



## Special Magistrate Hearing

### City of Greenacres, Florida

Wednesday, January 25, 2023 at 3:00 PM

City Hall Council Chambers | 5800 Melaleuca Lane

## Minutes

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.

### CALL TO ORDER

Special Magistrate Myrnabelle Roche called to order the Special Magistrate Hearing of Wednesday, January 25, 2023, at 3:00 PM.

Special Magistrate Roche requested all witnesses present who would provide testimony to stand and be sworn in. She explained the case procedures and stated those persons who admitted a violation existed would coordinate with the City for compliance. For those persons who contested a violation, the City would present its evidence, the Magistrate would hear the testimony from the property owner/representative and then issue her findings based on the testimony and evidence presented

### PLEDGE OF ALLEGIANCE

### APPROVAL OF MINUTES

December 8, 2022.

### NEXT SCHEDULED MAGISTRATE HEARING

February 22, 2023.

### NEW BUSINESS

#### 1. Case 11-21-8802 - Altagracia Acosta & Antonio Ortiz - 516 Walker Ave

Pavers on driveway extension installed without permit 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 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.

Officer Ileinys Capote stated a notice was served by certified mail. Officer Capote mentioned pavers were installed on driveway extension without a permit and inspection.

Representative Antonio Ortiz stated Officer Capote marked on the property survey what changes were needed, and he moved the pavers a few feet from the property line. Officer Capote mentioned Mr. Ortiz was missing the engineering documents to complete the whole process.

Magistrate Roche ordered compliance within 30 days, otherwise a fine of \$50.00 per day would accrue until the violation was corrected.

**2. Case 5-22-9199 - Buttonwood Plaza Ltd - Buttonwood Plaza Ltd - 3094 S Jog (Tech Smart)**

Store window panes have over 25 percent of windows covered

Section: 16992 – Window Signs - In the OPI, CN, CG, CI, and MXD districts, window signs may be installed in each window or glass door area, so long as each sign does not exceed twentyfive (25) percent of the area of the total area of the glass pane.

Glass neon tubing outlining any window shall be prohibited.

In addition, no window sign shall be permitted which includes flashing or strobe lights, or lights which may pose a hazard to vehicular traffic, or obstruct clear view from the outside.

Officer Deanna Thomas stated a notice was served by certified mail. Officer Thomas mentioned the window signs were bigger by 25 percent on each window pane.

No representative was present.

Magistrate Roche ordered compliance within 30 days, otherwise a fine of \$75.00 per day would accrue until the violation was corrected.

**3. Case 7-21-8588 -Kenia Raimond & Bryan Turner - 360 Walker Ave**

Shed, fence slab & stucco work being done without permits and inspections, RV cannot be used for sleeping, living or housekeeping purposes

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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.

Section: 14- 28c1e - Parking of motor vehicles, boats and trailers

Officer Ileinys Capote stated a notice was served by certified mail. Officer Capote mentioned a shed, fence, slab, and stucco work were done without permits and inspections.

Representative Bryan Turner stated the property was purchased and changes were made. Mr. Turner stated certain items were awaiting inspections.

Magistrate Roche ordered compliance within 90 days, otherwise a fine of \$75.00 per day would accrue until the violation was corrected.

### **ADJOURNMENT**

3:22 PM.

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Myrnabelle Roche, Special Magistrate

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Quintella Moorer, CMC, City Clerk

Date Approved: \_\_\_\_\_