



SPECIAL MAGISTRATE HEARING

City of Greenacres, Florida

Wednesday, September 21, 2022 at 3:00 PM

City Hall Council Chambers | 5800 Melaleuca Lane

AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES - 8/17/22

NEXT SCHEDULED MAGISTRATE HEARING - 10/19/22

NEW BUSINESS

1. Case 5-22-9218 - Avisar Llc - 115 Walker Ave

Work on roof being done without permit & inspections

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 5-22-9248 - Evelyn Navarro - 514 Jennings Ave

Storage container needs permit

Section: 302.7.1 - Storage/Shipping Container – The use of shipping containers, portable storage containers or any type or brand or portable/mobile storage shall not be located on any property without first obtaining permission from the City by way of a permit.

3. Case 6-22-9318 - Diego Valencia, Reg Agent - DVJC Properties Llc - 408-412 Jennings Ave

Fence installed without permit and inspections

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4. **Case 8-22-9431 - Bearcash Llc - 4840 10 Ave - Vapes & Smoke**

Walls and electrical work need permits and inspections

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Section: 11.1.2.1 – Permanent wiring, fixtures & equipment – All new electrical wiring, fixtures, appliances & equipment shall be installed in accordance with NFPA70

Section: 6.1.14.4.1 - Description: Separated Occupancies –

Where separated occupancies are provided, each part of the building comprising a distinct occupancy, as described in this chapter, shall be completely separated from other occupancies by fire-barriers as specified in 6.1.14.4.2, 6.1.14.4.3 and Table 6.1.14.4.1(a) & Table 6.1.14.4.1(b), unless separation is provided by approved existing separations or as otherwise permitted by 6.1.14.4.6. [101:6.1.14.4.1]

CERTIFY FINE

TABLED CERT/ASSESSMENT**TABLED CASES****5. Case 3-22-9063 - Firon L Fabricio & Johanna M Ponce - 4178 Centurian Cir**

Need permit for shed and pavers

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Reduction of Fines**6. Case 12-21-8865 - TAH 2017 2 Borrower Llc - 5620 S 38 St**

Fence installed without permit & inspections

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7. Case 1-22-8909 - Mokacar Llc/Arancor - 2173 White Pine Cir #C

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8. **Case 4-22-9154 - Joggers 'Run POA/Sea Breeze CMS - Maplewood Dr**

Sinkhole by park needs to be repaired immediately

Section: 727.3 - Property maintenance nuisance declared

(3) The condition of ill-repair or lack of maintenance of any real property such that such condition is deemed to be unsafe or creates a health, sanitation, or safety hazard; or

9. **Case 6-20-7834 - Leosvani L Rodriguez-Diaz - 332 Perry Ave**

Parking on grass prohibited, open storage

Section: 302.9 –

Parking - Motor vehicles are to be parked in a garage/carport or on a driveway that has been designed and permitted for that purpose. Motor vehicles may not be parked on lawns or on areas designed and planned for vegetation or in front or side yards unless part of an approved driveway system. (See City Code Section 16 1334 (11)(a). Exception: For homes in Greenacres Plat No 2 and Greenacres Plat No 2 Replat, that were constructed without a driveway and are not undergoing a major renovation, addition or change in use may continue parking on a designated unpaved area that can be shown to have been historically used as parking for that home. This exception shall be limited to a maximum of four vehicle spaces. The property owner will be required to designate, in writing, the properties historical parking area within two weeks of a request from the building official and such area will be subject to the building officials approval.

Section: 7-27.7 – Property Maintenance Nuisance Declared

(7) The presence, accumulation, open storage, or otherwise keeping, of any abandoned, discarded, or unused chattel; or

Section: 7-27.1 Property Maintenance Nuisance Declared

(1) The casting, throwing, sweeping, placing, depositing, or burial of any litter, garbage, refuse, rubbish, chattel, vegetative waste or trash in any manner other than placing same in a proper disposal facility or place, commercial container, authorized private receptacle, garbage can, or trash container or as otherwise determined in this article; or

ADJOURNMENT**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 Moorer 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.