

Town of Lake Park



SPECIAL MAGISTRATE HEARING AGENDA

DECEMBER 1, 2016

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.*

TOWN'S REQUEST TO VACATE STIPULATION AND AGREED FINAL ORDER

CASE NO. 09040041

RESPONDENT: PARK AVENUE BBQ & GRILLE OF LAKE PARK, INC.
LOCATION: 754 PARK AVENUE
PCN: 36-43-42-20-01-010-0201

TOWN'S REQUEST TO VACATE ADMINISTRATIVE COSTS ASSOCIATED WITH FINAL ORDER FINDING VIOLATION

CASE NO. 16080095

RESPONDENT: LAKE PARK PARTNERS LLC
LOCATION: 1415 10th STREET
PCN: 36-43-42-20-04-131-0011

REGULAR HEARING ITEMS

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	16080003	8/1/2016	

Owner	Address	Site Address
POULOS MARY	1000 US HIGHWAY 1 APT 100 NORTH PALM BEACH, FL 33408-3854	405 Federal Hwy Lake Park, FL 33403 G

Description

SEC. 70-102. (26) Please remove the following prohibited/unpermitted signs; Lake Park Diner pole sign, Massage pole sign, Lake Park Diner banner on roof, and 1 of the 2 Elements Spa sign on fascia board. Pole signs must be removed and may be replaced with pre-approved permitted signs. A permit application is needed and must be filed PRIOR to removing or replacing a pole sign. Please follow proper procedures of obtaining removal/replacement permit(s).

For additional information regarding this please contact the following persons:
Zoning regulations, please call Scott Schultz at 561-881-3320
Permitting, please call Melissa Sturdivant at 561-881-3318

LACK OF COMPLIANCE AND ANY OUTSTANDING VIOLATIONS PAST A RE-INSPECTION DATE MAY 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. 70-102	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		14

# Case No.	Date Issue	Req'd Action
2 16080028	8/5/2016	

Owner	Address	Site Address
LATUBERNE PIERRE &	307 KELSEY PARK CIR PALM BEACH GARDENS, FL 33410-3260	612 Federal Hwy Lake Park, FL 33403

Description

SEC. 70-102. (26) THE PELICAN CAFE pylon sign must be removed, and may be replaced with pre-approved permitted sign. A permit application is needed and must be filed PRIOR to removing or replacing a pole sign.

Please follow proper procedures of obtaining removal/replacement permit(s).

For additional information regarding this please contact the following persons:

Zoning regulations, please call Scott Schultz at 561-881-3320

Permitting, please call Melissa Sturdivant at 561-881-3318

LACK OF COMPLIANCE AND ANY OUTSTANDING VIOLATIONS PAST A RE-INSPECTION DATE MAY 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. 70-102	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		14

# Case No.	Date Issue	Req'd Action
3 16080108	8/24/2016	

Owner	Address	Site Address
LAKE WORTH PROPERTY ENTERPRISE	PO BOX 1110 BRANDON, FL 33509-1110	917 10th St Lake Park, FL 33403

Description

THE FOLLOWING SIGNS WERE OBSERVED IN VIOLATION:

- PYLON/POLE - Sec. 70-102(26)
- WINDOW – Sec. 70-103(5)(e)

Herein “pole signs” also refers to pylon signs. All non-conforming signs must be removed or may be replaced with pre-approved permitted signs. A permit application is needed and must be filed PRIOR to removing or replacing a pole or pylon sign.

Please follow proper procedures for obtaining removal/replacement permit(s) to avoid being in further violation.

