



# **SPECIAL MAGISTRATE HEARING**

**City of Greenacres, Florida**

Wednesday, March 29, 2023 at 3:00 PM

City Hall Council Chambers | 5800 Melaleuca Lane

## **AGENDA**

### **CALL TO ORDER**

### **PLEDGE OF ALLEGIANCE**

### **APPROVAL OF MINUTES 2/22/23**

### **NEXT SCHEDULED MEETING 4/26/23**

### **NEW BUSINESS**

#### **1. Case 11-22-9597 - Andrew O Amerson - 305 Fleming Ave**

Rear aluminum structure 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

#### **2. Case 1-23-9624 - Marcial Romero - 540 Jackson Ave**

Roof work being done without permit & inspection

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3. **Case 1-23-9639 - Asaduzzaman Khan & Shakila Sharman - 109 Jackson Ave**

Shed installed without permit & inspection

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4. **Case 6-22-9262 - Rafael DeJesus Dieguez & Cecilia Merino - 4630 Cenurian Cir**

Pavers on side and rear of property without permit & inspection

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## **REDUCTION OF FINES**

5. **Case 7-18-6609 - Pedro J Hernandez, Reg Agent Hernandez Holdings Llc - 5610 S 38 St**

Open storage, exterior property maintenance

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: 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

Complied 2/7/23

New Owner 9/2022

Fines to date are \$ 180,900

No homestead

6. **Case 10-21-8729 - Esther A Alarcon or Albert Martinez - 5600 S 36 St**

Solar panels installed without permit & inspection

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Complied 1/31/23

Fines to date are \$30,675.00

Property is Homestead, property has lien

7. **Case 4-21-8440 - Nicholas & Trisha Bolley - 5855 S 38 St**

Plywood on side windows of property

Section: 304.13.3 - Shutters and Impact Protection

Hurricane protective devices on all occupied buildings must be removed no later than fourteen (14) days after the termination of the hurricane event (watch, warning, actual hurricane or tornado) unless another hurricane event is predicted to occur within the fourteen (14) day time period

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Complied 3/28/22

Fines to date are \$ 5,650

No Homestead

## **OLD BUSINESS**

### **8. Case 6-22-9287 - Grant Franklin Grp Llc - 301 Fleming Ave**

Septic system needs repair

Section: 506.2 – Maintenance

Every plumbing stack, vent, waste, and sewer line shall function properly and be kept free from obstructions, leaks and defects

10/26/22 The Magistrate ordered to return for a status update 3/29/23 or a fine of \$100/day will be imposed

## **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 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.