



# Town of Lake Park

## SPECIAL MAGISTRATE HEARING AGENDA

JUNE 6, 2019

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.*

### **FINE REDUCTION HEARING**

**CASE NO. 18110015**

**APPLICANT:**

**MICHAEL MAYO**

**PROPERTY OWNER:** ANGELA MAYO  
**LOCATION:** 1010 LAKE SHORE DRIVE, UNIT 104  
**PCN:** 36-43-42-21-28-001-1040  
**LEGAL:** BAY REACH CONDOMINIUM UNIT 104  
BLDG 1010

**ORIGINAL S/M HEARING DATE:** 02/07/2019

**CODE SECTION VIOLATED:** 28-33  
**ORDERED COMPLIANCE DATE:** 02/21/2019  
**ACTUAL COMPLIANCE DATE:** 03/08/2019  
**\$75.00 PER DAY FINE X 15 DAYS** \$1,125.00  
**INTEREST:** 21.47  
**TOTAL:** \$1,146.47

**REQUEST FOR ADDITIONAL EXTENSION OF TIME**

**CASE NO. 18080074**

**APPLICANT:**

**EGLISE BAPTISTE HAITIENNE BETHLEEM INC.**

**PROPERTY OWNER:** EGLISE BAPTISTE HAITIENNE BETHLEEM INC.  
**LOCATION:** 425 CRESCENT DRIVE  
**PCN:** 36-43-42-20-01-104-0010  
**LEGAL:** KELSEY CITY LTS 1 TO 42 INC & A PARCEL LYG SLY &  
ADJ TO LOTS 29 TO 42 IN OR 1273 P 560 BLK 104

**CODE SECTION VIOLATED:** FBC 116.1.2

**ORIGINAL SM HEARING DATE:** 01/03/2019

**ORDERED COMPLIANCE DATE:** 02/18/2019

**1<sup>ST</sup> FINE REDUCTION HEARING:** 02/07/2019

**EXTENDED COMPLIANCE DATE:** 06/08/2019

**REQUESTED EXTENSION:** *ADDITIONAL 60 DAYS*



**SPECIAL MAGISTRATE  
HEARING AGENDA  
June 6, 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	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

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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

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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

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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

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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

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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

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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

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SECTIONS CITED:

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

(c) Other spaces.

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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
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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		10
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 one such outlet and one supplied ceiling-type electric light fixture	14
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

# Case No.	Date Issue	Req'd Action
2 19040016	4/16/2019	

Owner	Address	Site Address
CSMA BLT LLC	1850 PARKWAY PL NW STE 900 MARIETTA, GA 30067	811 Evergreen Dr, Lake Park, FL 33403

**Description**

Sec. 54-74 Additional Landscape and Property Standards

**VIOLATIONS OBSERVED:**

SEVERELY DEBILITATED LAWN. WEEDS IN PLACE OF GRASS ON FRONT, SIDE 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 14 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. 2018 WATER HEATER INSTALLED WITHOUT PERMIT
2. SHUTTERS INSTALLED WITHOUT PERMIT
3. FENCE INSTALLED WITHOUT PERMIT
4. NATURAL GAS LINE CLOSURE/CAP-OFF COMPLETED (APRIL 2019) WITHOUT PERMIT
5. UNPERMITTED GARAGE ENCLOSURE

**CORRECTIVE ACTIONS REQUIRED:**

1. OBTAIN ALL NECESSARY PERMITS AND SUB-PERMITS FOR INSTALLED 2018 WATER HEATER
2. OBTAIN ALL APPLICABLE PERMITS AND SUB-PERMITS FOR INSTALLED SHUTTERS
3. OBTAIN ALL APPLICABLE PERMITS AND SUB-PERMITS FOR INSTALLED FENCE (NEW PERMITS AND REPLACEMENT FENCE ARE REQUIRED - SEE BELOW SEC. 78-115)
4. OBTAIN ALL APPLICABLE PERMITS AND SUB-PERMITS FOR SERVICE PERFORMED ON GAS LINE
5. OBTAIN ALL NECESSARY PERMITS AND SUB-PERMITS FOR ENCLOSED GARAGE

ALL PERMITS MUST BE APPLIED FOR AND APPROVED/OBTAINED WITHIN 14 DAYS OF THIS NOTICE. POST-INSTALLATION PERMITTING PENALTY FEES/FINES MAY APPLY

**Sec 54-125**

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

**VIOLATION OBSERVED:**

- I. Paint damage from prior water leaks observed on spare bedroom (facing North) 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

**URGENT!!!**

**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.

(c) All walls and fences shall be erected or constructed to present, face, or display the finished side of the wall or fence to the adjoining or abutting lot or right-of-way. When the wall or fence is located in a manner where both sides of the wall or fence are visible from a right-of-way, both sides of the wall or fence shall be finished.

