



**SPECIAL MAGISTRATE
HEARING AGENDA
July 5, 2018 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	18020020	2/13/2018	

Owner	Address	Site Address
DAVID JANE A & DAVIS ZEPHNAH	523 FORESTERIA DR LAKE PARK, FL 33403-3309	523 Foresteria Dr, Lake Park, FL 33403

Description

CLEAN AND MAINTAIN UNSANITARY SWIMMING POOL. SHED/STRUCTURES ARE NOT ALLOWED WITHIN THE SIDEYARD 10 FT. SETBACK, REMOVE SHED. SHED PERMITTING INFORMATION: 561.881.3318.

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
Chapter 26 SWIMMING POOLS*	Sec. 26-5	Maintenance standards for private swimming pools. All swimming pools located on private property within the town shall be maintained so as not to constitute a nuisance. For purposes of this section, a nuisance may include, but not be limited to, the		6
Chapter 78 ZONING*	Sec. 78-64	R-1 residence districts. Within R-1 residence districts, the following regulations shall apply: (1) Uses permitted. Within any R-1 residence district, no building, structure or land shall be used and no building shall be erected, structurally al		6

# Case No.	Date Issue	Req'd Action
2 17120018	12/13/2017	

Owner HAYES LATRACIA S
Address 805 W ILEX DR LAKE PARK, FL 3403-2414
Site Address 805 W Ilex Dr, Lake Park, FL 33403

Description

PROHIBITED VEHICLE PARKING ON UNIMPROVED SURFACE. VEHICLE PARKING IS REQUIRED ON PERMITTED DRIVEWAY SURFACE. REPAIR DAMAGED CHAIN LINK FENCING, ADD AUTOMATIC CLOSURES TO BOTH GATES.

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
Chapter 78 ZONING*	Sec. 78-113	Enclosing swimming pools. (a) All fences and walls erected to enclose swimming pools shall be of nonclimbable construction and shall be equipped with self-closing gates. (b) All fences and walls erected to enclose swimming pools shall be not le		28
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		28
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		28

# Case No.	Date Issue	Req'd Action
3 18050022	5/9/2018	

Owner AUGUSTIN PHILOME
Address 754 GREENBRIAR DR LAKE PARK, FL 33403-2521
Site Address 754 Greenbriar Dr, Lake Park, FL 33403

Description

PROHIBITED STORAGE: AFFIX VALID TAG, INFLATE TIRES TO LEXUS VEHICLE, BOAT/TRAILER OR REMOVE OFF OF THE PROPERTY. IF VIOLATIONS REMAIN UNRESOLVED, THIS CASE ILL BE HEARD BEFORE THE MAGISTRATE, RESULTING IN THE REMOVAL OF BOTH VEHICLE AND BOAT, AT THE EXPENSE OF THE PROPERTY OWNER.

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
Chapter 10 ENVIRONMENT*	Sec. 10-71	Definitions. The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning: Abandoned property means all tangible		10

		persona		
Chapter 10 ENVIRONMENT*	Sec. 10-73	Declaration of public nuisance. The location or presence of any junked vehicle or abandoned, wrecked or derelict property on any lot, tract or parcel of land, or portion thereof, public or private, improved or unimproved, occupied or unoccupied, wit		10
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		10

#	Case No.	Date Issue	Req'd Action
4	18060026	6/18/2018	

Owner	Address	Site Address
ONE PARK PLACE LLC	11911 US HIGHWAY 1 STE 206 NORTH PALM BEACH, FL 33408-2862	801 Park Ave, Lake Park, FL 33403 CU1

Description

Master Permit # 17-000136 expired. Temporary Certificate of Occupancy (TCO) has been revoked due to lack of compliance with TCO checklist items.

The expiration of Master Permit #17-000136 is a violation of Sections 105.1 and 105.4.1.1 of the Florida Building Code (FBC):

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 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, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

105.4.1.1

If work has commenced and the permit is revoked, becomes null and void or expires because of lack of progress or abandonment, a new permit, or revalidation of the original permit, covering the proposed construction shall be obtained before proceeding with the work.

Please have the contractor submit all items required to address the pending items of the TCO together with a new application for a building permit within 5 days of this notice. Refer to enclosed letter dated 06/18/2018 and associated documentation.

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
FLORIDA BUILDING CODE	105.1.1	Permits Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any elect		5
FLORIDA BUILDING CODE	Sec. 105.4.1.1	If work has commenced and the permit is revoked, becomes null and void or expires because of lack of progress or		5

		abandonment, a new permit, or revalidation of the original permit, covering the proposed construction shall be obtained before proceeding		
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Total	NEW CASES			4
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Total Hearing				4
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