



**SPECIAL MAGISTRATE  
HEARING AGENDA  
September 7, 2017 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	17060039	6/22/2017	

Owner	Address	Site Address
OPABOLA KASALI O	6186 DUCKWEED RD LAKE WORTH, FL 33449	806 9th St Lake Park, FL 33403 45

**Description**

Sec. 54-125 General requirements for the exterior and interior of structures  
(k) Exterior doors.  
(1) Every exterior door, basement or cellar door and hatchway shall be substantially weathertight, watertight, and rodentproof, and shall be kept in sound working condition and good repair.  
(2) Every exterior door shall be provided with properly installed hardware that is maintained to ensure reasonable ease of operation to open, close and secure in an open or closed position, as intended by the manufacturer of the door and the attached hardware.  
(l) Exterior doorframes.  
(1) Exterior doorframes shall be properly maintained and shall be affixed with weatherstripping and thresholds as required to be substantially weathertight, watertight and rodent and insect restrictive when the door is in a closed position.  
(2) Exterior doorjambs, stops, headers and moldings shall be securely attached to the structure, maintained in good condition without splitting or deterioration that would minimize the strength and security of the door in a closed position.

EXTERIOR DOOR AND DOOR FRAME WERE OBSERVED IN DISREPAIR, BREAKING APART AND NOT WEATHERTIGHT.  
PLEASE OBTAIN ALL NECESSARY PERMITS AND REPAIR/REPLACE DAMAGED DOOR AND DOOR FRAME.  
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Sec. 54-125 General requirements for the exterior and interior of structures  
(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.

CROWN MOLDING WAS OBSERVED IN DISREPAIR  
PLEASE REMOVE OR PROPERLY INSTALL, ELIMINATING ANY GAPS, ALL CROWN MOLDING  
THROUGHOUT THE UNIT  
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Sec. 54-124. - Minimum requirements for electrical systems.

Every electrical outlet and fixture required by this article shall be installed, maintained and connected to a source of electric power in accordance with the provisions of the state building code (sEC. 54-7)

OBSERVED WAS A KITCHEN CEILING LIGHT WIRED IN VIOLATION OF FBC.

PLEASE OBTAIN ALL NECESSARY PERMITS TO RE-WIRE/REPLACE KITCHEN CEILING LIGHT  
AND ALL WIRING ASSOCIATED WITH IT.  
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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 WERE RENOVATED BATHROOM AND KITCHEN. NO APPROVED PERMITS ON FILE  
FOR RENOVATIONS WERE FOUND  
PLEASE OBTAIN ALL NECESSARY PERMITS AND COMPLETE ALL RENOVATIONS AS PER  
SPECIFICATION OF EACH PERMIT  
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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. 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.

BATHROOM SINK AND TOILET WERE OBSERVED WOBBLY AND NOT PROPERLY AFFIXED TO  
THE SINK CABINET AND FLOOR, RESPECTIVELY  
PLEASE OBTAIN ALL NECESSARY PERMITS AND PROPERLY INSTALL ALL BATHROOM  
APPLIANCES AND FIXTURES.

THIS CASE WAS INVESTIGATED AS A COMPLAINT OF DOOR AND OUTSIDE RAILING IN  
DISREPAIR. THE RAILING VIOLATION WILL BE CITED AND INVESTIGATED AS A SEPARATE  
CASE.

LACK OF COMPLIANCE AND ANY OUTSTANDING VIOLATIONS PAST A RE-INSPECTION DATE OF  
07/06/2017 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. 54-122	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. 54-124	Minimum requirements for electrical systems. Every electrical outlet and fixture required by this article shall be installed, maintained and connected to a source of electric power in accordance with the provisions of the state building code (sectio	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

# Case No.	Date Issue	Req'd Action
2 17070017	7/13/2017	

**Owner** OPABOLA KASALI O  
**Address** 6186 DUCKWEED RD LAKE WORTH, FL 33449  
**Site Address** 806 9th St Lake Park, FL 33403 44

**Description**

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. 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.

