



Town of Lake Park

SPECIAL MAGISTRATE HEARING AGENDA

FEBRUARY 1, 2018

10:00 A.M.

Town Hall Commission Chambers
535 Park Avenue
Lake Park, Florida 33403

PLEASE TAKE NOTICE AND BE ADVISED: If any interested person desires to appeal any decision of the Special Magistrate with respect to any matter considered at this Hearing, such interested person will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. *Persons with disabilities requiring accommodations in order to participate in the Hearing should contact the Town Clerk's Office by calling 561-881-3311 at least 48 hours in advance in order to request accommodations.*

REQUEST FOR FINE REDUCTION

APPLICANT: LONGRUN OIL CORPORATION

LOCATION: 140 NORTH FEDERAL HIGHWAY
PCN: 36-43-42-20-01-037-0360
LEGAL: KELSEY CITY PT OF LTS 36 THRU 41 LYG W OF & ADJ
TO US HWY 1 R/W (LESS W 15 FT) BLK 37

CASE NO. 08040148

ORIGINAL S/M HEARING DATE:	07/10/2008
CODE SECTION VIOLATED:	78-253
ORDERED COMPLIANCE DATE:	10/10/2008
ACTUAL COMPLIANCE DATE:	10/12/2009
\$250.00 PER DAY FINE X 367 DAYS	\$91,750.00
INTEREST:	<u>12,952.47</u>
	\$104,702.47



Town of Lake Park
535 Park Avenue
Lake Park, FL 33403

**SPECIAL MAGISTRATE
HEARING AGENDA
February 1, 2018 10:00 AM**

PLEASE TAKE NOTE AND BE ADVISED that if any interested person desires to appeal any decision made by the Special Magistrate with respect to any matter considered at this Hearing, such interested person may need a verbatim record of the proceedings made, including the testimony and evidence presented at this Hearing.

CALL TO ORDER

SWEARING IN OF ALL WITNESSES

QUASI-JUDICIAL PROCEEDINGS

The Special Magistrate shall have the jurisdiction and authority to hear and decide alleged violations of the Codes and Ordinances enacted by the Town of Lake Park.

Category: NEW CASES

#	Case No.	Date Issue	Req'd Action
1	17100004	10/4/2017	

Owner	Address	Site Address
TRUST LAKE PARK TWO LTD	BOSTON FINANCIAL INV MGMT C/O 101 ARCH ST BOSTON, MA 02110	824 Lido Cir Lake Park, FL 33403 304

Description

SAN MARCO VILLAS COMMON GROUNDS
DEAD, MISSING LANDSCAPING: REPLACE ALL TREES, SHRUBS, LAY 3" OF MULCH WITHIN BEDS AND REPAIR IRRIGATION. INOPERATIVE DAMAGED STREET AND PARKING LOT LIGHTING: REPAIR ALL LIGHTING. OVERFLOWING DUMPSTERS WELL BEYOND ENCLOSURES: REMOVE ALL TRASH/HOUSEHOLD ITEMS AND MAINTAIN TRASH FREE OUTSIDE DUMPSTER AREAS. BROKEN/MISSING STREET SIGNS: REPLACE/REPAIR ALL DAMAGED STREET SIGNS. SIDEWALK TRIP HAZARD WITHIN SIDEWALK, S.E. PROPERTY ACROSS FROM DUMPSTER: (INSTALL TEMPORARY BARRIER) REPAIR UNSANITARY INOPERATIVE WATER FOUNTAIN: CLEAN AND MAINTAIN WATER FOUNTAIN. DAMAGED NORTHERN ENTRANCE GATES: REPAIR.

