



SPECIAL MAGISTRATE HEARING

City of Greenacres, Florida

Thursday, December 08, 2022 at 1:00 PM

City Hall Council Chambers | 5800 Melaleuca Lane

AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

Next Scheduled Special Magistrate Hearing - Month DD, 202Y

NEW BUSINESS

1. Case 10-22-9532 - Infinity Comm Mgmnt, Canalakes HOA - 4701 Pier Dr

Repair damage to exterior wall from auto accident

Section: 105.1 - Permits Required - Any contractor, owner or authorized agent authorized in accordance with Florida Statute 489 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 electrical, gas, mechanical or plumbing system, 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.

Section: 110.1 - The building official shall order the owner of any premises upon which is located any structure, which in the building official's judgment is so dilapidated or has become so out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary or to demolish and remove at the owner's option; or where there has been a cessation of normal construction of any structure for a period of more than two years, to demolish and remove such structure

2. Case 10-22-9536 - Maria E Hernandez & Andres P Miguel - 616 Jackson Ave

Fence installed in rear without permit & inspection

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3. **Case 10-22-9569 - Gary Budd, Reg Agent - Lakeview Gardens, Crest Mgmt Group Inc**

Bldg 600 residents have been without power for over 2 weeks, no cooking facilities or ventilation - life safety issue

Section 108.1.3 - Structures Unfit For Human Occupancy -

A structure is unfit for human occupancy whenever the building official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

Section 116.1.1 - Unsafe Structures and Equipment - When the building official determines a building, structure, electrical, gas, mechanical or plumbing system or portion thereof is unsafe, as set forth in this code he/she shall provide the record owner(s) of the real property upon which the unsafe building, structure, system is located, a written notice stating the defects thereof, by certified mail, return receipt requested. This notice shall require the owner, within a stated time, either to complete specified repairs or improvements, or to demolish and remove the building, structure, electrical, gas, mechanical or plumbing system or portion thereof. At the option of the local government, the processes and procedures for code enforcement under Florida Statute 162, or City Code Chapter 2, Article III, Division 2 may be utilized to abate a violation under this section. If this method of enforcement is invoked, the building official shall act in the role of code inspector as authorized in Section 113 of this code to initiate enforcement proceedings, and notice shall be in accordance with the provisions of the Statute or City Code

4. **Case 11-22-9585 - Jose Moreno - 5858 S 37 St**

Fence installed without permit & inspection

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owner's option; or where there has been a cessation of normal construction of any structure for a period of more than two years, to demolish and remove such structure

5. **Case 9-22-9478 - THR Florida LP, Invitation Homes -6751 Bulrush Ct**

Side garage door installed without permit & inspection

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REDUCTION OF FINES

6. **Case 12-21-8865 - Tah 2017 2 Borrower Llc - 5620 S 38 St**

Fence installed without a permit & inspection

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TABLED CERT/ASSESSMENT

TABLED CASES

ADJOURNMENT

APPEAL OF FINE

Meeting Records Request

Any person requesting the appeal of a decision will require a verbatim record of the proceedings and for that purpose will need to ensure that such verbatim record is made. Pursuant to FS. 286.0105, the record must include the testimony and evidence upon which the appeal is to be based. The City of Greenacres does not prepare or provide such verbatim record.

Notice of Meetings and Agendas

Meetings may be called based on an application and whenever necessary. Agendas are posted on the City's website on the Friday prior to each scheduled meeting. A copy of the meeting audio and the complete agenda may be requested at cityclerk@greenacresfl.gov or 561-642-2006.

Americans with Disabilities Act

In accordance with the provisions of the Americans with Disabilities Act (ADA), this document can be made available in an alternate format upon request. Special accommodations can be provided upon request with three (3) days advance notice of any meeting, by contacting City Clerk Quintella Moorner at Greenacres City Hall, 5800 Melaleuca Lane, Greenacres, Florida. Phone No. 561-642-2006. Hearing Assistance: If any person wishes to use a Listen Aid Hearing Device, please contact the City Clerk prior to any meeting held in the Council Chambers.