



## **SPECIAL MAGISTRATE HEARING**

**City of Greenacres, Florida**

Wednesday, May 18, 2022 at 3:00 PM

City Hall Council Chambers | 5800 Melaleuca Lane

### **AGENDA**

#### **CALL TO ORDER**

#### **PLEDGE OF ALLEGIANCE**

#### **APPROVAL OF MINUTES - 3/16/22**

#### **NEXT SCHEDULED MEETING - 6/15/22**

#### **NEW BUSINESS**

1. **Case 8-21-8628 - GH Pines Llc - 2178 S Jog Rd - Reggae Jerk Llc (Tenant)**

Outside cooking prohibited

Section: 16-196 - Description: Zoning

Applicability: No person shall commence any use or erect any residential structure, any commercial structure, or parking area without having first received approval of a site and development plan for the property. After approval of the site and development plan, no structure shall be changed and no other improvements or construction shall be undertaken unless consistent with the site and development plan or approved on an amended site and development plan.

2. **Case 11-21-8796 - Nelson A Barros & Milka Pereira Vazquez - 520 Walker Ave**

Building structures and pavers constructed without permits & 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

Section: 105.4.1 – FBC Permit Intent - A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations

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of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced.

3. **Case 2-21-8289 - Byron Herrera & Claudia Rodriguez - 3713 Nyack Ln**

Pavers in rear installed without permit & inspection

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4. **Case 2-22-9000 - Luz D Naranjo, Reg Agent - Jerusalem Investments 2 Llc - 220 Perry Ave**

Several trailers on property, trash, debris, parking on grass, open storage, unregistered vehicle

Section 14-28c1g – Parking & storage of boats & recreational vehicles  
The total of all boats, trailers and recreational vehicles, excluding those stored in a closed garage, shall be limited to two (2);

Section:14-28(b)1(f) Parking on private property  
The motor vehicle must be parked in a garage/carport or on a driveway that has been designed and permitted for that purpose except for those properties that do not have an impervious driveway and were originally constructed without such driveway

Section: 14-28(c)1e - Parking of motor vehicles, boats and trailers – The boat or recreational vehicle must not be used for living, sleeping or housekeeping purposes

Section: 7-27.11 Property Maintenance Nuisance Declared

(11) The presence, accumulation, storage, or keeping of any debris, building material, or material of any kind on the ground, leaning against any building or structure, or upon the roof or top of any building or structure.

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

**5. Case 3-21-8362 - Kenia M Parra & Richard P Jomarron - 526 Jackson Ave**

Shed structure in rear without permit & inspections

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**6. Case 3-22-9068 - Yvonne A Johnson - 402 Broward Ave**

Inoperative Vehicle

Section: 14-28b1c - Parking of motor vehicles, boats & trailers

The motor vehicle cannot be inoperative, wrecked, junked, partially dismantled, or abandoned, and is licensed and registered as required by state law, and is used by the resident of the premises or a guest thereof.

**CERTIFY FINE**

**7. Case 10-21-8756 - Carolyn Rhuda - 148 Martin Ave**

Unregistered/inoperative vehicles, RV & trailer

Section: 14-28(c)1c - Parking of motor vehicles, boats and trailers

(c)The boat, trailer or recreational vehicle must not be inoperative, wrecked, junked, partially dismantled or abandoned

Section: 14-28(b)1c - Parking of motor vehicles, boats & trailers

The motor vehicle cannot be inoperative, wrecked, junked, partially dismantled, or abandoned, and is licensed and registered as required by state law, and is used by the resident of the premises or a guest thereof.

**8. Case 10-21-8757 - Norma B & Wayne Wadlington, Carolyn Rhuda - 145 Martin Ave**

Unregistered truck

Section: 14-28(b)1c - Parking of motor vehicles, boats & trailers

The motor vehicle cannot be inoperative, wrecked, junked, partially dismantled, or abandoned, and is licensed and registered as required by state law, and is used by the resident of the premises or a guest thereof.

**9. Case 10-21-8772 - Legacy Church Ministries of Greenacres - 420 Jackson Ave**

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Aluminum structure on side of property constructed without permit & inspections

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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

**10. Case 10-21-8789 - Pierre Auto Sales 257 Broward Ave**

Unregistered vehicles, parking on grass or blocking sidewalk

Section: 14-28(b)1(f) Parking on private property

The motor vehicle must be parked in a garage/carport or on a driveway that has been designed and permitted for that purpose except for those properties that do not have an impervious driveway and were originally constructed without such driveway.