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
Chapter 10 ENVIRONMENT*	Sec. 10-32	Prohibited nuisances on developed or cleared lots. The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions are hereby declared to be an		5
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		5
Chapter 24 SOLID	Sec. 24-80	Loading and unloading areas.		5

WASTE*		Any person maintaining a loading or unloading area shall provide a suitable number and type of receptacles for loose debris, paper, packaging materials and other trash. Such person shall maintain this area neat, clean an	
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
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	10
Chapter 78 ZONING*	Sec. 78-142	Off-street parking and loading. (a) Purpose and intent. It is the intent of this section to provide for the health, safety, welfare and convenience of the public by requiring each development to provide minimum lands to accommodate the parking, l	5
Chapter 78 ZONING*	Sec. 78-253	Minimum landscape requirements. (a) Nonresidential districts. (1) In nonresidential districts, no more than 40 percent of the total landscape area shall be covered with sod (grass), except those projects proposing playgrounds, ballfields, gol	30

# Case No.	Date Issue	Req'd Action
2 17120008	12/6/2017	

Owner	Address	Site Address
OPABOLA KASALI O	6186 DUCKWEED RD WELLINGTON, FL 3449-5808	806 9th St, Lake Park, FL 33403 33

Description

Sec 54-100 - PERMITS REQUIRED
- Observed A/C unit installed without permit
- Observed water heater unit installed without permit

PLEASE OBTAIN ALL NEEDED PERMITS FOR THE ITEMS LISTED ABOVE

Sec 54-125
(p) Interior floors, walls, and ceilings. (1) Every floor, interior wall and ceiling shall be substantially rodentproof, shall be kept in sound condition and good repair and shall be safe to use and capable of supporting the load which normal use may cause to be placed thereon.

PLEASE REPAIR ALL BROKEN AND DEBILITATED AREAS OF ALL WALLS AND PATCH UP ALL HOLES IN WALLS

Sec. 54-127. - Sanitation requirements
(e) Extermination.
- Observed rat droppings and live rats in unit
PLEASE REMOVE ALL BEES/WASP NESTS FROM PROPERTY

Sec. 54-8 Chapter One Amendments Adopted and FBC 101.4.9 Electrical . The provisions of Chapter 27 of the Florida Building Code shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.
- Observed one electrical panel with no cover

PLEASE REPLACE PANEL COVER

PLEASE REPAIR OR REMOVE ALL DEBILITATED FENCES. OBTAIN ALL PERMITS AS NEEDED PRIOR TO BEGINNING REPAIRS, REPLACEMENT OR REMOVAL LACK OF COMPLIANCE AND ANY OUTSTANDING VIOLATIONS PAST A RE-INSPECTION DATE OF 12/13/17 WILL RESULT IN CASE BEING BROUGHT TO A HEARING BEFORE SPECIAL MAGISTRATE AND MAY RESULT IN MONETARY FEES AND PENALTIES

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	Sec. 54-100	Permits. Any owner, authorized agent, or contractor who desires to construct, enlarge, alter, repair, move, demolish, or change a residential building or structure, or to cause such work to be done, shall first make application to the community deve		7
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		7
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. 54-8	Chapter One Amendments Adopted. CHAPTER ONE - ADMINISTRATION Section 101. General. 101.1 Title. These regulations shall be known as the Florida Building Code hereinafter referred to as "this code." 101.2 Scope. The provisions of this		7

# Case No.	Date Issue	Req'd Action
3 17120001	12/1/2017	

Owner	Address	Site Address
718 MAGNOLIA LLC	207 CRANFORD AVE CRANFORD, NJ 7016-2501	718 Magnolia Dr, Lake Park, FL 33403

Description

Your home/residence has been identified by Code as possibly being operated as a recovery residence. In order to ensure the code's procedures for recovery residences are being adhered to, a complete interior inspection is being requested by 01/05/2018. Also, please complete and submit a Reasonable Accommodation Application with the Town by 01/05/2018.

Please call Kimberly Rowley at (561) 881-3319 for information regarding RA Application details.

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
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		35
Chapter 78 ZONING*	Sec. 78-6	Reasonable Accommodation procedures, (1) This section implements the policy of the town for processing requests for reasonable accommodation from the town's ordinances, rules, policies, practices, and procedures for persons with disabilities as pro		35

# Case No.	Date Issue	Req'd Action
4 17120025	12/19/2017	

Owner	Address	Site Address
IFSA CORPORATION	34 PRINCEWOOD LN PALM BEACH GARDENS, FL 3410-1493	800 Northlake Blvd, Lake Park, FL 33408

Description

Sec. 54-8 - Chapter One amendments adopted.
FBC Section 105. Permits

105.1 Required . Any contractor, owner, or agent authorized in accordance with Chapter 489, F.S. who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical, plumbing or fire protection system, or accessible or flood resistant site element, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

FACILITY REPAINTED/RESURFACED PARKING LOT WITHOUT PROPER PERMITS IN PLACE

PLEASE CEASE AND DESIST ALL PARKING LOT RENOVATION WORK AND OBTAIN PROPER PERMITS PRIOR TO RESUMING. PLEASE CONTACT OUR PERMITTING DEPARTMENT AT 561-881-3318 FOR PERMIT INFORMATION AND PROCESSING.

