



**SPECIAL MAGISTRATE
HEARING AGENDA
May 2, 2019 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	19030003	3/5/2019	

Owner	Address	Site Address
CERBERUS SFR HOLDINGS II LP	1850 PARKWAY PL # 900 MARIETTA, GA 30067	518 Crescent Dr, Lake Park, FL 33403

Description

Sec. 54-74 Additional Landscape and Property Standards

VIOLATIONS OBSERVED:
SEVERELY DEBILITATED LAWN. WEEDS IN PLACE OF GRASS INSIDE AND BACK YARD

Corrective action:
PLEASE REMOVE ALL WEEDS AND RE-SOD LAWN IN ALL PLACES WHERE SAND OR WEEDS ARE PRESENT AND MAINTAIN IN HEALTHY CONDITION

SCHEDULE RE-INSPECTION WITHIN 10 DAYS OF NOTICE FOR VERIFICATION OF COMPLIANCE

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 VIOLATIONS:
1. COMPLETE KITCHEN AND INTERIOR REMODEL WITHOUT BUILDING PERMIT
2. 2004 WATER HEATER INSTALLED WITHOUT PERMIT
3. 2017 AC COMPRESSOR INSTALLED WITHOUT PERMIT
4. 2017 AC HANDLER INSTALLED WITHOUT PERMIT
5. Expired permit(s) on file: #07-000040 - ALARM: INSTALL 1-MASTER, 7-DEVICES - permit expired without final inspection

CORRECTIVE ACTIONS REQUIRED:
1. OBTAIN ALL NECESSARY PERMITS AND SUB-PERMITS FOR ALL REMODELING/RENOVATIONS

OF PROPERTY

2. OBTAIN ALL APPLICABLE PERMITS AND SUB-PERMITS FOR INSTALLED 2004 WATER HEATER
3. OBTAIN ALL APPLICABLE PERMITS AND SUB-PERMITS FOR INSTALLED 2017 AC COMPRESSOR
4. OBTAIN ALL APPLICABLE PERMITS AND SUB-PERMITS FOR INSTALLED 2017 AC HANDLER
5. RE-OPEN PERMIT AND ARRANGE FOR FINAL INSPECTION

ALL PERMITS MUST BE APPLIED FOR AND APPROVED/OBTAINED WITHIN 15 DAYS OF THIS NOTICE. POST-INSTALLATION PERMITTING PENALTY FEES/FINES MAY APPLY

Sec. 54-122. - Facilities required.

SUBSECTION (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.

VIOLATIONS OBSERVED:

- I. Debilitated facilities – bathroom toilets & bath tubs severely backing up, bathroom sinks do not have proper drainage
- II. One bathtub stopper missing and one bathroom stopper debilitated

Corrective action:

1. THE FOLLOWING MUST BE PERFORMED BY A LICENSED PLUMBER WITHIN 15 DAYS OF THIS NOTICE (extension may be granted if permits are needed):
 - PERFORM PROPERTY-WIDE SEWER LINE DRAINAGE ASSESSMENT USING A VIDEO SCOPE. OBTAIN A REPORT OF THE VIDEO SCOPE ALONG WITH RECOMMENDED FOLLOW-UP, TREATMENT AND REPAIRS NEEDED. PROVIDE COPY TO THE CODE COMPLIANCE DEPARTMENT AS PROOF OF PARTIAL COMPLIANCE
 - OBTAIN ANY PERMITS THAT MAY BE REQUIRED TO PERFORM REMEDIATION/REPAIRS RECOMMENDED AS PER REPORT BASED ON VIDEO SCOPE
 - PERFORM REMEDIATION/REPAIRS RECOMMENDED AS PER REPORT BASED ON VIDEO SCOPE
 - PROVIDE TO THE CODE COMPLIANCE DEPARTMENT COPIES OF ALL SERVICES REPORTS, INVOICES, RECOMMENDATIONS AND WORK PERFORMED ON PROPERTY AS PROOF OF COMPLIANCE
2. REPAIR AND/OR REPLACE SINK STOPPER/PLUG AND CLEAR BATH TUB AND SINK DRAINAGE LINES; SCHEDULE RE-INSPECTION WITHIN 15 DAYS OF NOTICE FOR VERIFICATION OF COMPLIANCE

Sec 54-125

SUBSECTION (p) Interior floors, walls, and ceilings.

