



SPECIAL MAGISTRATE HEARING

City of Greenacres, Florida

Wednesday, July 14, 2021 at 3:00 PM

City Hall Council Chambers | 5800 Melaleuca Lane

AGENDA

CALL TO ORDER AND ROLL CALL

APPROVAL OF MINUTES - 6/16/21

NEW BUSINESS

1. Case 4-21-8393 Marcus Cardona & Helen Eiseman 5580 S 35th Ct

Remove building materials & shutters, repair, replace or remove fence. If replaced permit is required

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: 16-656 Fence Maintenance

All walls and fences shall be maintained by the owner or owners thereof, and all supports and bracing shall be placed toward the interior of the property on all portions which in the wall or fence faces right of way.

Section: 7-27.7 Property maintenance -The presence, accumulation, open storage, or otherwise keeping, of any abandoned, discarded, or unused chattel; or

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

Section: 302.7 Accessory structures - All accessory structures, including detached garages, sheds, fences, walls, portable carports, screen rooms, screen enclosures, and other enclosures shall be maintained structurally sound, in good repair, and have their exterior coatings and coverings maintained in a sound and uniform appearance free from algae, mildews, molds, dirt or other stains.

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).

2. Case 4-21-8421 Bobby Controls LLC 4152 Empire Way

Fence installed without permit and 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 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 4-21-8440 Luther R. Bolley Est 5855 S 38th St

Shutters must be removed

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.

4. Case 5-21-8452 Jean Franco 4777 Chariot Cir

House needs ID #'s

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).

5. Case 5-21-8455 Adam & Bernice DeManche 4400 Nicia Way

Fence replaced 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 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.

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6. Case 5-21-8465 James E. & Rilla P. Reynolds 4601 Toga Way

Parking area needs to be patched or re-paved. If re-paving, permit & inspection is required. House needs ID address #'s.

Section: 16-1334(11)b General requirements - construction maintenance

Every parking and loading area required by this article shall be continually maintained in satisfactory condition so as to be safe, attractive, and free of any hazard, nuisance, accumulation of debris or other unsafe condition. It shall be the responsibility of the owner of the property to ensure that the parking facilities are kept in good working order.

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).

7. Case 10-20-8030 John B. Ulysse 4182 Centurian Cir

Roof structure constructed without permit and 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 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.

8. Case 3-21-8378 SRP SUB LLC 4464 Empire Way

Trash, debris and building materials need to be removed

CERTIFY FINE

9. Case 10-20-8052 Caled A Hamed/CH76 Investment LLC 225-227 Fleming Ave

Repair asphalt parking area

ON 4/14/21 THE MAGISTRATE ORDERED COMPLIANCE ON REPAIRING OF ASPHALT PERMIT & INSPECTION BY 6/13/21 OR A FINE OF \$50/DAY MAY BE IMPOSED.

6/14/21 NON COMPLIANCE
AFFIDAVIT OF NON COMPLIANCE IN FILE

FINES TO DATE ARE \$

Section: 16-1334 (11)b - General Requirements - (b) Construction & maintenance. Every parking and loading area required by this article shall be continually maintained in satisfactory condition so as to be safe, attractive, and free of any hazard, nuisance, accumulation of debris or other unsafe condition. It shall be the responsibility of the owner of the property to ensure that the parking facilities are kept in good working order.

10. Case 11-20-8112 Jacob A. Haynes 4165 Southview Rd

SCREEN ENCLOSURE DONE WITHOUT PERMITS AND INSPECTIONS

2/24/21 THE MAGISTRATE ORDERED COMPLIANCE BY 4/25/21 OR A FINE OF \$100.00/DAY MAY BE IMPOSED

FINES TO DATE ARE \$

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.

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11. Case 12-20-8170 SRMZ 2 LLC 3781 S 57th Ave

WATER HEATER INSTALLED WITHOUT PERMIT & INSPECTION

ON 4/14/21 THE MAGISTRATE ORDERED COMPLIANCE FOR PERMIT AND INSPECTION BY 5/14/21 OR A FINE OF \$50.00/DAY MAY BE IMPOSED.

5/14/21 APPLIED FOR WATER HEATER PERMIT #2021 2768 NO INSPECTION TO DATE.

5/15/21 NON COMPLIED
AFFIDAVIT OF NON COMPLIANCE IN FILE

FINES TO DATE ARE \$

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.