For more information regarding this please contact the following persons:

- For sign regulations, please call Scott Schultz at 561-881-3320
- For permitting, please call Melissa Sturdivant at 561-881-3318

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. 70-102	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		16
Chapter 70 SIGNS*	Sec. 70-103	All permanent signs shall be part of the architectural concept and character of the site. Lighting, materials, size, color, lettering, location and arrangement shall be harmonious with the building design. 1. Residential signage. (a) Reside		16

# Case No.	Date Issue	Req'd Action
4 16080066	8/10/2016	

Owner	Address	Site Address
SC LAKE PARK ASSOCIATES LLLP	340 ROYAL POINCIANA WAY STE 316 PALM BEACH, FL 33480-4096	1250 Northlake Blvd Lake Park, FL 33403

Description

Section 78, Appendix A, Article I, Division 5-6 Business signs
 C. Sign type and criteria
 2. Ground signs
 3. Wall signs
 4. Window signs

THE FOLLOWING SIGN(S) WERE OBSERVED IN VIOLATION:

- A-frame signs - observed at the following units:
 - 1242 - Cricket
 - 1258 - Pet Supplies
- Window signs exceeding 20% of the window surface area; observed at the following units:
 - 1230 - Beauty Supply
 - 1234 - Leslie's Pools
 - 1250 - Batteries + Bulbs
 - 1252 - Dollar Tree
 - 1256 - Rainbow
 - 1258 - Pet Supplies
 - 1260 - Staples
- Pole sign(s) - one observed on north side of property lawn; Cricket
- Banner - one observed on north-west side of property - Chick Fillet
- Feather sign - one observed on north side of property lawn; Cricket
- Monument sign - one observed on north side of property; multi-business

PLEASE SEE ATTACHED PICTURES FOR MORE DETAILS

Herein "pole signs" also refers to pylon signs. All non-conforming signs must be removed or may be replaced with pre-approved permitted signs. A permit application is needed and must be filed PRIOR to removing or replacing a pole or pylon sign.

Please follow proper procedures of obtaining removal/replacement permit(s).

For more information regarding this please contact the following persons:

- For sign regulations, please call Scott Schultz at 561-881-3320
- For permitting, please call Melissa Sturdivant at 561-881-3318

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 78 ZONING*	APPENDIX A. DESIGN GUIDELINES	ARTICLE I. - NORTHLAKE BOULEVARD OVERLAY ZONING DISTRICT (NBOZ) FOOTNOTE(S): --- (9) --- Editor's note—At the direction of the city, Exhibit A of Ord. No. 02-2006, adopted July 5, 2006, and as referenced in § 78-81, has been included as Artic		14

# Case No.	Date Issue	Req'd Action
5 16080055	8/9/2016	

Owner	Address	Site Address
ALERT REALTY LC	PO BOX 880727 BOCA RATON, FL 33488-0727	910 Northlake Blvd Lake Park, FL 33408

Description

Section 78, Appendix A, Article I, Division 5-6 Business signs

- C. Sign type and criteria
 - 2. Ground signs
 - 3. Wall signs
 - 4. Window signs

THE FOLLOWING SIGNS WERE OBSERVED IN VIOLATION:

- Pylon/pole sign(s)

PLEASE SEE ATTACHED PICTURES FOR MORE DETAILS

Herein “pole signs” also refers to pylon signs. All non-conforming signs must be removed or may be replaced with pre-approved permitted signs. A permit application is needed and must be filed PRIOR to removing or replacing a pole or pylon sign.

Please follow proper procedures of obtaining removal/replacement permit(s).

For more information regarding this please contact the following persons:

- For sign regulations, please call Scott Schultz at 561-881-3320
- For permitting, please call Melissa Sturdivant at 561-881-3318

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

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# Case No.	Date Issue	Req'd Action
6 16080056	8/9/2016	

Owner	Address	Site Address
ALERT REALTY LC	PO BOX 880727 BOCA RATON, FL 33488-0727	924 Northlake Blvd Lake Park, FL 33408

Description

Section 78, Appendix A, Article I, Division 5-6 Business signs

- C. Sign type and criteria
 - 2. Ground signs
 - 3. Wall signs
 - 4. Window signs

THE FOLLOWING SIGNS WERE OBSERVED IN VIOLATION:

- Pylon/pole sign(s)

PLEASE SEE ATTACHED PICTURES FOR MORE DETAILS

Herein “pole signs” also refers to pylon signs. All non-conforming signs must be removed or may be replaced with pre-approved permitted signs. A permit application is needed and must be filed PRIOR to removing or replacing a pole or pylon sign.