VIOLATION OBSERVED:

- I. Paint and sheet-rock damage from prior water leaks observed on kitchen ceiling

Corrective action:

1. REPAIR ALL PAINT/PLASTER/SHEETROCK DAMAGE RESULTING FROM PREVIOUS ROOF LEAK
2. SCHEDULE RE-INSPECTION WITHIN 15 DAYS OF NOTICE FOR VERIFICATION OF COMPLIANCE

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 ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy-related systems.

VIOLATION OBSERVED:

- I. Dishwasher observed not properly attached to counter top

Corrective action:

1. PROPERLY AFFIX DISHWASHER TO COUNTER TOP TO ENSURE SAFE AND SECURE USE
2. SCHEDULE RE-INSPECTION WITHIN 15 DAYS OF NOTICE FOR VERIFICATION OF

COMPLIANCE

LACK OF COMPLIANCE AND ANY OUTSTANDING VIOLATIONS PAST THE RE-INSPECTION DATES OUTLINED ABOVE 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		15
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. 54-122	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.		15
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		15
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		15

# Case No.	Date Issue	Req'd Action
2 19030021	3/27/2019	

Owner	Address	Site Address
CERBERUS SFR HOLDINGS II LP	1850 PARKWAY PL SE STE 900 MARIETTA, GA 30067	804 Evergreen Dr, Lake Park, FL 33403

Description

Sec. 54-74 Additional Landscape and Property Standards

VIOLATIONS OBSERVED:

1. SEVERELY DEBILITATED LAWN. WEEDS IN PLACE OF GRASS ON FRONT, SIDE AND BACK YARD
2. OVERGROWN BUSHES/SHRUBS AROUND PERIMETER OF PROPERTY

Corrective action:

1. PLEASE REMOVE ALL WEEDS AND RE-SOD LAWN IN ALL PLACES WHERE SAND OR WEEDS ARE PRESENT AND MAINTAIN IN HEALTHY CONDITION
2. PLEASE TRIM ALL OVERGROWN VEGETATION AROUND PROPERTY

SCHEDULE RE-INSPECTION WITHIN 15 DAYS OF NOTICE FOR VERIFICATION OF COMPLIANCE

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 VIOLATIONS:

1. COMPLETE KITCHEN, BATHROOM AND INTERIOR REMODEL WITHOUT BUILDING PERMITS
2. UNPERMITTED PORCH ENCLOSURE
3. 2018 AC COMPRESSOR INSTALLED WITHOUT PERMIT
4. 2018 AC HANDLER INSTALLED WITHOUT PERMIT
5. 2018 WATER HEATER INSTALLED WITHOUT PERMIT
6. WINDOWS INSTALLED WITHOUT PERMITS - BAD INSTALL
7. UNPERMITTED AC DUCT WORK OBSERVED LEADING VENTS INTO ENCLOSED PORCH
8. UNPERMITTED FENCE; ALSO IN DISREPAIR

CORRECTIVE ACTIONS REQUIRED:

- 1 & 2 OBTAIN ALL NECESSARY PERMITS AND SUB-PERMITS FOR ALL REMODELING/RENOVATIONS OF PROPERTY
- 3 - 5 OBTAIN ALL APPLICABLE PERMITS AND SUB-PERMITS FOR INSTALLED APPLIANCES LISTED IN NUMBERS 3-5 ABOVE
6. OBTAIN ALL APPLICABLE PERMITS AND SUB-PERMITS FOR WINDOW INSTALLATIONS; REMOVE ALL EXCESS CAULKING AND MOLD FROM WINDOW FRAMES AND ALLOW FOR PROPER PERMITTED INSTALLATION
7. OBTAIN ALL APPLICABLE PERMITS AND SUB-PERMITS FOR ALL UNPERMITTED AC DUCT WORK
8. OBTAIN FENCE PERMIT AND REPAIR FENCE OR REMOVE UNPERMITTED FENCE

ALL PERMITS MUST BE APPLIED FOR AND APPROVED/OBTAINED WITHIN 15 DAYS OF THIS NOTICE. POST-ACTIVE PERMITTING PENALTY FEES/FINES MAY APPLY

Sec 54-125

(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.