- KITCHEN sink CABINET/VANITY OBSERVED IN DISREPAIR - please repair or replace kitchen sink cabinet/vanity

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

WINDOWS IN DISREPAIR

(g) Windows. Every window shall be substantially weathertight, watertight and rodentproof, and shall be kept in sound working condition and good repair

(j) Windows to be openable. Every window required for light and ventilation for habitable rooms shall be capable of being easily opened and secured in position by window hardware

- ALL WINDOWS BROKEN-UNABLE TO OPEN SAFELY- please obtain all needed permits to repair/replace all windows

(k) Exterior doors. (1) Every exterior door, basement or cellar door and hatchway shall be substantially weathertight, watertight, and rodentproof, and shall be kept in sound working condition and good repair

(l) Exterior doorframes. (1) Exterior doorframes shall be properly maintained and shall be affixed with weatherstripping and thresholds as required to be substantially weathertight, watertight and rodent and insect restrictive when the door is in a closed position.

- 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 or replace all door frame components to prevent water and insect intrusion. Please obtain all necessary permits if replacing door and/or door frame.

(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
- DEBILITATED WALL AND CEILING PAINT OBSERVED THROUGHOUT APARTMENT - repair all areas with debilitated/chipping paint
  - DEBILITATED PAINT OBSERVED ON DOORS AND DOOR FRAMES- repair all areas with debilitated/chipping door paint
  - CHIPPING/DAMAGED PLASTER/TEXTURE OBSERVED ON WALLS AND CEILING IN KITCHEN AND LIVING ROOM - repair all areas with debilitated/chipping plaster/texture including repair of drywall tape where needed
  - PIECES OF WALL AROUND ELECTRIC FIXTURES OBSERVED MISSING - please properly close all wall openings
  - SECTIONS OF BASEBOARD WERE MISSING THROUGHOUT THE APARTMENT - repair all areas with debilitated/missing baseboard
  - SECTIONS OF FLOOR TILE/VINYL WERE MISSING THROUGHOUT THE APARTMENT - repair all areas with debilitated/missing tile or vinyl flooring

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FBC 101.4.3 Mechanical

APPLIANCES IN DISREPAIR:

- AIR CONDITIONING UNIT IN BEDROOM WAS OBSERVED IN DISREPAIR, COVERED IN DEBRIS AND NOT WORKING/COOLING PROPERLY - please service the unit and clear any draining lines; please ensure proper permitting is in place PRIOR to beginning of servicing/replacement work

LACK OF COMPLIANCE AND ANY OUTSTANDING VIOLATIONS PAST A RE-INSPECTION DATE OF 7/27/17 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
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 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. 54-125	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

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# Case No.	Date Issue	Req'd Action
3 17070010	7/8/2017	

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<b>Owner</b>	<b>Address</b>	<b>Site Address</b>
OPABOLA KASALI O	6186 DUCKWEED RD LAKE WORTH, FL 33449	806 9th St Lake Park, FL 33403 46

**Description**

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. 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.

BATHROOM TOILET WAS OBSERVED WOBBLY AND NOT PROPERLY AFFIXED TO THE FLOOR PLEASE OBTAIN ALL NECESSARY PERMITS AND PROPERLY INSTALL ALL BATHROOM APPLIANCES AND FIXTURES.

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

(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.

CROWN MOLDING, PAINT AND CEILING PLASTER WAS OBSERVED IN DISREPAIR PLEASE REMOVE OR PROPERLY INSTALL, ELIMINATING ANY GAPS, ALL CROWN MOLDING THROUGHOUT THE UNIT

KITCHEN CABINETS/CUPBOARDS IN SEVERE DISREPAIR PLEASE OBTAIN ALL NECESSARY PERMITS AND REPAIR OR REPLACE ALL DEBILITATED KITCHEN CABINETS/CUPBOARDS

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

WINDOWS IN DISREPAIR

(g) Windows. Every window shall be substantially weathertight, watertight and rodentproof, and shall be kept in sound working condition and good repair