Please follow proper procedures of obtaining removal/replacement permit(s).

For more information regarding this please contact the following persons:

- For sign regulations, please call Scott Schultz at 561-881-3320
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Violations

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# Case No.	Date Issue	Req'd Action
7 16080088	8/24/2016	

Owner RSF PROPERTIES INC
Address 5551 CENTER ST JUPITER, FL 33458-3941
Site Address 1605 Prosperity Farms Rd Lake Park, FL 33403

Description

Please remove prohibited pylon sign. Submit permit application at the Community Development Dept. 561.881.3318, prior to removing and or replacing sign.

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
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		14

# Case No.	Date Issue	Req'd Action
8 16090004	9/1/2016	

Owner MIA REAL RENTALS II LLC
Address 5301 N FEDERAL HWY STE 185 BOCA RATON, FL 33487-4918
Site Address 207 Bayberry Dr Lake Park, FL 33403

Description

Please obtain all necessary permits PRIOR to completing any repairs listed below.

Evidence of re-roofing without a permit. Please obtain re-roofing permit.

OUTDOOR VIOLATIONS OBSERVED:

- Soffit in disrepair - please repair all damaged parts of soffit
- Roof in disrepair - please repair all portions of the roof as needed and eliminate all roof leaks
- Building walls in disrepair - please repair all cracks and faults in all walls as needed
- Garage door in disrepair - please repair/replace all parts of garage doors and framing as needed to prevent water, insect and vermin intrusion
- Wall discolorations - please remove all wall discolorations/rust stains from around the building
- Prohibited outdoor storage - please remove all prohibited items stored outside such as building materials, litter, bricks, concrete blocks, etc

INDOOR VIOLATIONS OBSERVED (including garage):

- Ceiling in disrepair - please repair all areas of ceiling exhibiting water damage, peeling surface material and mold
- Baseboard termite damage - please provide proof of termite treatment and repair all damage resulting from insect infestations
- Bathtub/walls coating damage - please repair/replace bathtub and walls in guest bathroom to eliminate damaged paint on surface of bath tub and walls
- Wall paint and trim damage - please eliminate all paint chips and cracks on all walls and window seals as needed
- Door/door jam damage - please repair/replace all portions of all doors and frames in disrepair

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		29
Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	Sec. 54-129	Responsibility of the owner. (a) For purposes of this article, the term "owner" shall mean any person, agent, operator, firm, trust, partnership, limited liability corporation, association, corporation, or other person or entity having a legal or e		29
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
Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	Sec. 54-72	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) Ex		29
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		29
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		29

# Case No.	Date Issue	Req'd Action
9 16100007	10/10/2016	

Owner LAUDENSLAGER JASON
Address 831 W ILEX DR LAKE PARK, FL 33403
Site Address 831 W Ilex Dr Lake Park, FL 33403

Description

Sec.54-74
Please mow and trim lawn and swale areas. Please maintain lawn and swale in good and neat condition.

Sec. 68-3
Please dispose or properly store all prohibited outdoor storage items.

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 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 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		14

# Case No.	Date Issue	Req'd Action
10 16090055	9/20/2016	

Owner EAST BALD EAGLE LLC
Address 750 S DIXIE HWY BOCA RATON, FL 33432-6108
Site Address 730 W Ilex Dr Lake Park, FL 33403

Description

Sec. 10-33 Prohibited (nuisance)
A FOUL ODOR EMITTING FROM THE RESIDENCE WAS NOTED AT TIME OF INSPECTION