OBSERVED VIOLATIONS:

- ALL EXTERIOR DOORS EXHIBITED SIGNS OF ELEMENTS INTRUSION THROUGH GAPS BETWEEN DOOR AND DOOR JAM/FRAME

CORRECTIVE ACTIONS REQUIRED:

- REPLACE WEATHER STRIP AROUND AND/OR REPAIR ALL DOORS AND DOOR JAMS/FRAMES TO MAKE ALL EXTERIOR DOORS WEATHERTIGHT

SCHEDULE RE-INSPECTION WITHIN 15 DAYS OF NOTICE FOR VERIFICATION OF COMPLIANCE

LACK OF COMPLIANCE AND ANY OUTSTANDING VIOLATIONS PAST THE RE-INSPECTION DATES

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. 54-125	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		15
Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	Sec. 54-74	Additional Landscape and Property Standards. (1) Developed lots including those 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		15

#	Case No.	Date Issue	Req'd Action
3	19020009	2/19/2019	

Owner	Address	Site Address
RAHLA DAVID P	9681 SE HIGBORNE WAY HOBE SOUND, FL 33455	306 Hawthorne Dr, Lake Park, FL 33403 3

Description

Sec 54-100 Permits

1. Expired Permits on file:

- 02-000682 - RE-ROOF FLAT DECK WITH RUBBEROID N-2-1-MGP.
- 05-000542 - Replace existing stairs

2. Unpermitted work observed:

- kitchen remodel in unit #3 with no permit on file
- Installation of 2012 water heater with no permit on file
- One kitchen window was observed installed with no permit on file

THE FOLLOWING CORRECTIVE ACTION IS REQUIRED WITHIN 30 DAYS:

1. RE-OPEN AND OBTAIN FINAL INSPECTIONS FOR BOTH PERMITS MENTIONED ABOVE
2. OBTAIN BUILDING PERMITS FOR KITCHEN REMODEL, WATER HEATER INSTALLATION AND WINDOW INSTALLATION IN #3

Sec 54-125

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

VIOLATIONS OBSERVED:

I. Debilitated/inoperable windows - INCLUDING SCREENS, BROKEN WINDOW PANES, WINDOW OPENING MECHANISMS, FRAMES

Corrective action:

1. REPAIR OR REPLACE ALL DEBILITATED WINDOWS. OBTAIN ALL NECESSARY REQUIRED PERMITS PRIOR TO REPAIRS/REPLACEMENTS OF THESE ITEMS

SUBSECTION (p) Interior floors, walls, and ceilings.
VIOLATIONS OBSERVED:

- I. Broken floor tiles throughout the unit
- II. Debilitated paint and plaster were observed on several walls
- III. Gaps between wall and wall-AC unit observed allowing for insect and water intrusion

Corrective action:

1. REPLACE ALL BROKEN FLOOR TILES THROUGHOUT UNIT
2. REPAIR ALL AREAS OF DEBILITATED PLASTER AND PAINT THROUGHOUT THE UNIT
3. SECURE THE AC UNIT INTO WALL AND CLOSE OFF ALL GAPS TO PREVENT EXPOSURE AND INTRUSION OF EXTERNAL ELEMENTS

PROPERTY OWNER IS RESPONSIBLE FOR SCHEDULING A FOLLOW-UP INSPECTION IN A TIMELY MANNER

LACK OF COMPLIANCE AND ANY OUTSTANDING VIOLATIONS PAST A FINAL RE-INSPECTION DATE OF 03/20/2019 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		29
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		29

#	Case No.	Date Issue	Req'd Action
4	19030006	3/7/2019	

Owner	Address	Site Address
MCDONOUGH COLEMAN P, MCDONOUGH THOMAS P TR	1045 LAKE SHORE DR APT 202 LAKE PARK, FL 33403	1045 Lake Shore Dr, Lake Park, FL 33403 202

Description

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

RENTAL PROPERTY ADVERTISED ON AIRBNB (<https://www.airbnb.com/rooms/22102650?s=1>) AND REPORTED BY HOA, WITH NO RENTAL BTR ON FILE

PLEASE COMPLETE THE ENCLOSED BTR APPLICATION PRIOR TO OFFERING PROPERTY FOR

RENT

APPLICATION CAN ALSO BE FOUND AT

<https://www.lakeparkflorida.gov/sites/default/files/DUPLEX%20RENTAL%20APP.pdf>

FAILURE TO COMPLY WITHIN 14 DAYS OF THIS NOTICE MAY RESULT IN CASE BEING BROUGHT TO A HEARING AND ADDITIONAL 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		14

#	Case No.	Date Issue	Req'd Action
5	19040009	4/10/2019	

Owner	Address	Site Address
J P GOODWILL EQUITY LLC	2101 VISTA PKWY # 112 ROYAL PALM BEACH, FL 33411	612 Bayberry Dr, Lake Park, FL 33403 3

Description

SECTION CITED:

Sec. 54-91. - Right of entry.

