



SPECIAL MAGISTRATE HEARING

City of Greenacres, Florida

Wednesday, February 22, 2023 at 3:00 PM

City Hall Council Chambers | 5800 Melaleuca Lane

AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

Approval of Minutes 1/25/23

Next Scheduled Meeting 03/29/23

NEW BUSINESS

1. **Case 4-22-9179 - Justin Ryan Dalmolin, Reg Agent- Dalmolin Real Estate Holdings Llc - 6434 Red Pine Ln #B**

Tile, shower and bath renovation without permit

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 7-22-9358 - James H Batmasian, Reg Agent - JHB Properties Llc- Waterway Village - 101 Waterway Village Ct**

Garbage, trash, debris all around dumpster

Section: 7-27.1 Property Maintenance Nuisance Declared

(1) The casting, throwing, sweeping, placing, depositing, or burial of any litter, garbage, refuse, rubbish, chattel, vegetative waste or trash in any manner other than placing same in a proper disposal facility or place, commercial container, authorized private receptacle, garbage can, or trash container or as otherwise determined in this article; or

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.

3. Case 7-22-9359 - Keystone WPB Property Hold Corp - C/O Investments Ltd - 101 Island Shores Dr

Garbage, trash, debris by dumpster

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4. Case 8-22-9461 -Haroon Sulaiman, Reg Agent - Worth Plaza Llc - 5305 Lake Worth Rd

Interior remodel without permits & inspections

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REDUCTION OF FINES

5. Case 10-21-8729 - Esther Angela Alarcon & Albert Martinez - 5600 S 36 St

Solar panels installed without permit & inspections

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6. Case 10-21-8755 - Betis & Luis A Castellon - 401 Fleming Ave

Property maintenance, house ID #'s, building materials, inoperative vehicle

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: 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. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).

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.

7. Case 2-21-8248 - Linda D Freeman - 2145 White Pine Cir #D

A/C installed without permit & inspection

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

Wrecked vehicle parked on property

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.

9. **Case 6-20-7943 - Delaine Rocha - 148 Swain Blvd**

Pavers and concrete slab installed without permits and inspections

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10. **Case 6-22-9318 - Diego Valencia, Reg Agent - DVJC Properties Llc - 408-412 Jennings Ave**

Fence installed without permit and inspection

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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

11. Case 8+21-8630 - Go Fund Prop 1 Llc - 214 Wedgewood Cir

Roof maintenance

Section: 304.7 - Roofs and Drainage

The roof and flashing shall be sound, tight and not have defects that are a detriment to the roof's effectiveness or appearance. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water including ac condensate shall not be discharged in a manner that creates a public nuisance

Old Business

12. Case 10-22-9569 - Jeffrey Estis, President - Fla Skyline Mgmt - 600 Nottingham Cir

Electric panel fire - Bldg 600 no power 2 weeks

Section: 108.1.3 - Structures Unfit For Human Occupancy

A structure is unfit for human occupancy whenever the building official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

Section: 116.1.1 - Description: Unsafe Structures and Equipment

When the building official determines a building, structure, electrical, gas, mechanical or plumbing system or portion thereof is unsafe, as set forth in this code he/she shall provide the record owner(s) of the real property upon which the unsafe building, structure, system is located, a written notice stating the defects thereof, by certified mail, return receipt requested. This notice shall require the owner, within a stated time, either to complete specified repairs or improvements, or to demolish and remove the building, structure, electrical, gas, mechanical or plumbing system or portion thereof. At the option of the local government, the processes and procedures for code enforcement under Florida Statute 162, or City Code Chapter 2, Article III, Division 2 may be utilized to abate a violation under this section. If this method of enforcement is invoked, the building official shall act in the role of code inspector as authorized in Section 113 of this code to initiate enforcement proceedings, and notice shall be in accordance with the provisions of the Statute or City Code.

13. Case 11-10-2947 - Marie G Hilaire - 453 Jennings Ave

Broken windows, unregistered/inoperative vehicle, mow, maintain property, trash, dead tree in rear

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: 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: 307.3 - Disposal of Garbage

Every occupant of a structure shall dispose of garbage in a clean and sanitary manner by placing such garbage in an approved garbage disposal facility or approved garbage containers. Garbage containers placed at the curb for curbside pickup may be set out no sooner than 3:00 pm the day prior to the scheduled pickup day and must be removed no later than 11:00 am of the day after collection

Section: 7-27.5 – Property Maintenance Nuisance Declared - (5) The growth of any vegetation, plant material, or tree which might in time of hurricanes or storms cause damage to life or property within the immediate area of such growth

Section: 304.13 - Window, Skylight and Door Frames

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight

Section: 14-28(b)5 XXXXXXXXXX - Description: Parking of Motor Vehicles, Boats and Trailers

The parking of nonprohibited motor vehicles is allowed on private property within residential zoning districts provided that the plot of land is improved with a residence and the motor vehicle is not inoperative, wrecked, junked or partially dismantled or abandoned and is licensed and registered as required by state law and used by the resident of the premises or a guest thereof.

14. Case 12-11-3705 - Marie G Hilaire - 453 Jennings Ave

ELECTRICAL CONTRACTOR MUST PULL PERMIT TO REPAIR ELECTRICAL SERVICE EQUIPMENT, MUST HAVE PROPER ELECTRICAL AND AND SERVICES RESTORED TO BUILDING, REPAIR/REPLACE ALL BROKEN WINDOWS AND THE PROPERTY

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: 605.1 – Installation. All electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner.

Section: 304.1 – General.

The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

Section: 505.3 – Description: Supply. The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices, and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks.

Section: 305.1 – General.

The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure which they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.

15. Case 7-18-6566 - Marie G Hilaire - 453 Jennings Ave

Roof and drainage maintenance

Section: 304.7 - Roofs and Drainage

The roof and flashing shall be sound, tight and not have defects that are a detriment to the roof's effectiveness or appearance. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water including ac condensate shall not be discharged in a manner that creates a public nuisance

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.