PLEASE IMPLEMENT ALL NECESSARY MEANS OF SANITATION TO ELIMINATE ANYAND ALL

UNPLEASANT OR OBSCENE ODORS AND USE ALL NECESSARY MEASURES TO PREVENT SUCH ODORS AND VIOLATIONS FROM REOCCURRING

Sec. 24-39(a) Placing of refuse and refuse containers for collection. No refuse or refuse container shall be kept upon or adjacent to any street, sidewalk, parkway, front yard, side yard or other place within the view of persons using the town's streets and sidewalks

ONE TRASH CAN WAS OBSERVED IN FRONT YARD

PLEASE PROPERLY STORE ALL TRASH RECEPTACLES BEHIND PROPERTY AND OUT OF VIEW.

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 litter.

PROPERTY LAWN AND SWALE AREAS WERE OBSERVED SEVERELY OVERGROWN.

PLEASE PROPERLY MOW, TRIM AND MAINTAIN ALL SOD AREAS.

THE TOWN WILL REQUEST TO ABATE THE PROPERTY AND ASSESS A LIEN AGAINST THE PROPERTY IF THE MATTER IS NOT REMEDIED WITHIN THE ALLOTTED TIMEFRAME FOR COMPLIANCE

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

SEVERAL WINDOWS WERE OBSERVED DEBILITATED AND IN DISREPAIR.

PLEASE OBTAIN ALL WINDOW REPAIR/REPLACEMENT PERMITS AS NEEDED AND REPAIR OR REPLACE THE DAMAGED WINDOWS.

Sec. 68-3 Prohibited outdoor storage in residential zoning districts

PROHIBITED OUTDOOR STORAGE WAS OBSERVED THROUGHOUT PROPERTY

PLEASE REMOVE AND/OR PROPERLY STORE ALL PROHIBITED ITEMS FROM OUTSIDE OF PROPERTY, INCLUDING BUT NOT LIMITED TO BUILDING AND GARDENING TOOLS AND MATERIALS, EXERCISING EQUIPMENT, FURNITURE, TOYS, APPLIANCES, CRATES, LITTER, TRASH, TARPS, CARTS, CONTAINERS OF PAINT, ETC.

Sec. 78-35 Offensive, etc., uses.

No use shall be made of any property within any district that shall in any way be offensive or obnoxious by reason of the emission of odors, gases, dust, vibrations or noise, nor shall anything be done, constructed or maintained in such districts that would in any way constitute an eyesore, annoyance or nuisance to the adjacent property owners, residents or to the community.

PLEASE IMPLEMENT ALL NECESSARY MEANS OF SANITATION TO ELIMINATE ANY UNSANITARY CONDITIONS, TRASH AND DEBRIS THAT MAY LEAD TO INFESTATION BY INSECTS, RODENTS AND/OR OTHER VERMIN. USE ALL NECESSARY MEASURES TO PREVENT SUCH CONDITIONS AND VIOLATIONS FROM REOCCURRING INSPECTION OF THE INTERIOR OF THE UNIT IS REQUIRED AS PROOF OF COMPLIANCE.

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.

PROPERTY FENCE WAS OBSERVED DEBILITATED AND IN DISREPAIR.

PLEASE OBTAIN ALL FENCE REPAIR/REPLACEMENT PERMITS AS NEEDED AND REPAIR, REPLACE OR REMOVE THE DAMAGED FENCE.

FAILURE TO RESPOND TO THIS NOTICE MAY RESULT IN THIS CASE BEING BROUGHT IN TO BE HEARD BEFORE A SPECIAL MAGISTRATE AND MAY RESULT IN MONETARY FEES AND FINES.