The community development director shall enforce the provisions of this article, and the community development director, or a duly authorized representative upon presentation of proper identification to the owner, agent, or tenant in charge of such property, may enter any building, structure, dwelling, apartment, apartment house, or premises, during all reasonable hours, except in cases of emergency where extreme hazards are known to exist which may involve the potential loss of life or severe property damage, in which case the above limitations shall not apply. In the event the occupant denies entry, entry may be obtained by an administrative search warrant pursuant to F.S. ch. 933.

DUE TO THE NUMBER, EXTENT AND SEVERITY OF VIOLATIONS OBSERVED THROUGHOUT THE PROPERTY AND IN UNITS 2 & 4 IT IS A REASONABLE ASSUMPTION OF THE TOWN THAT THE SAME VIOLATIONS ARE PRESENT IN THE UN-INSPECTED UNITS 1 & 3.

PLEASE ALLOW FOR AND ENSURE ACCESS TO UNITS 1 & 3 FOR A COMPLETE INSPECTION BY CODE ENFORCEMENT NO LATER THAN 3 PM ON 4/15/19

SECTION CITED:

FBC 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 ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy-related systems.

VIOLATIONS OBSERVED:

- I. Appliances in disrepair/debilitated – units 4 (stove); unit 2 (refrigerator)
- II. Water Heater not working – unit 2
- III. AC unit not working – units 2 & 4

Corrective action:

1. REPAIR OR REPLACE ALL DEBILITATED APPLIANCES FOR UNITS DESCRIBED ABOVE (I)
2. REPAIR OR REPLACE WATER HEATER (MFG. DATE 1991); OBTAIN ALL NEEDED PERMITS

PRIOR TO REPLACING UNIT

3. REPAIR OR REPLACE AC UNITS AND PROVIDE APPROPRIATE COOLING; OBTAIN ALL NEEDED PERMITS PRIOR TO REPLACING UNIT

4. COMPLIANCE AND RE-INSPECTION FOR ITEMS I-III ABOVE REQUIRED WITHIN 14 DAYS OF THIS NOTICE

SECTION CITED:

Sec. 30-2. - Prohibited parking.

SUBSECTION (b) Stopping, standing or parking prohibited in specified places. The definitions contained in F.S. § 316.003, as amended from time to time, are incorporated herein by reference as if fully set forth herein, and shall be applicable to this section.

(1) Except when necessary to avoid conflict with other traffic, or in compliance with law or the directions of a police or law enforcement officer or official traffic control device, no person shall:

- a. Stop, stand or park a vehicle:
2. On a sidewalk.

VIOLATIONS OBSERVED:

- I. Vehicles continuously observed parking on/across sidewalk

Corrective action:

1. CEASE AND DESIST PROHIBITED PARKING PRACTICES IMMEDIATELY

SECTION CITED:

Sec. 54-74 Additional landscape and property standards.

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

- (a) Shall be kept free of debris, rubbish, trash or litter.

VIOLATIONS OBSERVED:

- I. Litter, debris and rubbish throughout entire property

Corrective action:

1. REMOVE AND MAINTAIN PROPERTY FREE OF ALL LITTER, DEBRIS AND RUBBISH
2. COMPLIANCE AND RE-INSPECTION REQUIRED WITHIN 14 DAYS OF THIS NOTICE

SUBSECTION (1) (b) Shall be maintained free of diseased or dead trees and plant materials.

VIOLATIONS OBSERVED:

- I. Dead plant matter was observed throughout entire property

Corrective action:

1. REMOVE AND MAINTAIN PROPERTY FREE OF ALL DEAD PLANT MATTER
2. COMPLIANCE AND RE-INSPECTION REQUIRED WITHIN 14 DAYS OF THIS NOTICE

SUBSECTION (1) (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).