(j) Windows to be openable. Every window required for light and ventilation for habitable rooms shall be capable of being easily opened and secured in position by window hardware

SEVERAL WINDOWS UNABLE TO OPEN SAFELY

PLEASE OBTAIN ALL NEEDED PERMITS TO REPAIR AND/OR REPLACE DEBILITATED WINDOWS

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LACK OF COMPLIANCE AND ANY OUTSTANDING VIOLATIONS PAST A RE-INSPECTION DATE OF 07/21/2017 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. 54-122	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.		13
Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	Sec. 54-125	General requirements for the exterior and interior of structures. (a) Foundation. The building foundation		13

		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		
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#	Case No.	Date Issue	Req'd Action
4	17070012	7/10/2017	

Owner	Address	Site Address
OPABOLA KASALI O	6186 DUCKWEED RD LAKE WORTH, FL 33449	806 9th St Lake Park, FL 33403 48

**Description**

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. 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.

- KITCHEN VANITY AND WALL CABINET IN SEVERE DISREPAIR - please repair or replace all debilitated amenities

- VENTING FAN DOES NOT WORK - please repair or replace broken vent in bathroom

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(i) Smoke detector systems. Every dwelling unit shall be provided with an approved listed smoke detector, installed in accordance with the manufacturer's recommendations and listing. When activated, the detector shall provide an audible alarm. The detector shall be tested in accordance with and meet the requirements of UL (Underwriters Laboratories, Inc.) 217, Single and Multiple Station Smoke Detectors, as subsequently amended by such authority.

- NO WORKING SMOKE DETECTORS WERE OBSERVED IN THE HOUSING UNIT - please ensure all housing units are equipped with at least one properly functioning smoke detector

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

WINDOWS IN DISREPAIR

(g) Windows. Every window shall be substantially weathertight, watertight and rodentproof, and shall be kept in sound working condition and good repair

(h) Windows to be glazed. Every window sash shall be fully supplied with glass window panes or an approved substitute which are without open cracks or holes.

(j) Windows to be openable. Every window required for light and ventilation for habitable rooms shall be capable of being easily opened and secured in position by window hardware

- ONE LIVING ROOM AND TWO BEDROOM WINDOWS BROKEN; NONE OF THE WINDOWS OPERATING PROPERLY-UNABLE TO OPEN SAFELY- please obtain all needed permits to repair/replace all windows

Sec. Sec. 54-7 Florida building code adopted

ELECTRIC PANEL/FUSE BOX COVER DOESN'T CLOSE

PLEASE REPAIR/REPLACE FUSE COVER

LACK OF COMPLIANCE AND ANY OUTSTANDING VIOLATIONS PAST A RE-INSPECTION DATE OF 7/31/17 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. 54-122	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.		21
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		21
Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	Sec. 54-7	Florida Building Code Adopted. There is adopted by reference as fully and to the same extent as if set out at length herein the Florida Building Code, as amended from time to time, as the minimum construction standards for the town; one copy shall be		21

# Case No.	Date Issue	Req'd Action
5 17060045	6/29/2017	

Owner	Address	Site Address
OPABOLA KASALI O	6186 DUCKWEED RD LAKE WORTH, FL 33449	806 9th St Lake Park, FL 33403 32

#### Description

PLEASE CONTACT TOWN OF LAKE PARK COMMUNITY DEVELOPMENT at 561-881-3321 FOR INFORMATION ON ANY PERMITS THAT MAY BE REQUIRED FOR COMPLETE COMPLIANCE. PLEASE OBTAIN ALL PERMITTING INFORMATION PRIOR TO BEGINNING ANY CONSTRUCTION, RENOVATING, REPLACING OR REMODELING WORK REQUIRING PERMITS.

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. 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.

