



SPECIAL MAGISTRATE HEARING

City of Greenacres, Florida

Wednesday, July 20, 2022 at 3:00 PM

City Hall Council Chambers | 5800 Melaleuca Lane

AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES - 6/15/22

NEXT SCHEDULED MEETING - 8/17/22

NEW BUSINESS

1. **Case 3-22-9029 - Eduard Kochetov - 3201 Santa Catalina PI**

Wrecked vehicle on property

Section: 14-28(b)1(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.

2. **Case 3-22-9063 - Fabricio L Giron & Johanna M Ponce - 4178 Centurian Cir**

Building materials need to be removed, Stucco, Pavers & shed permit needed

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: 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

3. **Case 4-22-9123 - Chanae & Perry Bethel - 512 Walker Ave**

Roof extension installed without permit & inspections

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4. **Case 4-22-9154 - Joggers Run, Property Owner - Sea Breeze CMS Inc - Maplewood Dr**

Sink hole by the park - repair immediately

Section: 7-27.3 - Property maintenance nuisance declared

(3) The condition of ill-repair or lack of maintenance of any real property such that such condition is deemed to be unsafe or creates a health, sanitation, or safety hazard; or

5. **Case 6-22-9337 - Joseph DeFeo - 3115 S Jog Rd**

Remove structure for chickens/roosters - prohibited, remove tarp on fence

Section: 16-630(h)(3) - Yards - Fences & walls -

Fences and walls. The provisions contained herein shall apply to all walls, fences, and hedges on property within the city: (3)Materials generally . All fences and walls shall be adequately secured and designed to withstand stresses to which they may reasonably be subjected and shall be constructed of materials as reasonably determined by the building department. Both sides of any wall shall be properly finished with paint, stucco, or other commonly accepted materials.

6. **Case 6-22-9339 - Robert A Wooster, Reg Agent - Delta Builders Inc - 460 Fleming Ave**

Remove all items kept outside in front. Maintain grass at all times

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: 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

TABLED CASES

REDUCTION OF FINES

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

Remove plywood on 2 side windows - Fines to date are \$7,575.00 (No homestead)

Complied 6/13/22 - Lien on 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

OLD BUSINESS

8. Case 2-22-9000 - Luz D Naranjo, Reg Agent - Jerusalem Investments 2 Ilc - 220 Perry Ave

No more than 2 Rv's or trailers on property, trash, debris, parking on grass, living in Rv prohibited, 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: 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: 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: 14-28c1e - Parking of motor vehicles, boats and trailers
The boat or recreational vehicle must not be used for living, sleeping or housekeeping purposes;

Section: 7-27.7 – Property Maintenance Nuisance Declared

(7) The presence, accumulation, open storage, or otherwise keeping, of any abandoned, discarded, or unused chattel; or

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.

9. Case 2-22-9008 - Marantha Church of the Nazarene of WPB - 5060 10 Ave

Interior renovations including electrical and drywall done without permits and inspections

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10. Case 9-21-8641 - Sergio Zavala, Reg Agent - SZ Properties Llc - 4615 Melaleuca Lane

Trees cut, interior, exterior remodel without permits & inspections, overgrowth

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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.

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.