VIOLATIONS OBSERVED:

- I. Patches of unkempt and overgrown vegetation throughout entire property
- II. Patches of bare ground and dead sod throughout entire property

Corrective action:

1. TRIM AND MAINTAIN ALL OVERGROWN AREAS OF VEGETATION THROUGHOUT PROPERTY
2. REPLACE AND MAINTAIN SOD IN ALL AREAS OF BARE GROUND OR NO SOD THROUGHOUT PROPERTY
3. COMPLIANCE AND RE-INSPECTION FOR ITEMS I-II ABOVE REQUIRED WITHIN 14 DAYS OF THIS NOTICE

SECTION CITED:

Sec. 54-100 Permits

VIOLATIONS OBSERVED:

- I. Window installed without permit – units 4 (bedroom)

- II. AC condensers installed without permits – 2005 (unit 1), 2018 (unit 2), 2005 (unit 3), 2009 (unit 4)
- III. AC handler installed without permit – 2018 (unit 2)
- IV. Electric panel installed/rewired without permit – external for unit 4
- V. Bathroom remodel (vanity & toilet) without permits – unit 4
- VI. Open expired permits: 05-000036 (REROOF SHINGLES)

Corrective action:

1. OBTAIN WINDOW INSTALLATION PERMITS FOR UNIT DESCRIBED ABOVE (I)
2. OBTAIN AC INSTALLATION PERMITS FOR UNITS DESCRIBED ABOVE (II & III)
3. OBTAIN ELECTRICAL BREAKER INSTALLATION PERMITS FOR UNIT DESCRIBED ABOVE (IV)
4. OBTAIN ALL REQUIRED BATHROOM REMODEL PERMITS FOR UNIT DESCRIBED ABOVE (V)
5. COMPLETE ALL REQUIREMENTS TO CLOSE OUT EXPIRED OPEN PERMIT AS DESCRIBED ABOVE (VI)
6. COMPLY WITH ALL PERMIT REQUIREMENTS WITHIN 14 DAYS OF THIS NOTICE

SECTION CITED:

Sec. 54-122. - Facilities required.

SUBSECTION (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.

VIOLATIONS OBSERVED:

- I. Debilitated facilities –unit 2 (bathtub plug & hardware debilitated); units 4 (bath tub & sink);
- II. Wobbly/detached toilet – units 2 & 4

Corrective action:

1. REPAIR OR REPLACE ALL SINKS, BATHTUBS, VANITIES, WATER FIXTURES, TOILETS AND PLUMBING AS DESCRIBED ABOVE (I). OBTAIN ALL NECESSARY REQUIRED PERMITS PRIOR TO REPAIRS/REPLACEMENTS OF THESE ITEMS
2. REPAIR ALL WOBBLY/DETACHED TOILETS AS DESCRIBED ABOVE (II)
3. COMPLIANCE AND RE-INSPECTION REQUIRED WITHIN 14 DAYS OF THIS NOTICE

SUBSECTION (f) Cooking and heating equipment. All cooking and heating equipment and facilities shall be installed in accordance with the building, mechanical, gas or electrical code and shall be maintained in a safe and good working condition. Portable cooking equipment employing flame is prohibited.

VIOLATIONS OBSERVED:

- I. Debilitated kitchen cabinets – units 2 & 4

Corrective action:

1. REPAIR OR REPLACE ALL DEBILITATED KITCHEN CABINETS AS DESCRIBED ABOVE (I). OBTAIN ALL NECESSARY REQUIRED PERMITS PRIOR TO REPAIRS/REPLACEMENTS OF THESE ITEMS
2. COMPLIANCE AND RE-INSPECTION REQUIRED WITHIN 14 DAYS OF THIS NOTICE

SECTIONS CITED:

Sec. 54-123. - Minimum requirements for light and ventilation

(c) Other spaces.

&

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

VIOLATIONS OBSERVED:

- I. Debilitated lighting fixtures – unit 2 (bedroom, walk-in closet), unit 4 (bathroom)
- II. Debilitated thermostat – unit 4

Corrective action:

1. REPAIR OR REPLACE ALL DEBILITATED OR MISSING LIGHT FIXTURES AS DESCRIBED ABOVE (I). OBTAIN ALL NECESSARY REQUIRED PERMITS PRIOR TO REPAIRS/REPLACEMENTS OF THESE ITEMS
2. REPAIR OR REPLACE DEBILITATED THERMOSTAT AS DESCRIBED ABOVE (II)
3. COMPLIANCE AND RE-INSPECTION REQUIRED WITHIN 14 DAYS OF THIS NOTICE

SECTION CITED:

Sec 54-125

SUBSECTION (e) Stairs, porches and appurtenances.