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
Chapter 10 ENVIRONMENT*	Sec. 10-33	Prohibited. It shall be unlawful for any person to cause, permit, maintain or allow the creation or maintenance of a nuisance. (Code 1978, § 16-3)		10
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		10
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		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
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		10
Chapter 78 ZONING*	Sec. 78-35	Offensive, etc., uses. No use shall be made of any property within any district that shall in any way be offensive or obnoxious by reason of the emission of odors, gases, dust, vibrations or noise, nor shall anything be done, constructed or maintain		10

# Case No.	Date Issue	Req'd Action
11 16090073	9/30/2016	

Owner	Address	Site Address
DIXON ELSIE C &	640 W ILEX DR WEST PALM BEACH, FL 33403	640 W Ilex Dr Lake Park, FL 33403

Description

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 existence or accumulation of dirt, algae, scum, or other materials and debris which would render a swimming pool generally unusable for recreational purposes. It shall be the duty of every person or entity owning, leasing, or having an interest in any real property located in the town, upon which a swimming pool is installed, erected or constructed, to maintain the swimming pool in a clean and sanitary condition. Dirt, algae, scum, and other materials and debris shall be removed as often as necessary to maintain good, clean, and sanitary conditions. Swimming pools shall be thoroughly cleansed at least once each week by the use of disinfectant agents, chemicals and/or proper pool cleansing materials, and the water in the pool shall be clear and completely circulated at least twice each week.

PROPERTY POOL WAS OBSERVED WITH A DENSE ACCUMULATION OF ALGAE AND POSIGN HUMAN HEALTH HAZARD AS A MOSQUITO BREEDING HABITAT.
 POOL MAUST BE PROPERLY MAINTAINED WITH WATER CIRCULATING AND IN SANITARY CONDITION.

PLEASE REPAIR AND MAINTAIN ALL COMPONENTS OF THE POOL TO RESTORE AND PRESERVE A SANITARY POOL AND REDUCE HEALTH HAZARDS AND NUISANCES.

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 litter.

PROPERTY LAWN (FRONT, SIDES AND BACK) AND SWALE AREAS WERE OBSERVED OVERGROWN.
 PALM FRONDS WERE OBSERVED ENCROACHING ON SIDEWALK.

PLEASE PROPERLY MOW, EDGE AND MAINTAIN ALL LAWN AND SWALE AREAS.
 PLEASE TRIM AND MAINTAIN ALL TREEN ON PROPERTY AS TO NOT LIMIT PUBLIC ACCESS TO SIDEWALK AND SWALE.

Sec. 68-3 Prohibited outdoor storage in residential zoning districts.
 (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.
 (7) Outdoor storage and the area of storage shall be maintained in a clean, neat and presentable manner.

REMOVE LITTER/TRASH THROUGHOUT PROPERTY AND MAINTAIN PROPERTY IN CLEAN AND PRESENTABLE MANNER.
 REMOVE ALL INDOOR FURNITURE, APPLIANCES, CONSTRUCTION MATERIALS, VEHICLE AND BICYCLE PARTS AND OTHER DSCARDED/JUNK ITEMS OUTSIDE STORAGE/PROPERTY.
 PROPERLY STORE ALL YARD EQUIPMENT WITHIN AN ENCLOSURE.

Sec. 78-113 Enclosing swimming pools
 POOL SCREEN ENCLOSURE WAS OBSERVED IN DISREPAIR AND POSING A HAZARD.

PLEASE OBTAIN ALL POOL ENCLOSURE REPAIR/REPLACEMENT PERMITS IF NEEDED AND REPAIR/REPLACE THE DAMAGED SCREEN POOL ENCLOSURE.

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.

PROPERTY FENCE WAS OBSERVED DEBILITATED, IN DISREPAIR AND LEANING.
 ONE AWNING IN REAR OF BUILDING WAS OBSERVED IN DISREPAIR.

PLEASE OBTAIN ALL FENCE REPAIR/REPLACEMET PERMITS AS NEEDED AND REPAIR, REPLACE OR

REMOVE THE DAMAGED FENCE.
PLEASE REPAIR AWNING AND ENSURE ALL AWNINGS ARE IN GOOD WORKING CONDITION

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 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		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 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		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

# Case No.	Date Issue	Req'd Action
12 16100004	10/4/2016	

Owner	Address	Site Address
MCQUADE PAULINE	722 GREENBRIAR DR LAKE PARK, FL 33403-2521	722 Greenbriar Dr Lake Park, FL 33403

Description

Sec. 16-10
Please mow, edge and maintain overgrown lawn.