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12. Case 12-20-8186 Jorge A. Almanza 5915 S 37th St

FENCE INSTALLED WITHOUT PERMIT AND INSPECTIONS & PROPERTY MAINTENANCE

4/14/21 THE MAGISTRATE ORDERED TO COMPLY FOR PERMIT & INSPECTION BY 5/14/21 OR A FINE OF \$50/DAY MAY BE IMPOSED.

5/15/21 NON COMPLIANCE AFFIDAVIT OF NON COMPLIANCE IN FILE.

FINES TO DATE ARE \$

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.

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13. Case 2-21-8248 Linda D. Freeman, Reg Agent L D Freeman Inc 2145 White Pine Cir #D

A/C INSTALLED WITHOUT PERMIT AND INSPECTION

ON 4/14/21 THE MAGISTRATE ORDERED COMPLIANCE BY 5/14/21 OR A FINE OF \$50.00/DAY MAY BE IMPOSED

5/3/21 APPLIED FOR A/C PERMIT #2021 2591 NOT ISSUED YET BACKLOG

5/15/21 NON COMPLIED
AFFIDAVIT OF NON COMPLIANCE IN FILE

FINES TO DATE ARE \$

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.

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14. Case 2-21-8255 Yvonne A. Johnson 402 Broward Ave

NO TAG AND WRECKED VEHICLES

on 4/14/21 THE MAGISTRATE ORDERED COMPLIANCE BY 5/14/21 OR A FINE OF

\$15.00/DAY MAY BE IMPOSED

5/14/21 NON COMPLIANCE
AFFIDAVIT OF NON COMPLIANCE IN FILE

FINES TO DATE ARE \$

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.

15. Case 2-21-8285 David T. Kerry 241 Jennings Ave

OPEN STORAGE & EXTERIOR WALLS MAINTENANCE

ON 4/14/21 THE MAGISTRATE ORDERED COMPLIANCE BY 5/14/21 OR A FINE
OF \$25.00/DAY MAY BE IMPOSED

5/15/21 NON COMPLIANCE AFFIDAVIT OF NON COMPLIANCE IN FILE

FINES TO DATE ARE \$

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

Section: 7-27.7 Property Maintenance - The presence, accumulation, open storage, or otherwise keeping, of any abandoned, discarded, or unused chattel; or

16. Case 9-19-7269 Maha & Haifa Inc. 5050 Lake Worth Rd

3/03/20 APPLIED FOR PERMIT 2020 1309 PERMIT HAS NOT BEEN ISSUED.
EMAIL SENT TO PROPERTY OWNER TO DEPICT LED PRICE DIMENSIONS. NO
RESPONSE TO DATE

ON 4/14/21 THE MAGISTRATE ORDERED COMPLIANCE BY 5/14/21 OR A FINE
OF \$25.00/DAY MAY BE
IMPOSED

5/15/21 NON COMPLIANCE AFFIDAVIT OF NON COMPLIANCE IN FILE

FINES TO DATE ARE \$

ON 4/14/21 THE MAGISTRATE ORDERED COMPLIANCE BY 5/14/21 OR A FINE
OF \$25.00/DAY MAY BE IMPOSED

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.

TABLED CERT/ASSESSMENT

17. Case 10-19-7289 Wisly Mathias 5116 Aurora Lake Cir

TRELLIS & DECK CONSTRUCTED WITHOUT PERMIT AND INSPECTION.

ON 4/14/21 THE MAGISTRATE Tabled THE CASE AND STAYED THE FINES TO STOP RUNNING UNTIL NEXT HEARING OF 7/14/21

5/12/21 COMPLIED

FINES TO DATE ARE \$

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.

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18. Case 7-20-7885 Donald Kerr 1092 Island Manor Dr

EXTERIOR WALLS MAINTENANCE AND REPAIR ROOF

ON 4/14/21 THE MAGISTRATE ORDERED THE FINES TO STAY, DO NOT RUN. TABLED CASE FOR NEXT HEARING OF 7/14/21.

FINES TO DATE ARE \$

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.

19. Case 9-19-7266 Charmante Volmar 4740 Chariot Cir

ENCLOSED ADDITION WITHOUT PERMITS AND INSPECTIONS

THE MAGISTRATE ORDERED COMPLIANCE BY 1/2/21 FOR PERMIT & 2/16/21 FOR INSPECTION OR A FINE OF \$150/DAY MAY BE IMPOSED.