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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 less than five feet nor more than six feet in height. (c) Other suitable enclosures of greater height may be used when erected within the setback lines.

**VIOLATION OBSERVED:**

**I. DEBILITATED FENCE SURROUNDING POOL**

Corrective action:

1. FENCE REPAIR/REPLACEMENT PERMIT NEEDED DUE TO FENCE SURROUNDING POOL. OBTAIN FENCE REPAIR/REPLACEMENT PERMIT PRIOR TO BEGINNING REPAIRS. REPAIR OR REPLACE ALL DAMAGED SECTIONS OF THE FENCE. ENSURE SELF-CLOSING GATES AND LATCHES ON ALL GATES

2. OBTAIN PERMIT(S) AND SCHEDULE RE-INSPECTION WITHIN 15 DAYS OF NOTICE FOR VERIFICATION OF COMPLIANCE

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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
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. 54-125	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. 54-74	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 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	14
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	14

<b>Owner</b>	<b>Address</b>	<b>Site Address</b>
CERBERUS SFR HOLDINGS II LP, FIRST KEY HOMES LLC C/O	1850 PARKWAY PL SE STE 900 MARIETTA, GA 30067	844 Date Palm Dr, Lake Park, FL 33403

**Description**

Sec. 54-74 Additional Landscape and Property Standards

**VIOLATIONS OBSERVED:**

SEVERELY DEBILITATED LAWN. WEEDS IN PLACE OF GRASS IN FRONT, SIDE 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 15 DAYS OF NOTICE FOR VERIFICATION OF COMPLIANCE

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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 VIOLATIONS:**

1. 2018 WATER HEATER INSTALLED WITHOUT PERMIT
2. 2014 AC COMPRESSOR INSTALLED WITHOUT PERMIT
3. 2014 AC HANDLER INSTALLED WITHOUT PERMIT

**CORRECTIVE ACTIONS REQUIRED:**

1. OBTAIN ALL APPLICABLE PERMITS AND SUB-PERMITS FOR INSTALLED 2018 WATER HEATER
2. OBTAIN ALL APPLICABLE PERMITS AND SUB-PERMITS FOR INSTALLED 2014 AC COMPRESSOR
3. OBTAIN ALL APPLICABLE PERMITS AND SUB-PERMITS FOR INSTALLED 2014 AC HANDLER

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

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**Sec 54-125**

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

**VIOLATIONS OBSERVED:**

- I. Debilitated/inoperable window – back window in east bedroom; window pane observed missing and frame observed damaged

**Corrective action:**

1. OBTAIN WINDOW REPLACEMENT PERMIT PRIOR TO REPLACING WINDOW. REPLACE WINDOW FRAME AND WINDOW
  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
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, 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**

4 19040023                      4/26/2019

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<b>Owner</b>	<b>Address</b>	<b>Site Address</b>
SCHIBAR CLAUDE	2627 OKLAHOMA ST WEST PALM BEACH, FL 33406	441 Silver Beach Rd, Lake Park, FL 33403

**Description**

SECTION CITED:  
Sec. 54-100 Permits

**VIOLATIONS OBSERVED:**

- I. 2008 AC CONDENSER - installed without permit
- II. 2017 Water Heater - installed without permits
- III. Exterior water line & valve installed without permit(s)

**Corrective action:**

- 1. OBTAIN ALL REQUIRED INSTALLATION PERMITS AS DESCRIBED ABOVE (I through III)
  - 2. COMPLY WITH ALL PERMIT REQUIREMENTS WITHIN 14 DAYS OF THIS NOTICE
- 

Property Owner was advised of all permitting requirements in advance of this notice in form of two separate notices for which both cases were closed and re-cited here.

No additional extensions to be granted for this case at this time.

Permitting contact info: 561-881-3318

**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

# Case No.	Date Issue	Req'd Action
5 19050007	5/10/2019	

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

**Description**

Sec. 28-32 Business tax receipt required; application and pre-requisites to issuance.

(c) The person applying for the business tax receipt shall attest and certify in affidavit form on the application, the type and nature of all businesses, professions and/or occupations being conducted at the location for which the receipt is being requested. Any person applying for a receipt based upon stock of merchandise must also attest and certify that full and complete information has been furnished relative to the stock that has been provided with the application. The town's community development director may require the applicant to disclose such other relevant information as the applicant's full name, address, and the applicant's relationship to the business for which the business tax receipt is requested.