Sec. 24-39(a) Placing of refuse and refuse containers for collection. No refuse or refuse container shall be kept upon or adjacent to any street, sidewalk, parkway, front yard, side yard or other place within the view of persons using the town's streets and sidewalks

Sec. 54-125(n) - Wall discolorations - please remove all iron stain discolorations from building

Sec. 68-3 Prohibited outdoor storage
Please remove/properly store all items improperly stored in yard and car port, including but not limited to unregistered vehicles, household items, indoor furnishings, tools, appliances and other debris. Remove or provide proof of registration for all unregistered/expired tag vehicles.

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 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		16
Chapter 24 SOLID WASTE*	Sec. 24-39	Placement of containers, materials and vehicles. (a) Placing of refuse and refuse containers for collection. No refuse or refuse container shall be kept upon or adjacent to any street, sidewalk, parkway, front yard, side yard or other place withi		16
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		16
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		16

# Case No.	Date Issue	Req'd Action
13 16090044	9/15/2016	

Owner	Address	Site Address
PERDICARO CHARLES	126 DATE PALM DR LAKE PARK, FL 33403-3524	126 Date Palm Dr Lake Park, FL 33403 B

Description

Sec. 16-10(a) Maintenance of Private Property
 Several awnings on front building were observed in disrepair

PLEASE ENSURE ALL AWNINGS ON ENTIRE PROPERTY ARE IN GOOD REPAIR AND PROEPRLY WORKING

Sec. 54-100
 Unpermitted window and door installation

PLEASE OBTAIN ALL NECESSARY PERMITS AND COMPLETE THE PERMITTING PROCESS INCLUDING INSPECTIONS

Sec. 54-125(n) - Wall discolorations
 Unpainted portions of walls

PELASE PAINT ALL EXTERIOR WALLS A UNIFORM COLOR

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
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		8
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		8
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		8

# Case No.	Date Issue	Req'd Action
14 16060056	6/23/2016	

Owner	Address	Site Address
CERQUEIRA MARIA	1105 LAKE SHORE DR APT 105 LAKE PARK, FL 33403- 2865	1105 Lake Shore Dr Lake Park, FL 33403 105

Description

Facility operating without Town of Lake Park Business Tax Receipt (BTR).

Property was discovered advertised for rent PRIOR to property owner obtaining rental BTR with Town of Lake Park.

Please complete all necessary documentation, inspections and procedures and obtain all applicable permits, licenses and BTR.

Please contact Town of Lake Park Community Development at 561-881-3318 for guidance on procedures, forms, fees and completion of BTR application.

COMPLIANCE DEADLINE: 7/25/16

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		32

# Case No.	Date Issue	Req'd Action
15 16080084	8/19/2016	

Owner	Address	Site Address
MIZERAK KAREN L	1085 MORSE BLVD RIVIERA BEACH, FL 33404-2744	810 Lake Shore Dr Lake Park, FL 33403 24

Description

#1
 APPLIANCES IN DISREPAIR - AIR CONDITIONING UNIT IN LIVING ROOM WAS OBSERVED IN DISREPAIR AND FALLING APART; IN ADDITION THE UNIT WAS OBSERVED NOT PROPERLY CONNECTED TO DRAINING LINE
 PLEASE REPAIR/REPLACE THE UNIT AND/OR BROKEN COMPONENTS AS NEEDED

#2
 LIGHT FIXTURE IN KITCHEN DOES NOT WORK; ELECTRICAL OUTLETS IN KITCHEN 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 TOWNOF LAKE PARK COMMUNITY DEVELOPMENT FOR INFORMATION ON ANY APPLICABLE PERMITS

