



# **SPECIAL MAGISTRATE HEARING**

**City of Greenacres, Florida**

Wednesday, August 18, 2021 at 3:00 PM

City Hall Council Chambers | 5800 Melaleuca Lane

## **AGENDA**

### **CALL TO ORDER**

### **PLEDGE OF ALLEGIANCE**

### **APPROVAL OF MINUTES: 7/14/21**

### **NEXT SCHEDULED MEETING: 10/13/21**

### **NEW BUSINESS**

1. Case 3-21-8295 - Elizabeth L. Joseph, Reg Agent - Mission of Grace Inc - 6200 Lake Worth Rd

#### Section: 304.2 - Protective Treatment

All exterior surfaces, including but not limited to, walls, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition and generally accepted uniform appearance as determined by the Building Official. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking, moldy, severely chalked, deteriorated, dirty, stained or chipped paint or other coating shall be eliminated and surfaces repainted or recoated. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designated for stabilization by oxidation are exempt from the requirement.

Section 604.3 - Electrical System Hazards - Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason in inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the building official shall require the defects to be corrected to eliminate the hazard.

2. Case 5-21-8462 - Anthony Deakins - 448 Jackson Ave

Fence installed without permits & 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

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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 5-21-8479 - Tricon SFR 2020 2 Borrower Llc - 320-324 Perry Ave  
Fence installed without permit & inspection

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4. Case 7-21-8553 - Nasrin Khan, Reg Agent - Holy Madinah - 606 Jackson Ave (Vacant Lot)  
Mobile vendor on vacant lot prohibited

Section: 16-721(a) – Mobile Vendors - No person, natural or corporate, including without limitation mobile vendors, shall conduct any business or otherwise operate from within or on the public rights of way within the municipal limits of the city. Specifically prohibited under this section is the sale of food of any kind, goods, wares

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or merchandise from a vehicle or cart whether motorized or not, regardless of the number of wheels affixed thereto, or on foot.

### **CERTIFY FINE**

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

Free standing roof structure constructed without permit & inspection

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6. Case 3-21-8378 - SRP Sub Llc - 4464 Empire Way

Trash, debris and building materials need to be removed

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.

7. Case 4-21-8393 - Marcus Cardona - 5580 S 35th Ct

Remove all outside storage, repair fence, house needs ID #'d, Maintain exterior walls

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,

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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).

8. Case 4-21-8421 - Bobby Controls Llc - 4152 Empire Way

Fence installed without permit & inspection

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9. Case 4-21-8440 - Luther R. Bolley Est. - 5855 S 38th St

Shutters need to 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.

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

House ID #'s needed

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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).

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

Fence replaced without permit & inspection

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12. Case 5-21-8465 - James E. & Rilla A. Reynolds - 4601 Toga Way

Parking area needs to be patched or re-paved (if re-paved, permit is needed), House Id #'s needed

Section: 16-1334(11)b - Description: 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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13. Case 9-19-7266 Charmante Volmar 4740 Chariot Cir

Enclosed addition in rear of property without permits and inspections

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### **TABLED CERT/ASSESSMENT**

14. Case 12-20-8170 - SRMZ 2 Llc - 3781 S. 57th Ave

A/C installed without permit & inspection

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

Fence installed without permit & inspection

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

Repair Roof, Fascia and exterior walls

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

**TABLED CASES**

**APPEAL OF FINE**

17. Case 2-20-7714 - Fyr Sfr Borrower Llc - 4196 Centurian Cir

Rear patio constructed without permit & inspection

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**ADJOURNMENT**

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### 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.