept in sound condition and good repair and shall be safe to use and capable of supporting the load which normal use may cause to be placed thereon.

PAINT AND CEILING PLASTER WAS OBSERVED IN DISREPAIR IN BATHROOM AND BEDROOM PLEASE REPAIR ALL LEAKS CAUSING CEILING DAMAGE AND REPAIR ALL WATER-DAMAGED AREAS

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

(k) Exterior doors.

(1) Every exterior door, basement or cellar door and hatchway shall be substantially weathertight, watertight, and rodentproof, and shall be kept in sound working condition and good repair.

(2) Every exterior door shall be provided with properly installed hardware that is maintained to ensure reasonable ease of operation to open, close and secure in an open or closed position, as intended by the manufacturer of the door and the attached hardware.

(l) Exterior door frames.

(1) Exterior door frames shall be properly maintained and shall be affixed with weatherstripping and thresholds as required to be substantially weathertight, watertight and rodent and insect restrictive when the door is in a closed position.

(2) Exterior doorjamb, stops, headers and moldings shall be securely attached to the structure, maintained in good condition without splitting or deterioration that would minimize the strength and security of the door in a closed position.

EXTERIOR DOOR AND DOOR FRAME WERE OBSERVED IN DISREPAIR, BREAKING APART AND NOT WEATHERTIGHT.

PLEASE OBTAIN ALL NECESSARY PERMITS AND REPAIR/REPLACE DAMAGED DOOR AND DOOR FRAME.

FBC 101.4.3 Mechanical

LIGHT FIXTURE IN LIVING ROOM DOES NOT WORK; ELECTRICAL OUTLETS IN LIVING ROOM AND BEDROOM SPARK WHEN IN USE

PLEASE REPAIR/REPLACE ALL ELECTRICAL FIXTURES, OUTLETS AND/OR COMPONENTS IN KITCHEN AREA AS NEEDED TO OBTAIN FULL FUNCTION OF ALL FIXTURES AND OUTLETS. PLEASE CONTACT TOWN OF LAKE PARK COMMUNITY DEVELOPMENT FOR INFORMATION ON ANY APPLICABLE PERMITS

54-100 Permits

UNPERMITTED A/C INSTALLED IN UNIT  
PLEASE OBTAIN ALL NECESSARY PERMITS FOR A/C HANDLER

Sec. 54-129. - Responsibility of the owner.

OBSERVED WERE SIGNS OF RODENT INFESTATION THROUGHOUT THE APARTMENT - please properly treat all areas of the apartment and building to eliminate current infestation and prevent future rodent intrusions

LACK OF COMPLIANCE AND ANY OUTSTANDING VIOLATIONS PAST A RE-INSPECTION DATE OF 08/21/17 WILL RESULT IN CASE BEING BROUGHT TO A HEARING BEFORE SPECIAL MAGISTRATE AND MAY RESULT IN MONETARY FEES AND PENALTIES

**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		14

# Case No.	Date Issue	Req'd Action
15 17070006	7/7/2017	

Owner	Address	Site Address
OPABOLA KASALI O	6186 DUCKWEED RD LAKE WORTH, FL 33449	806 9th St Lake Park, FL 33403 10

**Description**

PLEASE CONTACT TOWN OF LAKE PARK COMMUNITY DEVELOPMENT at 561-881-3321 FOR INFORMATION ON ANY PERMITS THAT MAY BE REQUIRED FOR COMPLETE COMPLIANCE. PLEASE OBTAIN ALL PERMITTING INFORMATION PRIOR TO BEGINNING ANY CONSTRUCTION, RENOVATING, REPLACING OR REMODELING WORK REQUIRING PERMITS.

Sec. 12-31. - Adoption of Palm Beach County's Local Amendments to the Florida Fire Prevention Code.  
- Observed fire extinguishers in need of recharge  
PLEASE SERVICE, REPAIR OR REPLACE ALL FIRE EXTINGUISHERS AS NEEDED AS REQUIRED PER FLORIDA FIRE PREVENTION CODE

Sec. 24-76. - Container storage/screening  
(e) Screening of refuse containers and receptacles.  
- Observed no proper dumpster enclosure  
PLEASE PROVIDE PROPER DUMPSTER ENCLOSURE TO SCREEN DUMPSTER FROM VIEW

Sec 34-12  
- Observed swale damage  
PLEASE REPAIR OR REPLACE ALL SOD ON SWALE

Sec. 54-7. - Florida building code adopted. F.B.C. 101.4.3 Mechanical



- A/C outdoor insulation, tubing and covers debilitated on all 4 buildings  
PLEASE REPAIR/REPLACE ALL DAMAGED AND DEBILITATED AIR CONDITIONING COVERS,  
INSULATION AND TUBING. PLEASE OBTAIN ANY AND ALL NEEDED PERMITS PRIOR TO  
BEGINNING REPAIRS

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Sec 54-100 - PERMITS REQUIRED

- Observed unpermitted power hook up to exterior electric box on back North building
  - Observed numerous windows installed without permits
  - Observed exterior doors installed without permits (8)
  - Observed numerous A/C units installed without permits in all 4 buildings (20)
  - Observed outdoor electric outlet installed w/o permit
  - Observed kitchen and bathroom remodeling (numerous units) without permits
- PLEASE OBTAIN ALL NEEDED PERMITS FOR THE ITEMS LISTED ABOVE
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Sec. 54-123. - Minimum requirements for light and ventilation

(c) Other spaces.

