



SPECIAL MAGISTRATE HEARING

City of Greenacres, Florida

Wednesday, October 25, 2023 at 3:00 PM

City Hall Council Chambers | 5800 Melaleuca Lane

AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

NEXT SCHEDULED SPECIAL MAGISTRATE HEARING - 11/29/23

NEW BUSINESS

1. **Case 10-22-9535 - Infinity Comm. Mgmt - Canalake HOA Inc. Various Canalakes Properties**

A few balconies and a fence replaced without permits and 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 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: 110.3.6 - Weather exposed balcony

Where balcony or other elevated walking surfaces are exposed to water from direct or blowing rain, snow or irrigation, and the structural framing is protected by an impervious moisture barrier, all elements of the impervious moisture barrier system shall not be concealed until inspected and approved.

2. **Case 3-23-9721 - Trafalgar at Greenacres, Max D Puyanik Reg Agent - Commodore Realty - 6342 Forest Hill Blvd - El Centenario Restaurant**

Excessive signage on front commercial windows

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.

3. **Case 3-23-9744 - James R Olivea - 2101 White Pine Cir #D**

Fence replaced without permit & inspection

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4. **Case 7-22-9375 - West Alec Ross Inc - 5927 S 37 St**

Bathroom renovation without permit and inspection

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Section: 505.1 – General. Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry

facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the Florida Building Code, Plumbing.

Section: 305.3 – Interior Surfaces – All interiors surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking, dirty, stained or abraded paint or other coatings shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

5. **Case 7-22-9379 - Carol A Purdom & Wendy L Samuels - 3762 S 55 Ave**

Swimming pool without Permit & Inspections

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Citation

6. **Case 00024 - Pierre Auto Sales Inc - 257 Broward Ave**

Parking vehicle over sidewalk - Citation 00024 issued 8/8/23, complied 8/9/23 owes \$35 citation fee

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

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.

7. **Case 00025 - Pierre Auto Sales Inc - 257 Broward Ave**

Parking vehicle over sidewalk - Citation 00025 issued 8/8/23, complied 8/9/23 owes \$35 citation fee

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

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.

8. **Case 00156 - Pierre Auto Sales Inc - 257 Broward Ave**

Parking vehicle over sidewalk - Citation 00156 issued 8/3/23, complied 8/8/23 owes \$35 citation fee

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

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.

9. Case 00157 - Wong Chuck Yao & Si Tou Mui - 253 Broward Ave

Parking vehicle over sidewalk - Citation 00157 issued 8/3/23, complied 8/4/23 owes \$35 citation fee

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

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.

10. Case 00158 - Pierre Auto Sales Inc - 257 Broward Ave

Parking vehicle over sidewalk - Citation 00157 issued 8/3/23, complied 8/9/23 owes \$35 citation fee

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

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.

11. Case 00161 - Pierre Auto Sales Inc - 257 Broward Ave

Parking vehicle over sidewalk - Citation 00161 issued 8/5/23, complied 8/8/23 owes \$35 citation fee

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

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.

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.