



## **SPECIAL MAGISTRATE HEARING**

### **City of Greenacres, Florida**

Wednesday, October 13, 2021 at 3:00 PM

City Hall Council Chambers | 5800 Melaleuca Lane

## **AGENDA**

### **CALL TO ORDER**

### **PLEDGE OF ALLEGIANCE**

### **APPROVAL OF MINUTES - 8/18/2021**

**Next Scheduled Special Magistrate Hearing - 11/17/2021**

### **NEW BUSINESS**

#### **1. CASE 11-20-8114- MARJORIE CANEL PIERRE - 247 LELAND LN**

##### **PVC FENCE AND PAVERS 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

#### **2. CASE 5-21-8447 - JEAN WICHELE - 1039 ISLAND MANOR DR**

##### **PAVER PATIO CONSTRUCTED WITHOUT PERMIT & INSPECTION**

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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 5-21-8484 - STEVEN RINGEL - 5812 S 37th CT

OVERGROWTH, EXTERIOR MAINTENANCE, REMOVE SHUTTERS

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.

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

4. CASE 5-21-8503 - BYKOTA LODGE #333 FREE & ACCEPTED MASONS - 421 JENNINGS AVE

TREES REMOVED WITHOUT PERMIT & INSPECTION

**Section:** 161245(d) – 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.

5. CASE 7-21-8562 - SAMUEL MULDER & DANA TALER - 3021 GRANDIFLORA DR  
A/C INSTALLED WITHOUT PERMIT & INSPECTION

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6. CASE 7-21-8563 - CARMELLA CAPOROSSI - 3211 JOG PARK DR  
A/C INSTALLED WITHOUT PERMIT & INSPECTION

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7. CASE 8-21-8599 - MARY GRETH McCAULEY EST - 3704 HERTFORD CT  
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8. CASE 8-21-8608 - KERBYE ARTHUR - 151 BALDWIN BLVD

EXPANDING DRIVEWAY, INSTALLING PAVERS TO WALKWAY & REAR WITHOUT PERMIT AND INSPECTION

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**CERTIFY FINE**

9. CASE 11-20-8127 - VICTOR L DELGADO & SHRISTINE DIAZ - 201 FOXTAIL DR #G3

A/C INSTALLED WITHOUT PERMIT & INSPECTION - PERMIT ISSUED, INCOMPLETE NEEDS INSPECTION

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10. CASE 5-21-8479 - TRICON SFR 2020 2 BORROWER LLC - TAH LLC - 320-324  
PERRY AVE

**FENCE INSTALLED WITHOUT PERMIT AND INSPECTION**

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**TABLED CERT/ASSESSMENT**

**TABLED CASES**

**APPEAL OF FINE**

11. CASE 10-20-8052 - CALED A HAMED - CH76 INVESTMENT LLC - 225-227  
FLEMING AVE

**REPAIR ASPHALT - COMPLIANCE OBTAINED 8/25/21**

Section: 16-1334(11)b – General Requirements b) Construction and 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.

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**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](mailto: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.