VIOLATIONS OBSERVED:

I. Walkway/appurtenance along apartment entry side debilitated posing tripping hazard

Corrective action:

1. REPAIR OR REPLACE ALL DEBILITATED AREAS OF WALKWAY/APPURTENANCE AS DESCRIBED ABOVE (I).
2. COMPLIANCE AND RE-INSPECTION REQUIRED WITHIN 14 DAYS OF THIS NOTICE

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

VIOLATIONS OBSERVED:

I. Debilitated/inoperable windows – units 2, 4

Corrective action:

1. REPAIR OR REPLACE ALL DEBILITATED WINDOWS AS DESCRIBED ABOVE (I). OBTAIN ALL NECESSARY REQUIRED PERMITS PRIOR TO REPAIRS/REPLACEMENTS OF THESE ITEMS
2. COMPLIANCE AND RE-INSPECTION REQUIRED WITHIN 14 DAYS OF THIS NOTICE

SUBSECTIONS (k) Exterior doors & (l) Exterior door frames.

VIOLATIONS OBSERVED:

I. Debilitated exterior door – units 2 & 4

Corrective action:

1. REPAIR OR REPLACE ALL DEBILITATED WEATHER-STRIPS AND/OR DOORS AS DESCRIBED ABOVE (I) TO ENSURE ALL DOORS AND DOORWAYS ARE INSECT- AND WEATHER-PROOF. OBTAIN ALL NECESSARY REQUIRED PERMITS PRIOR TO REPAIRS/REPLACEMENTS OF THESE ITEMS
2. COMPLIANCE AND RE-INSPECTION REQUIRED WITHIN 14 DAYS OF THIS NOTICE

SUBSECTION (p) Interior floors, walls, and ceilings.

VIOLATIONS OBSERVED:

- I. Debilitated paint – units 2 & 4
- II. Debilitated kitchen half-wall – unit 4 (next to stove)
- III. Mold observed on interior – units 4 (bathroom)

Corrective action:

1. REPAIR ALL AREAS OF WALLS, CEILINGS, PLASTER AND PAINT DAMAGED BY WATER LEAKS AS DESCRIBED ABOVE (I). OBTAIN ALL NECESSARY REQUIRED PERMITS PRIOR TO REPAIRS/REPLACEMENTS OF THESE ITEMS
2. REMOVE OR REPLACE ALL PORTIONS OF DEBILITATED HALF-WALL TILES AS DESCRIBED ABOVE (II)
3. TREAT ALL AREAS OF MOLD WITH APPROPRIATE ANTI-FUNGAL PRODUCT AS DESCRIBED ABOVE (III)
4. COMPLIANCE AND RE-INSPECTION FOR ITEMS I-III ABOVE REQUIRED WITHIN 14 DAYS OF THIS NOTICE

SECTION CITED:

Sec. 54-127. - Sanitation requirements.
(e) Extermination.

VIOLATIONS OBSERVED:

I. Severe insect infestation observed – units 2 & 4

Corrective action:

1. PROVIDE TO THE DEPARTMENT COPIES OF THOROUGH PEST ASSESSMENT FROM A LICENSED PEST CONTROL CONTRACTOR. PERFORM ALL PEST CONTROL TREATMENTS AND REPAIRS AS PER ASSESSMENT. PROVIDE PROOF OF TREATMENT IN FORM OF PEST CONTROL CONTRACT AND INVOICES FOLLOWING TREATMENT.
2. PROVIDE PROOF OF SERVICE AND TREATMENT AS DESCRIBED ABOVE WITHIN 7 DAYS OF THIS NOTICE

SECTION CITED:

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:

SUBSECTION (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.

VIOLATIONS OBSERVED:

- I. Six (6) vehicles observed without valid tags

Corrective action:

1. REMOVE ALL UNTAGGED VEHICLES FROM PROPERTY OR OBTAIN AND PROPERLY DISPLAY VALID TAGS LEGALLY ASSIGNED TO EACH VEHICLE ON PROPERTY
2. COMPLIANCE AND RE-INSPECTION REQUIRED WITHIN 7 DAYS OF THIS NOTICE

SUBSECTION (2) A motor home or RV, travel or camping trailer, boat/trailer combination, open or enclosed cargo trailer with or without cargo, project/special-purpose vehicle shall be stored to the rear of the front building line closest to the street and, if possible, set back from the side property lines a distance at least equivalent to the required side yard setback for the principal building. Provided, however, no such equipment shall be stored between any building and an adjacent street, except as provided in subsection (2)c of this section. All such vehicles/trailers shall have affixed a current license plate and all boats shall have affixed a valid registration decal.

