



# SPECIAL MAGISTRATE HEARING

City of Greenacres, Florida

Wednesday, June 28, 2023 at 3:00 PM

City Hall Council Chambers | 5800 Melaleuca Lane

## AGENDA

### CALL TO ORDER

### PLEDGE OF ALLEGIANCE

### APPROVAL OF MINUTES

### NEXT SCHEDULED MAGISTRATE HEARING - 07/26/23

### NEW BUSINESS

#### 1. **Case 3-23-9728 - Erick Ovilma - 228 Martin Ave**

Rear addition constructed without permit & inspection

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 302.7replace 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: 304.3 Premises Identification - Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters.

#### 2. **Case 3-23-9737 - Jose & Maria Soto - 312 Broward Ave**

Unregistered, expired tag vehicle

Section: 14-28b1(c) 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.

#### 3. **Case 3-23-9758 - Imran Raza, Reg Agent - Masidsha - Citgo**

Needs Btr Life safety inspection

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Section: 8-66(a) – Business Tax Receipt - Engaging in business without local business tax receipt or under a local business tax receipt issued upon false statements; penalties, prima facie evidence. (a) It shall be unlawful for any person to engage in any business, trade, profession, or occupation taxable by business tax receipt hereunder, without a local business tax receipt or under a local business tax receipt issued upon false statements made by such person, or in his or her behalf. Any person engaged in any such business, profession, or occupation without first obtaining a local business tax receipt, if required herein shall pay a penalty of twenty five (25) percent of the full year business tax for such trade, in addition to the business tax set forth herein

Section: 8-48(d) – Inspection - Every applicant for a local business tax receipt to maintain a permanent business location or branch office within the city must have inspections made and approval by the building official or appointed designee(s) and the fire marshal. An inspection fee for these mandatory inspections shall be imposed by separate city resolution in an amount to be kept on file in the department of building. Failure to schedule and pass these inspections within 30 days of application may result in the business tax receipt being revoked and possible fines through the code enforcement procedures as set forth in sec. 2-72 through 2-78.

## Old Business

### 4. **Case 11-22-9574 - Miriam E Cifuentes - 3473 Chickasaw Cir**

Shed in rear extended without permit into living space, adding electric, plumbing. Pavers installed in rear without permit & inspection. Btr needs inspection.

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**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](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 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.