



SPECIAL MAGISTRATE HEARING

City of Greenacres, Florida

Wednesday, March 27, 2024 at 3:00 PM

City Hall Council Chambers | 5800 Melaleuca Lane

AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES - 2/28/24

NEXT SCHEDULED MAGISTRATE HEARING - 4/24/24

NEW BUSINESS

1. **Case 10-23-10004 - Leslie Weintraub - 6367 Summer Sky Ln**

Beehive in rear of property affecting surrounding neighbors.

Section: 7-427(a) Infestation. All structures shall be kept free from insect, pest, and rodent infestation. All structures in which insects, pests, or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent reinfestation.

Section: 7-427(b) – Extermination- Owner. The owner of any structure shall be responsible for extermination within the structure.

2. **Case 10-23-9980 - William A Cespedes - 4727 Gladiator Cir**

Prohibited box truck parked at property

Section 14-28 (b)(1)(d) – Parking of motor vehicles, boats and trailers

The motor vehicle cannot have a gross vehicle weight rating in excess of eleven thousand (11,000) pounds, or a rating of over one (1) ton, or a height in excess of ten (10) feet including any load, bed or box, or a length in excess of twenty-six (26) feet.

3. **Case 10-23-9985 - Thomas A Kohlwaies Sr - 448 Perry Ave**

Deteriorating wood exterior of house, paint needed, inoperable trailer, vehicles parked over sidewalk\

Section: 7-423(c) - Exterior Structure -

Protective Treatment. (c) All exterior surfaces, including but not limited to: walls, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition and generally accepted uniform appearance. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking, moldy, severely chalked, deteriorated, dirty, stained or chipped paint or other coating shall be eliminated and surfaces repainted or recoated. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion

shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designated for stabilization by oxidation are exempt from the requirement.

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

(b) Parking on private property. (1)The parking of motor vehicles is allowed on private property within residential districts and on residential properties within mixed development and commercial districts subject to the following restrictions: (b) The vehicle is parked in a safe manner so as not to cause hazards such as encroachment on sidewalks, or roadways, or obstructing visibility of motorists.

Section: 14-28c1c - Parking of motor vehicles, boats and trailers

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

4. **Case 12-23-10107 - Jennie Estiverne & Luckcene Celestin - 4728 Chariot Cir**

Artificial turf in front of property

Section: 16-1245(a) - General maintenance standards - (a)Property owners shall be responsible for maintenance of all landscaping and irrigation equipment. Landscaping shall be maintained in good condition so as to present a healthy, orderly and neat appearance and shall be kept free of refuse and debris. All dead and diseased shrubs and ground cover must be replaced with landscape materials equivalent to that originally planted unless a deviation is approved by the city.

Section: 7-412 – Walkways and driveways – All walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, free of debris, stains, mold, discoloration, deterioration and shall be kept clear of all obstacles and maintained free from hazardous conditions.

5. **Case 1-24-10118 - Gilberto & Consuelo Escamilla - 6189 Lakemont Cir**

Rear patio with cement slab 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.

OLD BUSINESS

6. **Case 3-23-9721 - Trafalgar at Greenacres Plaza - El Centenario Mexican Restaurant 6342 Forest Hill Blvd**

Window panes exceed 25% signage

Section: 16-937(a) - Prohibited window signage - Window signs are allowed in non residential districts subject to the following requirements: a) Window signs may be installed in each window or glass door area, so long as each sign does not exceed twenty five (25) percent of the total window pane area.

TABLED CERT/ASSESSMENT**TABLED CASES****APPEAL OF FINE****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.