VIOLATIONS OBSERVED:

- I. One boat trailer observed without valid tag

Corrective action:

1. REMOVE ALL UNTAGGED TRAILER(S) FROM PROPERTY OR OBTAIN AND PROPERLY DISPLAY VALID TAGS LEGALLY ASSIGNED TO ANY TRAILER ON PROPERTY
2. COMPLIANCE AND RE-INSPECTION REQUIRED WITHIN 7 DAYS OF THIS NOTICE

SUBSECTION (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.

VIOLATIONS OBSERVED:

- I. Construction debris and materials observed throughout property

Corrective action:

1. REMOVE OR PROPERLY STORE ALL MISCELLANEOUS CONSTRUCTION DEBRIS AND MATERIALS FROM PROPERTY
2. COMPLIANCE AND RE-INSPECTION REQUIRED WITHIN 7 DAYS OF THIS NOTICE

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

VIOLATIONS OBSERVED:

- I. Outdoor storage area of property observed in disarray and unsanitary manner

Corrective action:

1. CLEAN UP ALL AREAS OF PROPERTY AND OBTAIN CLEAN AND NEAT APPEARANCE THROUGHOUT ENTIRE SITE
2. COMPLIANCE AND RE-INSPECTION REQUIRED WITHIN 7 DAYS OF THIS NOTICE

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

VIOLATIONS OBSERVED:

- I. Household furniture observed stored outside

Corrective action:

1. REMOVE, DISPOSE AND/OR PROPERLY TORE ALL INDOOR ITEMS AND FURNITURE FROM OUTDOOR AREA

2. COMPLIANCE AND RE-INSPECTION REQUIRED WITHIN 7 DAYS OF THIS NOTICE

SECTION CITED:

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 shall be painted or stained on all sides sufficiently to maintain a finished and uniform appearance, prevent mildew from forming thereon and to protect the health of the persons on either side of the wall. The paint may be baked on before the wall or fence is first erected, or shall be painted on after the wall or fence has been erected and at such times thereafter as it shall be necessary to maintain a finished appearance. As an alternative, coloring may be applied to or incorporated into the wall or fence material before the wall is constructed. Walls and fences colored in this manner shall be cleaned, repaired and patched as necessary to maintain a finished appearance. Holes or broken areas of masonry shall be repaired. Deteriorated, rotted or broken wood slats or posts shall be replaced.

VIOLATIONS OBSERVED:

I. Parts of perimeter fence observed removed, with remaining fence sections severely debilitated, unsecured, leaning, discolored and exhibiting signs of mildew and damage.

Corrective action:

1. REMOVE, REPAIR OR REPLACE ALL AREAS OF THE FENCE. PLEASE OBTAIN ALL APPLICABLE PERMITS IF REPLACING FENCE.
2. COMPLIANCE AND RE-INSPECTION REQUIRED WITHIN 7 DAYS OF THIS NOTICE

LACK OF COMPLIANCE AND ANY OUTSTANDING VIOLATIONS PAST A RE-INSPECTION DATES AS OUTLINED ABOVE 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		14
Chapter 30 TRAFFIC AND MOTOR VEHICLES*	Sec. 30-2	Prohibited parking. (a) Streets and service alleys. (1) The on-street parking on any portion of Park Avenue is strictly prohibited except in designated parking stalls or areas which are designated by town signage for the temporary stopping		1
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		100
Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	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.		14
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		14

		one such outlet and one supplied ceiling-type electric light fixture		
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		14
Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	Sec. 54-127	Sanitation requirements. (a) Sanitary responsibility of premises. Every owner of a multiple dwelling shall be responsible for maintaining in a clean and sanitary condition the shared or common areas of the dwelling and premises thereof. (b)		7
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		14
Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	Sec. 54-91	Right of entry. The community development director shall enforce the provisions of this article, and the community development director, or a duly authorized representative upon presentation of proper identification to the owner, agent, or tenant in		5
Chapter 68 OUTDOOR STORAGE*	Sec. 68-3	Prohibited outdoor storage in residential zoning districts. Outdoor storage on a site zoned for single-family or duplex residences is subject to the following conditions and restrictions: (1) Automobiles, pickup trucks, light vans and/or motorcyc		7
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		7

Total NEW CASES **5**

Total Hearing **5**