- TOILET SEAT WAS OBSERVED IN SEVERE DISREPAIR - please repair or replace the toilet seat

- KITCHEN FAUCET IN SEVERE DISREPAIR - please repair or replace kitchen faucet

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

WINDOWS IN DISREPAIR

(g) Windows. Every window shall be substantially weathertight, watertight and rodentproof, and shall be kept in sound working condition and good repair

(h) Windows to be glazed. Every window sash shall be fully supplied with glass window panes or an approved substitute which are without open cracks or holes.

(j) Windows to be openable. Every window required for light and ventilation for habitable rooms shall be capable of being easily opened and secured in position by window hardware

- ALL WINDOWS BROKEN-UNABLE TO OPEN SAFELY- please obtain all needed permits to repair/replace all windows

- OBSERVED WAS ONE WINDOW GLASS PAINE MISSING - please ensure that all windows are properly glazed with complete window panes installed

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(k) Exterior doors. (1) Every exterior door, basement or cellar door and hatchway shall be substantially weathertight, watertight, and rodentproof, and shall be kept in sound working condition and good repair

(l) Exterior doorframes. (1) Exterior doorframes shall be properly maintained and shall be affixed with weatherstripping and thresholds as required to be substantially weathertight, watertight and rodent and insect restrictive when the door is in a closed position.

- 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 or replace all door frame components to prevent water and insect intrusion. Please obtain all necessary permits if replacing door and/or door frame.

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(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

- DEBILITATED WALL PAINT OBSERVED THROUGHOUT APARTMENT - repair all areas with debilitated/chipping paint

- DEBILITATED PAINT OBSERVED ON DOORS - repair all areas with debilitated/chipping door paint

- CHIPPING/DAMAGED PLASTER/TEXTURE OBSERVED ON WALLS AND CEILING IN KITCHEN AND LIVING ROOM - repair all areas with debilitated/chipping plaster/texture including repair of drywall tape where needed

- PIECES OF WALL AROUND ELECTRIC FIXTURES OBSERVED MISSING - please properly close all wall openings

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(p) Interior floors, walls, and ceilings. (2) Every toilet, bathroom and kitchen floor surface shall be constructed and maintained so as to be substantially impervious to water and so as to permit such floor to be easily kept in a clean and sanitary condition.

- BATHROOM TILE MISSING BETWEEN WALL AND VANITY - please install tile or move vanity over the untiled area

- KITCHEN CABINETS/CUPBOARDS IN SEVERE DISREPAIR - please repair or replace all debilitated kitchen cabinets/cupboards

- BATHROOM VANITY IN DISREPAIR - please repair or replace the debilitated vanity

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

(b) Exterior walls. Every exterior wall shall be free of holes, breaks, loose or rotting boards or timbers, and any other conditions which might admit rain, or dampness to the interior portions of the walls or to the occupied spaces of the building. All siding material shall be kept in repair.

(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.

(2) Every toilet, bathroom and kitchen floor surface shall be constructed and maintained so as to be substantially impervious to water and so as to permit such floor to be easily kept in a clean and sanitary condition.

WATER LEAKS WERE REPORTED BY TENANT LEAKING FROM UNIT 32 TO UNIT BELOW (# ) DURING SHOWER/BATH TUB USE -UNDER KITCHEN SINK, IN BATHROOM SHOWER, AROUND BATHROOM TOILET AND SINK - please provide an inspection report issued by a licensed and insured plumbing professional explaining this issue and complete all repairs needed as per said report including obtaining all necessary permits

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FBC 101.4.3 Mechanical

APPLIANCES IN DISREPAIR:

- AIR CONDITIONING UNIT IN BEDROOM WAS OBSERVED IN DISREPAIR AND LEAKING EXCESSIVELY - please service the unit and clear any draining lines

- INSULATION ON AIR CONDITIONING UNIT IN BEDROOM WAS OBSERVED IN DISREPAIR AND DEBILITATED - please replace insulation on AC lines as per FL Building Code

- THE STOVE WAS OBSERVED IN DISREPAIR - BURNER CONTROLS NOT WORKING PROPERLY - please repair or replace stove



- REFRIGERATOR NOT WORKING PROPERLY AND LEAKING WATER TO THE INTERIOR -  
 please repair or replace refrigerator

- and Sec. 54-122(d) Water heating facilities.