ON 4/14/21 THE MAGISTRATE ORDERED THE FINES OF \$150.00/DAY TO KEEP RUNNING AND TABLED CASE UNTIL NEXT HEARING OF 7/14/21

FINES TO DATE ARE \$

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.

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APPEAL OF FINE

20. Case 10-19-7377 Michael T. Montero, Reg Agent/Villas of Town & Country LLC 3677 Mil Lake Cir

NEW ROOF - NO PERMIT OR INSPECTION

ON 2/19/20 THE MAGISTRATE ORDERED COMPLIANCE BY 2 14 20 TO OBTAIN

PERMIT AND INSPECTIONS OR A FINE OF \$100/DAY MAY BE IMPOSED. THE MAGISTRATE ORDERED FINE TO KEEP ACCRUING AND TO RECORD LIEN.

2/15/20 NON COMPLIANCE

AFFIDAVIT OF NON COMPLIANCE IN FILE

ON 3/9/20 APPLIED FOR ROOF PERMIT 2020 1341 COMPLIED PASSED ROOF INSPECTION 1/6/21

PROPERTY HAS RECORDED LIEN

FINES OWED ARE \$ 32,600.00

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.

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21. Case 11-20-8135 Mark M. & Deborah L. Metz 517 Jennings Ave

OVERGROWTH, OUTSIDE STORAGE

ON 4/14/21 THE MAGISTRATE CERTIFIED THE FINES OF 100.00/DAY AND IMPOSE LIEN AND RECORD WITH COUNTY.

COMPLIANCE OBTAINED ON 04/27/21

FINES OWED ARE \$7,300.00

5/27/21 APPEAL HEARING NO ONE SHOWED CANCELLED

Section: 7-27.7 Property Maintenance - The presence, accumulation, open storage, or otherwise keeping, of any abandoned, discarded, or unused chattel; or

22. Case 2-17-6048 Shaun McDyer 4696 Chariot Cir

THE BOARD ORDERED COMPLIANCE BY 6/9/17 OR A FINE OF \$200.00 PER DAY MAY BE IMPOSED.

FINES CERTIFIED ON HEARING OF 07/26/2017, COMPLIANCE OBTAINED ON 01/06/21

PROPERTY HAS RECORDED LIEN

FINES OWED ARE \$261,200.00

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.

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

(5) 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.

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

(1) Parking, standing or stopping of a bus, truck with a gross weight in excess of ten thousand (10,000) pounds, or height in excess of ten (10) feet including any load, bed or box; or length in excess of twenty six (26) feet, truck trailer, semi trailer, pole trailer, construction and industrial equipment as previously defined is prohibited on any property in any residential and mixed district residential zoning districts in the city.

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

Section: 14-28a(1) - Parking of motor vehicles, boats & trailers

(1) The parking, standing or stopping of a boat, bus, or truck with a gross weight in excess of ten thousand (10,000) pounds, or height in excess of seven (7) feet including any load, bed or box; or length in excess of twenty two (22) feet, truck tractor, trailer, semi trailer, pole trailer, step van, recreational vehicle, construction and industrial equipment as previously defined, for a period exceeding one (1) hour in any twenty four hour period is prohibited on all public streets, alleys or rights of way therewith within the city.

23. Case 4-18-6478 Olga Perez-Diequez 4178 Centurian Cir

PROPERTY NEEDS ADDRESS POSTED AND REMOVE BUILDING MATERIALS FROM PROPERTY.

COMPLIED 6/21/21

PROPERTY HAS LIEN

FINES TO DATE ARE \$

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: 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.

24. Case 7-15-5301 Shaun McDyer 4696 Chariot Cir

THE BOARD ORDERED COMPLIANCE BY 2/26/16 OR A FINE OF \$50.00 PER DAY MAY BE IMPOSED.

THE BOARD CERTIFIED THE FINE ON HEARING OF 04/27/2016

COMPLIANCE OBTAINED BY 11/17/2020

PROPERTY HAS RECORDED LIEN.