- Observed laundry-room lighting not working (several laundry rooms)

PLEASE REPAIR ALL DEBILITATED LIGHTING IN ALL LAUNDRY ROOMS AND COMMON AREAS.  
OBTAIN PERMITS AS NEEDED PRIOR TO BEGINNING REPAIRS

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Sec. 54-124. - Minimum requirements for electrical systems.

- Observed one electrical outlet improperly installed

PLEASE OBTAIN ALL NECESSARY PERMITS TO REMOVE OR REPLACE THE ELECTRICAL  
OUTLET

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Sec 54-125

(b) Exterior Walls

- Observed holes in walls

PLEASE REPAIR ALL CHIPPING AND DEBILITATED AREAS OF ALL WALLS

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(c) Roofs

- Observed soffit screening torn
- Observed debilitated areas of roof (all 4 buildings)

PLEASE REPAIR ALL DEBILITATED AREAS OF ROOF AND SOFFIT. OBTAIN ALL PERMITS AS  
NEEDED PRIOR TO BEGINNING REPAIRS

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(e) Stairs, porches and appurtenances.

- Observed 2nd story landing/walkway debilitated in all 4 buildings
- Observed stairway rebar exposed

PLEASE REPAIR ALL DEBILITATED AREAS OF STAIRWAYS, PORCHES, LANDINGS AND  
WALKWAYS. OBTAIN ALL PERMITS AS NEEDED PRIOR TO BEGINNING REPAIRS

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(f) Protective railings.

- Observed 2nd story railings in disrepair in all 4 buildings; some missing slats

PLEASE REPAIR ALL DEBILITATED RAILINGS. OBTAIN ALL PERMITS AS NEEDED PRIOR TO  
BEGINNING REPAIRS

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(g) Windows & (j) Windows to be openable.

- Observed numerous broken and inoperable windows (>16)

PLEASE REPAIR OR REPLACE ALL DEBILITATED WINDOWS. OBTAIN ALL PERMITS AS NEEDED  
PRIOR TO BEGINNING REPAIRS OR REPLACEMENTS

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(h) Windows to be glazed

- Observed window panes replaced using plastic panes (some using 2 pieces for one window pane);  
numerous broken window panes

PLEASE REPAIR ALL DEBILITATED OR BROKEN WINDOW PANES

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(o) Accessory Structures  
 - Observed fence around well pump/pool pump debilitated  
 PLEASE REPAIR OR REPLACE FENCING/SCREENING AROUND WELL/POOL PUMP.

Sec. 54-127. - Sanitation requirements.

(a) Sanitary responsibility of premises & (d) Care of premises.

- Observed litter throughout property  
 - Observed dumpster lids constantly open and allowing access to vermin  
 PLEASE REMOVE ALL GARBAGE, LITTER AND DEBRIS OBSERVED SCATTERED THROUGHOUT PREMISES. MONITOR DUMPSTERS TO ENSURE CONTINUOUS DUMPSTER LID CLOSURE

(e) Extermination.

- Observed insect/bee nests  
 PLEASE REMOVE ALL BEES/WASP NESTS FROM PROPERTY

Sec. 78-115. - Maintenance.

(a) All walls and fences shall be maintained to provide a safe, healthy and finished appearance.  
 - fencing behind South-building units debilitated

PLEASE REPAIR OR REMOVE ALL DEBILITATED FENCES. OBTAIN ALL PERMITS AS NEEDED PRIOR TO BEGINNING REPAIRS, REPLACEMENT OR REMOVAL  
 LACK OF COMPLIANCE AND ANY OUTSTANDING VIOLATIONS PAST A RE-INSPECTION DATE OF 09/08/17 WILL RESULT IN CASE BEING BROUGHT TO A HEARING BEFORE SPECIAL MAGISTRATE AND MAY RESULT IN MONETARY FEES AND PENALTIES

**Violations**

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
FLORIDA BUILDING CODE	101.4.3	Mechanical. 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 ven		30
Chapter 12 FIRE PREVENTION AND PROTECTION	Sec. 12-31	Adoption of Palm Beach County's Local Amendments to the Florida Fire Prevention Code. It is hereby adopted by reference as fully and to the same extent as if set out at length herein Palm Beach County's Local Amendments to the Florida Fire Preventio		30
Chapter 24 SOLID WASTE*	Sec. 24-76	Container storage/screening. (a) Prohibited locations. (1) Generally. Dumpsters shall not be located within the right-of-way of a public street or alley. (2) Special exception: For buildings constructed prior to adoption of the ordinan		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		63
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		30

			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. 54-123	Minimum requirements for light and ventilation. (a) Outlets and fixtures. Every habitable room in such dwelling shall contain at least two separate wall-type electric outlets, or one such outlet and one supplied ceiling-type electric light fixtur		30
Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	Sec. 54-124	Minimum requirements for electrical systems. Every electrical outlet and fixture required by this article shall be installed, maintained and connected to a source of electric power in accordance with the provisions of the state building code (sectio		30
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. 54-7	Florida Building Code Adopted. There is adopted by reference as fully and to the same extent as if set out at length herein the Florida Building Code, as amended from time to time, as the minimum construction standards for the town; one copy shall be		30
Chapter 78 ZONING*	Sec. 78-115	Maintenance. (a) All walls and fences shall be maintained to provide a safe, healthy and finished appearance. There shall be no excessive leaning; gates shall be in working order with a straight and true appearance. (b) All walls and fences s		30

<b>Total</b>	<b>NEW CASES</b>			<b>15</b>
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<b>Total Hearing</b>				<b>15</b>
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