HOT WATER HEATER WAS OBSERVED LEAKING FROM A WATER SOURCE LINE -  
 please repair or replace water heater plumbing components to fix water leak

LACK OF COMPLIANCE AND ANY OUTSTANDING VIOLATIONS PAST A RE-INSPECTION DATE OF 7/31/17 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
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		32
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.		32
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		32

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# Case No.	Date Issue	Req'd Action
6 17080007	8/7/2017	

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Owner	Address	Site Address
OPABOLA KASALI O	6186 DUCKWEED RD LAKE WORTH, FL 33449	806 9th St Lake Park, FL 33403 52

**Description**

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. 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.

- BATHTUB BACKING UP - please repair all plumbing to allow for proper drainage

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

(p) Interior floors, walls, and ceilings.

(1) Every floor, interior wall and ceiling shall be substantially rodent-proof, 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.

PAINT AND CEILING PLASTER WAS OBSERVED IN DISREPAIR IN BATHROOM AND BEDROOM  
PLEASE REPAIR ALL LEAKS CAUSING CEILING DAMAGE AND REPAIR ALL WATER-DAMAGED  
AREAS

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

(k) Exterior doors.

(1) Every exterior door, basement or cellar door and hatchway shall be substantially weathertight, watertight, and rodentproof, and shall be kept in sound working condition and good repair.

(2) Every exterior door shall be provided with properly installed hardware that is maintained to ensure reasonable ease of operation to open, close and secure in an open or closed position, as intended by the manufacturer of the door and the attached hardware.

(l) Exterior door frames.

(1) Exterior door frames shall be properly maintained and shall be affixed with weatherstripping and thresholds as required to be substantially weathertight, watertight and rodent and insect restrictive when the door is in a closed position.

(2) Exterior doorjamb, stops, headers and moldings shall be securely attached to the structure, maintained in good condition without splitting or deterioration that would minimize the strength and security of the door in a closed position.

EXTERIOR DOOR AND DOOR FRAME WERE OBSERVED IN DISREPAIR, BREAKING APART AND NOT WEATHERTIGHT.

PLEASE OBTAIN ALL NECESSARY PERMITS AND REPAIR/REPLACE DAMAGED DOOR AND DOOR FRAME.

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FBC 101.4.3 Mechanical

LIGHT FIXTURE IN LIVING ROOM DOES NOT WORK; ELECTRICAL OUTLETS IN LIVING ROOM AND BEDROOM 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 TOWN OF LAKE PARK COMMUNITY DEVELOPMENT FOR INFORMATION ON ANY APPLICABLE PERMITS

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54-100 Permits

UNPERMITTED A/C INSTALLED IN UNIT

PLEASE OBTAIN ALL NECESSARY PERMITS FOR A/C HANDLER

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Sec. 54-129. - Responsibility of the owner.

OBSERVED WERE SIGNS OF RODENT INFESTATION THROUGHOUT THE APARTMENT - please properly treat all areas of the apartment and building to eliminate current infestation and prevent future rodent intrusions

LACK OF COMPLIANCE AND ANY OUTSTANDING VIOLATIONS PAST A RE-INSPECTION DATE OF 08/21/17 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
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 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. 54-122	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. 54-125	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. 54-129	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		14

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# Case No.	Date Issue	Req'd Action
7 17060040	6/23/2017	

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Owner	Address	Site Address
FARQUHARSON CARLISLE	855 DATE PALM DR LAKE PARK, FL 33403	855 Date Palm Dr Lake Park, FL 33403

**Description**

Sec. 54-74 Additional Landscape and Property Standards.  
Observed was debilitated lawn, debilitated sod in front and side yard.

Please repair or replace all areas of damaged and debilitated lawn.

Sec. 16-10 Property Maintenance.  
Observed was debilitated sod on swale

Please repair or replace all areas of damaged and debilitated sod on swale.