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(m) First time applicants must present, when applicable, a current town-issued zoning confirmation letter that certifies the premises conforms to the appropriate zoning regulations and that the business operator has obtained all necessary permits, approvals, and licenses needed to operate. The confirmation letter shall include but is not limited to, certification by the town that the premises has passed all required fire inspections, building inspections, and zoning reviews, and other town-conducted reviews and inspections, in order to demonstrate that the business, occupation, or profession is operational and actively engaged in the business for which the business tax receipt has been requested and that the premises is in compliance with the Town Code. (Ord. No. 11-2006, § 7, 12-6-2006) State law references: Authority for levy, F.S. § 205.042.

A NIGHT-TIME PARTY IS ADVERTISED AND PLANNED FOR MAY 10TH, 2019 IN VIOLATION OF TOWN CODE AND IN VIOLATION OF BTR AGREEMENT

ADVERTISED FOR NIGHT-CLUB EVENTS ARE FOOD SALES, WHICH ARE IN VIOLATION OF THE BTR AGREEMENT

Sec. 6-5. - Hours of sale.

No person shall buy, sell, serve, consume or deliver, or permit the purchase, sale, service, consumption or delivery of, any alcoholic beverages for consumption on or off the premises of a licensed alcoholic beverage establishment between the hours of 2:00 a.m. and 7:00 a.m. of any day, including Sunday but excepting December 31 (New Year's Eve) which hours shall be 5:00 a.m. and 7:00 a.m., respectively.

ADVERTISED FOR NIGHT-CLUB EVENTS ARE ALCOHOL SALES WITH HOURS OF OPERATION AFTER 2 AM, WHICH ARE IN VIOLATION OF THE BTR AGREEMENT

Sec. 8-91. - License required; classifications.

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Sec. 78-72. - C-2 business districts.

ON-LINE EVIDENCE WAS DISCOVERED FOR THIS ESTABLISHMENT ADVERTISING ADULT PERFORMANCES, A USE FOR WHICH THIS ESTABLISHMENT IS NOT APPROVED FOR AND PROHIBITED WITHIN C-2 BUSINESS DISTRICT

IMMEDIATELY CEASE AND DESIST ALL ADULT ENTERTAINMENT AS DEFINED IN Sec. 8-66. Definitions Adult performance establishment means:

(1) An establishment where any worker:

b. Wears and displays to a customer any covering, tape, pastie, or other device which simulates or otherwise gives the appearance of the display or exposure of any specified anatomical areas, regardless of whether the worker actually engages in performing or dancing;



IMMEDIATELY CEASE AND DESIST ALL ACTIVITIES THAT ARE UNPERMITTED AND/OR IN VIOLATION OF THE BTR AGREEMENT AND TOWN ORDINANCES.

PALM BEACH COUNTY HEALTH DEPARTMENT, Department of Business and Professional Regulation (DBPR) - Division of Alcoholic Beverages and Tobacco AND THE Division of Hotels and Restaurants WILL BE NOTIFIED OF ALL ACTIVITIES IN VIOLATION OF LOCAL LICENSING AND THE CODE.

BASED ON THE EVIDENCE GATHERED BY THE TOWN AND ADDITIONAL EVIDENCE PROVIDED TO THE TOWN BY PBSO THE ABOVE-DESCRIBED PROHIBITED ACTIVITIES APPEAR TO BE ONGOING. ZERO DAYS GRANTED TO COMPLY. NOTICE OF HEARING BEING SERVED CONCURRENTLY.

**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		0
Chapter 6 ALCOHOLIC BEVERAGES*	Sec. 6-5	Hours of sale. No person shall buy, sell, serve, consume or deliver, or permit the purchase, sale, service, consumption or delivery of, any alcoholic beverages for consumption on or off the premises of a licensed alcoholic beverage establishment bet		0
Chapter 78 ZONING*	Sec. 78-72	C-2 business districts. Within C-2 business districts, the following regulations shall apply: (1) Uses permitted. Within C-2 business districts, no building, structure or land shall be used and no building shall be erected, structurally altered		0
Chapter 8 AMUSEMENTS AND ENTERTAINMENT	Sec. 8-66	Definitions. The following words, terms and phrases, when used in this adult entertainment code, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning. The terms alcoholic beverage, a		0
Chapter 8 AMUSEMENTS AND ENTERTAINMENT	Sec. 8-91	License required; classifications. (a) Requirement. No adult entertainment establishment shall be permitted to operate without having been first granted an adult entertainment license by the community development department under this article.		0

**Total NEW CASES 5**

**Total Hearing 5**