#3
 WATER LEAKS OBSERVED UNDER KITCHEN SINK, IN BATHROOM SHOWER, AROUND BATHROOM TOILET AND SINK
 - LEAKS RESULTED IN WTER DAMAGE TO KITCHEN AND BATHROOM CABINETS, TILE DAMAGE IN BATHROOM AND SHOWER, CARPET DAMAGE THROUGHOUT THE UNIT, MOLD BUILD UP IN CABINETS AND UNDER CARPET
 PLEASE REPAIR ALL WATER LEAKS AND REPLACE ALL NECESSARY FIXTURES AND PLUMBING COMPONENTS TO PREVENT FUTURE LEAKS. PLEASE TREAT/REPLACE/REMOVE MOLD AND MOLDY CABINETS AND CARPETING AS NEEDED

#4
 WALL AND CEILLING PAINT OBSERVED PEELING THROUGHOUT THE RENTAL UNIT
 PLEASE REPAIR/REPLACE ALL PEELING PAINT

#5
 MOLD OBSERVED ON LIVINGROOM CEILLING - POSSIBLE ROOF LEAK
 PELASE PROVIDE A REPORT OF A ROOF INSPECTION FROM AN ACCREDITED ENTITY AND COMPLETE ALL NECESSARY ROOF REPAIRS. PLEASE CONTACT TOWNOF LAKE PARK COMMUNITY DEVELOPMENT FOR INFORMATION ON ANY APPLICABLE PERMITS

#6
 FRONT DOORWAY, DOOR FRAME AND DOOR JAM WERE OBSERVED IN DISREPAIR. GAPS BETWEEN THE DOOR AND DOOR FRAME WERE OBSERVED ALLOWING FOR WATER AND INSECT INTRUSION
 PLEASE REPAIR/REPLACE ALL DOOR AND DOOR FRAME COMPONENTS TO PREVENT WATER AND INSECT INTRUSION

#7
 WINDOWS IN DISREPAIR - OBSERVED WERE GAPS IN MASTER BEDROOM WINDOW FRAME AND SCREEN, INOPERABLE (UNABLE TO CLOSE) WINDOW WITH BROKEN CLOSING COMPONENTS IN SPARE BEDROOM PLEASE PERAIR/REPLACE ALL NECESSARY COMPONENTS OF WINDOWS. PLEASE CONTACT TOWNOF LAKE PARK COMMUNITY DEVELOPMENT FOR INFORMATION ON ANY APPLICABLE PERMITS

#8
 OBSERVED WAS SHOWER IN DISREPAIR - NO COLD WATER IN SHOWER; TILE IN DISREPAIR; PEELING PAINT AND DAMAGED SHEETROCK

PLEASE MAKE ALL NECESSARY PLUMBING AND TILE/WALL REPAIRS TO RENDER THE SHOWER SAFE AND FULLY FUNCTIONAL

#9

PROPERTY WAS DISCOVERED TO EB A RENTAL UNIT WITHOUT TOWN OF LAKE PARK BUSINESS TAX RECEIPT (BTR). PLEASE COMPLETE ALL NECESSARY DOCUMENTATION AND SUBMIT ALL FEE TO COMPLETE THE BTR APPLICATION PROCESS (APPLICATION FORM ENCLOSED OR CAN BE LOCATED AT http://www.lakeparkflorida.gov/sites/default/files/Rental%20Application%20for%20Duplex%20and%20other%20Multi-Family%20Residential_1.pdf).

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
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
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		14
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 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		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. 54-71	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		14

# Case No.	Date Issue	Req'd Action
16 16110031	11/18/2016	

Owner	Address	Site Address
LEASING OF SOUTH FLORIDA INC	211 US HIGHWAY ONE LAKE PARK, FL 33403	131 Federal Hwy Lake Park, FL 33403

Description

Jet Tek operating without Business tax receipt

Please complete the Business Tax Receipt application process by 11/20/2016 to return into compliance.

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		3

Total	NEW CASES	16
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Total Hearing		16
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