



SPECIAL MAGISTRATE HEARING

City of Greenacres, Florida

Wednesday, June 15, 2022 at 3:00 PM

City Hall Council Chambers | 5800 Melaleuca Lane

AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES - 5/18/22

NEXT SCHEDULED SPECIAL MAGISTRATE HEARING - 7/20/22

NEW BUSINESS

1. Case 1-22-8906 - Beatriz Hadley - 5347 Grand Banks Blvd

Pool maintenance

Section: 303.1 – Swimming Pools. Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

2. Case 2-22-9008 - Maranatha Church of the Nazarene - 5060 10 Ave N

Interior Renovations, no permits or 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

3. Case 4-22-9130 - Yurose Leger - 4830 Gladiator Cir

Fence and structures being built on side and rear of property without permits and inspections

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4. Case 5-21-8469 - Donald R & Ruby V Howard - 360 Jennings Ave

Detached garage needs to be repaired or replaced. To replace, a permit & inspection is required, overgrowth, open storage

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: 7-27.7 – Property Maintenance Nuisance Declared
(7) The presence, accumulation, open storage, or otherwise keeping, of any abandoned, discarded, or unused chattel; or

5. Case 5-22-9196 - Alishan Zaidi - 5580 S 35 Ct

Doors and windows installed without permits & inspections

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CERTIFY FINE**TABLED CERT/ASSESSMENT****TABLED CASES****APPEAL OF FINE****6. Case 10-21-8772 - Legacy Church Ministries of Greenacres - 420 Jackson Ave**

Aluminum structure installed without permit & inspection - 5/24/22 – Complied

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7. Case 11-20-8112 - Jacob Haynes - 4165 Southview Rd

Screen enclosure without permit and inspection, House ID #'s needed - 4/18/22
Complied

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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).

ADJOURNMENT

8. **Case 5-22-9198 - Gator Greenacres Ltd - Natural Blends - 3919 S Jog Rd**

Prohibited LED lights, store front windows

Section: 16-934(21) – Prohibited Signs - Prohibited Signs

It shall be a violation of this chapter to erect, install, place, or maintain the following signs or advertising structures in the City:(21) Exposed neon tubing, neon signs, and LED signs that emulate the general appearance of traditional neon signs

Section: 16-992 – 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 twenty five (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.(Ord. No. 0004, § 7, 51500)

9. **Case 5-22-9237 - Amadeo & Francisco Villatoro, Keiri Rubio - 509 Fleming Ave**

Property maintenance, commercial vehicles on residential zone - not permitted

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 14-28c1g – Parking & storage of boats & recreational vehicles

The total of all boats, trailers and recreational vehicles, excluding those stored in a closed garage, shall be limited to two (2)

Section: 14-28c1(f) – Parking & storage of boats, trailers & RV's

Notwithstanding subsection i. below, the boat, trailer or recreational vehicle must be parked in the rear yard or side yard not projecting beyond the front roof line, must have a height at or below eleven (11) feet, must be setback a minimum of four (4) feet from the building wall of any abutting property, and must be effectively screened from view of surrounding properties and streets with an opaque wall, fence or dense hedge a minimum of six (6) feet in height;

ADJOURNMENT

10. **Case 8-21-8628 - GH Pines Llc - 2178 S Jog Rd**

Outside cooking prohibited

Section: 16-196 – Zoning - Applicability: No person shall commence any use or erect any residential structure, any commercial structure, or parking area without having first received approval of a site and development plan for the property. After approval of the site and development plan, no structure shall be changed and no other improvements or construction shall be undertaken unless consistent with the site and development plan or approved on an amended site and development plan

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.