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
FLORIDA BUILDING CODE	105.1.1	Permits Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any elect		14
Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	Sec. 54-8	Chapter One Amendments Adopted. CHAPTER ONE - ADMINISTRATION Section 101. General. 101.1 Title. These regulations shall be known as the Florida Building Code hereinafter referred to as "this code." 101.2 Scope. The provisions of this		14

# Case No.	Date Issue	Req'd Action
5 17120034	12/28/2017	

Owner COMRAS MANUEL
Address 10242 HUNT CLUB LN PALM BEACH GARDENS, FL 3418-4572
Site Address 1431 Flagler Blvd, Lake Park, FL 33403

Description

Sec. 30-2 Prohibited parking
OBSERVED BOAT PARKED ON SWALE FOR 2 DAYS

Citation #1369 issued - \$50
Outstanding unpaid swale citations issued to property:
- #0664; issued on 3/12/2017 in the amount of \$50
- #0671; issued on 4/3/2017 in the amount of \$50
- #0947; issued on 7/6/2017 in the amount of \$50

TOTAL OUTSTANDING CITATIONS BALANCE DUE IS \$200
PLEASE REMOVE BOAT BY 8 AM 12/29/17 AND PAY ALL PENDING CITATIONS BY 1/4/18

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
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

# Case No.	Date Issue	Req'd Action
6 18010011	1/9/2018	

Owner ATILUS WISLY
Address 717 MAGNOLIA DR LAKE PARK, FL 3403-2008
Site Address 717 Magnolia 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.

Please clean unsanitary (green) swimming pool.

CALL TO SCHEDULE AN INSPECTION TO CONFIRM COMPLIANCE.

COMPLIANCE MUST BE OBSERVED BY 01/12/2018 IN ORDER TO AVOID CASE BEING FORWARDED TO A HEARING AND ASSOCIATED FEES AND FINES.

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		3

# Case No.	Date Issue	Req'd Action
7 17100026	10/16/2017	

Owner	Address	Site Address
REAL STRATEGIC CAPITAL LLC	7741 N MILITARY TRL STE 1 PALM BEACH GARDENS, FL 33410-7431	754 Date Palm Dr, Lake Park, FL 33403

Description

Sec. 78-64 - R-1 residence districts.

Property has a land use designation of Residential Low Density where only single family detached residences or clustered single family detached residences are permitted. It is also located in a Single Family R-1 Zoning District where only one single family residence is permitted. The property has been converted into 3 residences consisting of a multiple family residence (which is a code violation), therefore it does not comply with the R-1 zoning district regulations or the Residential Low Density land use designation. Corrective Action: Remove the improvements converting the single family residence into 3 units (i.e. multiple family residence) and return it to a single family residence.

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
Chapter 78 ZONING*	Sec. 78-64	R-1 residence districts. Within R-1 residence districts, the following regulations shall apply: (1) Uses permitted. Within any R-1 residence district, no building, structure or land shall be used and no building shall be erected, structurally al		90

# Case No.	Date Issue	Req'd Action
8 17120027	12/21/2017	

Owner	Address	Site Address
LAJEUNESSE ROSE V	745 GREENBRIAR DR LAKE PARK, FL 3403-2520	745 Greenbriar Dr, Lake Park, FL 33403

Description

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.

SIDE FENCE OBSERVED DAMAGED AND LEANING ONTO NEIGHBORING PROPERTY

PLEASE REPAIR, REMOVE OR REPLACE DAMAGED FENCE SECTIONS

Violations

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
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
Total	NEW CASES			8
Total Hearing				8