LACK OF COMPLIANCE AND ANY OUTSTANDING VIOLATIONS PAST A RE-INSPECTION DATE OF 7/7/17 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 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		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

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# Case No.	Date Issue	Req'd Action
8 17070016	7/13/2017	

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Owner	Address	Site Address
HPA BORROWER 2016 1 LLC	180 N STETSON AVE STE 3650 CHICAGO, IL 60601	414 Foresteria Dr Lake Park, FL 33403

**Description**

Sec. 54-100 Permits.

A/C UNIT, A/C HANDLER AND WATER HEATER WERE OBSERVED INSTALLED WITHOUT PROPER PERMITS IN PLACE.

PLEASE OBTAIN ALL PERMITS AS NEEDED  
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Sec. 54-67 Maintenance.

- observed were soffit and soffit vents in disrepair

PROPERLY REPAIR AND MAINTAIN ALL PORTIONS OF THE BUILDING INCLUDING BUT NOT LIMITED TO SOFFIT AND ALL ROOF COMPONENT

LACK OF COMPLIANCE AND ANY OUTSTANDING VIOLATIONS PAST A RE-INSPECTION DATE OF 7/28/17 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		15

		residential building or structure, or to cause such work to be done, shall first make application to the community deve		
Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	Sec. 54-67	Maintenance. All buildings or structures, both existing and new, and all parts thereof, shall be maintained in a safe and sanitary condition. All devices or safeguards which are required by this article in a building when erected, altered, or repair		15

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# Case No.	Date Issue	Req'd Action
9 17070047	7/25/2017	

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Owner	Address	Site Address
1525 FLAGLER CORP	610 CLEMATIS ST STE CU5 WEST PALM BEACH, FL 33401	802 Old Dixie Hwy Lake Park, FL 33403 3

**Description**

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

INCOMPLETE BTR APPLICATION ON FILE - OPERATING WITHOUT A BUSINESS TAX RECEIPT

“ALL DIXIE MOVING SERVICES” is actively operating as a business without Town of Lake Park Business Tax Receipt (BTR)

Please complete all required inspections and application forms (including all applicable fees) and obtain a valid BTR.

Please contact the Community Development office at 561-881-3318 for more information and details of completion of BTR application.

LACK OF COMPLIANCE AND ANY OUTSTANDING VIOLATIONS PAST A RE-INSPECTION DATE OF 08/07/2016 WILL RESULT IN CASE BEING BROUGHT TO A HEARING BEFORE SPECIAL MAGISTRATE AND MAY RESULT IN ADDITIONAL MONETARY FEES AND FINES.

**Violations**

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
Chapter 28 TAXATION*	Sec. 28-33	Engaging in business without a local business tax receipt upon false representation. It shall be unlawful for any person to engage in any trade, business, profession or occupation within the town without a business tax receipt, or upon a business ta		13

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# Case No.	Date Issue	Req'd Action
10 17070059	7/25/2017	

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

**Description**

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

INCOMPLETE BTR APPLICATION ON FILE - OPERATING WITHOUT A BUSINESS TAX RECEIPT

“FIRST HAITIAN 52 STORE” is actively operating as a business without Town of Lake Park Business Tax Receipt (BTR)

Please complete all required inspections and application forms (including all applicable fees) and obtain a valid BTR.

Please contact the Community Development office at 561-881-3318 for more information and details of completion of BTR application.

LACK OF COMPLIANCE AND ANY OUTSTANDING VIOLATIONS PAST A RE-INSPECTION DATE OF 08/07/2016 WILL RESULT IN CASE BEING BROUGHT TO A HEARING BEFORE SPECIAL MAGISTRATE AND MAY RESULT IN ADDITIONAL MONETARY FEES AND FINES.

