



CODE ADMINISTRATION
1900 2nd Ave N · Lake Worth, Florida 33461 · Phone: 561-586-1652

**CODE ENFORCEMENT SPECIAL MAGISTRATE
NOTICE OF VIOLATION AND NOTICE OF HEARING**

2/11/2015

Property Owner:
FITZGERALD JOHN K & NIEVES RUBEN
8232 CONCORD LN UNIT F
JUSTICE, IL 60458-1899

Case No: 15-00000230

RE: 12 S J ST, LAKE WORTH FL 33460-3705

Legal Description: TOWN OF LAKE WORTH S 70 FT OF LTS 12 TO 14 INC BL K 19

Parcel Control Number: 38-43-44-21-15-019-0122

Dear Property Owner:

An investigation of your property was conducted and violation(s) of the City of Lake Worth Code(s), listed on page (3) of this notice, were witnessed on the property. Pursuant to Chapter 2, Article VI, of the City of Lake Worth Code of Ordinances, we request that you correct the violation(s) by March 02, 2015, and contact the undersigned Code Compliance Officer, to verify compliance, on or before that date. If you do not understand what is required; or need additional time to correct the violation(s), please contact the Code Compliance Officer to schedule an inspection of the property.

If you FAIL to correct the violation(s), by the time set for compliance above, a public hearing before the Code Enforcement Special Magistrate, which you are required to attend, will be held on April 30, 2015, at 9:00 AM in the City Commission Chambers located at 7 North Dixie Highway, Lake Worth, Florida. If the violation(s) is/are corrected and then re-occurs; the case may be presented to the Special Magistrate, even if the violation has been corrected prior to the Hearing. If you fail to attend the hearing, the Special Magistrate may base the findings solely upon the testimony of the Code Compliance Officer. If you cannot attend the hearing and wish to have someone else appear on your behalf, you must complete and submit a Designation of Agent form, available from the Code Compliance Secretary, before the date of your hearing.

Violation Detail

00010 USE/OCC & BTR LIC REQ'D LWCO 14-1

Apply for the City of Lake Worth Business License, as a
Church or Worship services.

Contact the Building Department 561-586-1647

Contact the Planning and Zoning Department 561-586-1687

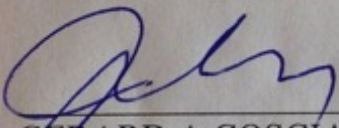
To schedule the required Inspection, Please call (561)
586-1782) OR EMAIL PSAWYER@LAKEWORTH.ORG Or go to the
licensing Division located at: 1900 2ND AVENUE NORTH, LAKE
WORTH, FL 33461.

If the City is successful in prosecuting your case before the Special Magistrate, an Administrative Fee will be assessed to cover the cost of such prosecution and said fee will be included with any fines imposed by the Special Magistrate. The Special Magistrate has the authority to levy fines of up to \$250.00 per day, per violation and up to \$500.00 per day, per repeat violation, for each and every day that each violation continues. The Administrative Costs and any fines imposed by the Special Magistrate shall constitute a LIEN on any real or personal property owned by you. Failure to pay these costs and fines can result in a FORECLOSURE action by the City.

Failure to comply with an order of the Special Magistrate may also result in the imposition of a monthly re-inspection assessment until the violation is corrected. Monthly re-inspection assessments may be levied against the property as a non-ad valorem assessment superior to all other private rights, interests, liens, encumbrances, titles and claims upon the property and equal in rank and dignity with a lien for ad valorem taxes. Unpaid assessments may be certified to the tax collector for collection on the tax bill pursuant to the uniform method provided in s. 197.3632, Fla. Stat.

If you disagree with a decision of the Special Magistrate, you may appeal to the Circuit Court of Palm Beach County within 30 days after the Special Magistrate's order is entered. If a person decides to APPEAL any Special Magistrate order, with respect to any matter considered at subject meeting, they will need a record of the proceedings, and for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the APPEAL is to be based (s. 286.0105, Fla. Stat.).

If you have any questions, please contact the below mentioned Code Compliance Officer by email at gcoscia@lakeworth.org.



GERARD A COSCIA
Code Compliance Officer

CERTIFIED MAIL: 7014 0150 0002 0563 3313