FINES OWED ARE \$ 86,250.00

Section: 302.9 - Parking

Motor vehicles are to be parked in a garage/carport or on a driveway that has been designed and permitted for that purpose. Motor vehicles may not be parked on lawns or on areas designed and planned for vegetation or in front or side yards unless part of an approved driveway system. (See City Code Section 16 1334 (11)(a). Exception: For homes in Greenacres Plat No 2 and Greenacres Plat No 2 Replat, that were constructed without a driveway and are not undergoing a major renovation, addition or change in use may continue parking on a designated unpaved area that can be shown to have been historically used as parking for that home. This exception shall be limited to a maximum of four vehicle spaces. The property owner will be required to designate, in writing, the properties historical parking area within two weeks of a request from the building official and such area will be subject to the building officials approval.

25. Case 8-20-7907 Laurie E. & Robert S. Temple 357-359 Jennings Ave

TREES REMOVED WITHOUT PERMIT & INSPECTION

2/24/21 THE MAGISTRATE ORDERED FINES TO KEEP RUNNING AND RECORD

LIEN.

COMPLIED 5/12/21

FINES TO DATE ARE \$

Section: 16-1245d - General maintenance standards

(d)Pruning shall be in accord with the latest edition of the American National Standards Institute (ANSI) Publications (with the exception of Section 2.3.1 of the ANSI A300 Standards, which requires that pruning be performed only by arborists or arborist trainees). Trees shall not be severely pruned, hat raked, "hacked" or "headed back". A maximum of one fourth of a tree canopy may be removed from a tree within a one year period, provided that the removal conforms to the standards of crown cleaning, crown thinning, crown raising, vista pruning, and crown restoration techniques. Lifting of branches in excess of one half (fifty (50) percent) of the height of the tree is prohibited. Palms shall only be pruned to remove lower fronds that are chlorotic or dead, and there shall be no pruning of live green fronds above the horizon line.

26. Case 9-19-7190 Michael T. Montero, Reg Agent/Villas of Town & Country LLC 3745 Mil Lake Cir

ON 1/13/21 THE MAGISTRATE CERTIFIED THE FINES AND SET AMOUNT OF \$67,600.00, & RECORD LIEN.

1/8/20 APPLIED FOR ROOF PERMIT #2020 0877 SHOULD OF BEEN BY 1/3/20 PER MAGISTRATE. AND INSPECTION PASSED ON 1/8/21 SHOULD OF BEEN BY 2/4/20

PROPERTY HAS RECORDED LIEN.

FINES OWED ARE \$ 67,600.00

Section: 304.7 - Roofs & 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.

27. Case 2003-229 Shaun McDyer 4696 Chariot Cir

BOARD ORDERED COMPLIANCE BY 04/15/04 OR A FINE OF \$25.00 PER VIOLATION PER DAY MAY BE IMPOSED.

FINES CERTIFIED ON HEARING OF 06 03 2004. COMPLIANCE OBTAINED ON 12-30-20.

PROPERTY HAS RECORDED LIEN.

FINES OWED ARE \$ 152,550.00

Section: 7-27.7 Property Maintenance - The presence, accumulation, open storage, or otherwise keeping, of any abandoned, discarded, or unused chattel; or

28. Case 10-18-6746 David Associates II LLP 6805 Lake Worth Rd

Dangerous structure or premises, property maintenance

Section: 108.1.5.3 - Dangerous Structure or Premises

For the purpose of this code, any structure or premises that has any or all of the conditions or defects described below shall be considered dangerous:

Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.

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: 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

Section: 302.7 Accessory structures - All accessory structures, including detached garages, sheds, fences, walls, portable carports, screen rooms, screen enclosures, and other enclosures shall be maintained structurally sound, in good repair, and have their exterior coatings and coverings maintained in a sound and uniform appearance free from algae, mildews, molds, dirt or other stains.

Old Business

29. Case 2-20-7670 Baf Assets LLC 5797 S 37th Ct

TO DATE NO PERMITS OR INSPECTIONS:

LOFT CONSTRUCTED IN THE ATTIC, SCREEN ROOM ENCLOSED INTO LIVING AREA, A ROOFED, ENCLOSED ADDITION ADDED TO REAR AND ONE ADDED TO SIDE, WASHER AND DRYER MOVED, A/C MOVED AND REPLACED, KITCHEN REMODELED AND EXTENDED INTO DINING AREA

1/13/21 THE MAGISTRATE ORDERED ORDERED A STATUS UPDATE FOR HEARING OF 7/14/21. (NO FINES OR COMPLIANCE DATE GIVEN).

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.

ADJOURNMENT

Next Scheduled Special Magistrate Hearing - 8/18/21

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@greenacres.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.