**Violations**

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
Chapter 28 TAXATION*	Sec. 28-33	Engaging in business without a local business tax receipt upon false representation. It shall be unlawful for any person to engage in any trade, business, profession or occupation within the town without a business tax receipt, or upon a business ta		13

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#	Case No.	Date Issue	Req'd Action
11	17070073	7/25/2017	

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<b>Owner</b>	<b>Address</b>	<b>Site Address</b>
CEPCOT CORPORATION	PO BOX 6025 CLEARWATER, FL 33758	814 Northlake Blvd Lake Park, FL 33408

**Description**

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

INCOMPLETE BTR APPLICATION ON FILE - OPERATING WITHOUT A BUSINESS TAX RECEIPT

“NATIONAL CREMATION SOCIETY” is actively operating as a business without Town of Lake Park Business Tax Receipt (BTR)

Please complete all required inspections and application forms (including all applicable fees) and obtain a valid BTR.

Please contact the Community Development office at 561-881-3318 for more information and details of completion of BTR application.

LACK OF COMPLIANCE AND ANY OUTSTANDING VIOLATIONS PAST A RE-INSPECTION DATE OF

08/07/2016 WILL RESULT IN CASE BEING BROUGHT TO A HEARING BEFORE SPECIAL MAGISTRATE AND MAY RESULT IN ADDITIONAL MONETARY FEES AND FINES.

**Violations**

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
Chapter 28 TAXATION*	Sec. 28-33	Engaging in business without a local business tax receipt upon false representation. It shall be unlawful for any person to engage in any trade, business, profession or occupation within the town without a business tax receipt, or upon a business ta		13

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# Case No.	Date Issue	Req'd Action
12 17070029	7/24/2017	

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Owner	Address	Site Address
TC PROPERTY VENTURE LLC	815 COLORADO AVE STE 205 STUART, FL 34994	802 10th St Lake Park, FL 33403

**Description**

Sec 28-32

The renewal of an existing business tax receipt shall be accompanied by payment of the appropriate application fee.

BUSINESS TAX RECEIPT RENEWAL FEE FOR FIELDS AUCTION SERVICE WAS NOT SUBMITTED FOR THE 2016/2017 FISCAL YEAR.

PLEASE SUBMIT ALL FEES AND ASSOCIATED FINES TO THE TOWN OF LAKE PARK BY 08/07/2017

FAILURE TO COMPLY BY THE ABOVE-LISTED DATE WILL RESULT IN CASE BEING BROUGHT BEFORE THE SPECIAL MAGISTRATE AND ADDITIONAL FEES AND FINES MAY APPLY.

**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 anexisting business tax receipt shall be accompanied by payment of the appropriate application fee. The		14

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# Case No.	Date Issue	Req'd Action
13 17080018	8/14/2017	

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<b>Owner</b>	<b>Address</b>	<b>Site Address</b>
SL WATERTOWER COMMERCE PARK LLC	2875 S OCEAN BLVD PALM BEACH, FL 33480-5590	849 15th St Lake Park, FL 33403 5

**Description**

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

INCOMPLETE BTR APPLICATION ON FILE - OPERATING WITHOUT A BUSINESS TAX RECEIPT

“SOUTHERN DELI PROVISIONS LLC” is actively operating as a business without Town of Lake Park Business Tax Receipt (BTR)

Please complete all required inspections and application forms (including all applicable fees) and obtain a valid BTR.

Please contact the Community Development office at 561-881-3318 for more information and details of completion of BTR application.

LACK OF COMPLIANCE AND ANY OUTSTANDING VIOLATIONS PAST A RE-INSPECTION DATE OF 08/24/2016 WILL RESULT IN CASE BEING BROUGHT TO A HEARING BEFORE SPECIAL MAGISTRATE AND MAY RESULT IN ADDITIONAL MONETARY FEES AND FINES.