Section: 14-28(b)1c - Parking of motor vehicles, boats & trailers

The motor vehicle cannot be inoperative, wrecked, junked, partially dismantled, or abandoned, and is licensed and registered as required by state law, and is used by the resident of the premises or a guest thereof.

**11. Case 12-21-8865 - TAH 2017 2 Borrower Llc - 5620 S 38 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

**12. Case 1-22-8909 - Arancor Llc - 2173 White Pine Cir #C**

Fence replaced without permit & inspection

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**13. Case 8-21-8630 - Maryann Davis Tr - 214 Wedgewood Cir**

Roof Maintenance

Section: 304.7 - Roofs and Drainage

The roof and flashing shall be sound, tight and not have defects that are a detriment to the roof's effectiveness or appearance. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water including ac condensate shall not be discharged in a manner that creates a public nuisance.

**TABLED CERT/ASSESSMENT**

**14. Case 9-21-8641 - Sergio Zavala, Reg Agent - 4615 Melaleuca Ln**

Trees cut, new windows, front door, interior & exterior remodeling being done without permits & inspections

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Section: 7-27.4 - Property maintenance nuisance declared

(4) The uncontrolled growth of vegetation or any growth of weeds, grass, or other similar ground cover which exceeds twelve (12) inches in height, or rank vegetable growths which exhale unpleasant or noxious odors, or any vegetation or plant material growth which is conducive to harboring vermin, insects, reptiles, or other wild animal life; or

**Section: 16-1249 (a)3 - General Maintenance Standards**

a)Applicability. Unless otherwise provided in this article, no person, firm, corporation, association, public agency, or agent or employee, shall destroy, remove, or relocate acceptable vegetation not listed in Table 161312(a) from any property without first obtaining a building permit for vegetation removal from the city. (3)For residential developments and subdivisions without approved landscape plans and without a homeowners association, a building permit is required for vegetation removal. Each tree removed must be replaced with a new tree that meets current City Code requirements if removal reduces the number of trees on the lot below Code minimums for quantity. Replacements shall be located on the affected lot.

**TABLED CASES**

**APPEAL OF FINE**

**15. Case 10-16-5904 - Kenneth H Goodrum - 3766 Heather Dr E**

Vehicles parked over sidewalk, exterior maintenance, open storage, building materials, wrecked/inoperative vehicle

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: 304.1 - General

The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare

Section: 7-27.11 Property Maintenance Nuisance Declared

(11) The presence, accumulation, storage, or keeping of any debris, building material, or material of any kind on the ground, leaning against any building or structure, or upon the roof or top of any building or structure.

Section: 302.1 - Sanitation - All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

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Section: 14-28(b)5 - Parking of motor vehicles, boats sand trailers -

5) The parking of nonprohibited motor vehicles is allowed on private property within residential zoning districts provided that the plot of land is improved with a residence and the motor vehicle is not inoperative, wrecked, junked or partially dismantled or abandoned and is licensed and registered as required by state law and used by the resident of the premises or a guest thereof.

**16. Case 2-21-8285 - David T Kerry - 241 Jennings Ave**

Exterior walls of property need to be cleaned, open storage

Section: 304.6 Exterior Walls - All exterior walls, on main structures and accessory structures, shall be free from holes, breaks and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration

**17. Case 9-19-7188 - Kalande & Walter Bazile & Yola Toussant - 3699 Mil Lake Cir**

Repair & Maintain Roof

Section: 304.7 - Roofs and Drainage

The roof and flashing shall be sound, tight and not have defects that are a detriment to the roof's effectiveness or appearance. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water including ac condensate shall not be discharged in a manner that creates a public nuisance.

**18. Case 12-20-8170 - SRMZ 2 Llc - 3781 S 57 Ave**

A/C & water heater installed without permit & inspections

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**19. Case 9-21-8678 - Anna Lopez Guevara - 4996 Constantine Cir**

Swimming pool & unpermitted structures in rear of property. Covered roof with chain link fence. Remove electrical wire and plumbing from RV, Living in RV prohibited.

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Section: 14-28(c)1e - Parking of motor vehicles, boats and trailers – The boat or recreational vehicle must not be used for living, sleeping or housekeeping purposes.

## 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](mailto: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.