**Violations**

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
Chapter 28 TAXATION*	Sec. 28-33	Engaging in business without a local business tax receipt upon false representation. It shall be unlawful for any person to engage in any trade, business, profession or occupation within the town without a business tax receipt, or upon a business ta		10

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#	Case No.	Date Issue	Req'd Action
14	17080019	8/14/2017	

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<b>Owner</b>	<b>Address</b>	<b>Site Address</b>
SL WATERTOWER COMMERCE PARK LLC	2875 S OCEAN BLVD PALM BEACH, FL 33480-5590	849 15th St Lake Park, FL 33403 7

**Description**

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

INCOMPLETE BTR APPLICATION ON FILE - OPERATING WITHOUT A BUSINESS TAX RECEIPT

“SPIROS DIAMOND DIESEL” is actively operating as a business without Town of Lake Park Business Tax Receipt (BTR)

Please complete all required inspections and application forms (including all applicable fees) and obtain a valid BTR.

Please contact the Community Development office at 561-881-3318 for more information and details of completion of BTR application.

LACK OF COMPLIANCE AND ANY OUTSTANDING VIOLATIONS PAST A RE-INSPECTION DATE OF



08/24/2016 WILL RESULT IN CASE BEING BROUGHT TO A HEARING BEFORE SPECIAL MAGISTRATE AND MAY RESULT IN ADDITIONAL MONETARY FEES AND FINES.

**Violations**

Ordinance/Regulation	Section	Description	Means Correction	Days Comply
Chapter 28 TAXATION*	Sec. 28-33	Engaging in business without a local business tax receipt upon false representation. It shall be unlawful for any person to engage in any trade, business, profession or occupation within the town without a business tax receipt, or upon a business ta		10

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# Case No.	Date Issue	Req'd Action
15 17080009	8/8/2017	

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Owner	Address	Site Address
PHILLIPS TERRANCE	740 W KALMIA DR LAKE PARK, FL 33403	740 W Kalmia Dr Lake Park, FL 33403

**Description**

Sec. 54-91 Right of Entry

The town is requesting access to interior of the building to investigate the alleged "unsafe conditions that appeared to represent a threat to the safety, health, and welfare of the public using this facility" as described in a letter from Bracken Engineering sent to the Department on July 27th, 2017.

**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		7

# Case No.	Date Issue	Req'd Action
16 17060041	6/23/2017	

Owner	Address	Site Address
HIBBARD JEANNE E	512 BAYBERRY DR LAKE PARK, FL 33403	512 Bayberry Dr Lake Park, FL 33403

### Description

Your home 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, an interior inspection is being requested within 14 days of receipt of this notice. Please call Greg Durgin or Kimberly Rowley at (561) 881-3319 to schedule an interior inspection." No Rental Business Tax Receipt: obtain complete and submit B.T.R and a Reasonable Accommodation Applications, and submit, along with the fee to the Finance Dept. 561.881.3350. Trim low hanging tree limbs obstructing pedestrian sidewalk traffic. Raise closed window awning.

### 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		10
Chapter 34 VEGETATION*	Sec. 34-7	Pruning, corner clearance. (1) A property owner who has any tree or plant material, or portion thereof, that overhangs any street, sidewalk, or right-of-way within the town, shall have the duty to properly prune the branches and overgrowth so that		10
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		10
Chapter 54 BUILDINGS AND BUILDING REGULATIONS*	Sec. 54-73	Boarded up buildings, hurricane shutter removal required. The town recognizes that from time to time it may be necessary to secure real property because of abandonment, disrepair, public hazard or natural disaster. Unsecured property can lead to va		10
Chapter 70 SIGNS*	Sec. 70-61	General provisions. (a) All signs shall be constructed and erected in accordance with the standards and requirements of this article. (b) Every sign shall be designed and constructed to withstand a wind pressure of not less than 50 pounds per s		10
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		10

#	Case No.	Date Issue	Req'd Action
17	17070025	7/20/2017	

**Owner** REICHARD JOSEPH  
**Address** 1616 FLAGLER BLVD LAKE PARK, FL 33403  
**Site Address** 1616 Flagler Blvd Lake Park, FL 33403

**Description**

REMOVE SAND OFF SIDEWALK. REMOVE DIRT PILE AND LAY SOD THROUGHOUT THE FRONTYARD.

**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		7
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		22

**Total** NEW CASES 17

**Total Hearing** 17