



**CITY OF GREENACRES
CODE ENFORCEMENT BOARD**
5800 Melaleuca Lane
Greenacres, FL 33463

CODE ENFORCEMENT BOARD AGENDA
May 10, 2017

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 (large print) upon request. Special accommodations can be provided upon request with three (3) days advance notice of any meeting, by contacting City Clerk Denise McGrew 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.

Notice: Any person requesting the appeal of a decision of the City of Greenacres Code Enforcement Board will require a verbatim record of the proceedings and for that purpose will need to ensure that such verbatim record is made. Pursuant to F.S. 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.

Attention All Lobbyists: Palm Beach County Code of Ordinances, Article VIII, entitled "Lobbyist Registration" requires the registration of all lobbyists prior to engaging in any lobbying activity with the City Council, any City Board or Committee, or any employee as defined in the aforementioned Palm Beach County Ordinance. Copies of the Palm Beach County Ordinance are available upon request in the City Clerk's Office.

- I. Call the meeting to Order and Roll Call
- II. Minutes of the Hearing of March 15, 2017 (mailed for review)
- III.

A. New Business

1.CASE-2-17-6048

SHAUN MCDYER

Location: 4696 Chariot Cir **Mailing Address:** 4696 Chariot Cir
Greenacres, FL 33463

Parcel Number: 18424425180070091

Issued: 2/8/2017 **Initiated By:** Donna Frandon

Section: 304.7

Description: 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: 14-28b5

Description: 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: 14-28b1

Description: 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

Description: 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: 14-28a1

Description: Parking of Motor Vehicles, Boats and 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.

Comments:

SERVED BY POSTING

**2.CASE-2-17-6054 RAFFAELE ABBENANTE, REG. AGENT
5283 LAKE WORTH RD., L.C.**

Location: 5283 Lake Worth Rd

Mailing Address: 1401 Lands End
Manalapan, FL 33462-

Parcel Number: 18424423000005130

Issued: N/A

Initiated By: Shirley Diamond

Section: 7-27.4

Description: Property Maintenance Nuisance Declared

(4) The uncontrolled growth of vegetation or any growth of weeds, grass, or other similar ground cover which exceeds twelve (12) inches in height, or rank vegetable growths which exhale unpleasant or noxious odors, or any vegetation or plant material growth which is conducive to harboring vermin, insects, reptiles, or other wild animal life; or

Section: 301.3

Description: Vacant structures and land

All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

Section: 7-27.11

Description: 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.

Comments:

SERVED BY POSTING.
AFFIDAVIT OF POSTING IS IN THE FILE.

3.CASE-5-16-5740 JOSE & REINA HERNANDEZ

Location: 4378 Nicia Way
Mailing Address: 4378 Nicia Way
Greenacres, FL 33463
Parcel Number: 18424425190040110
Issued: 4/6/2017
Initiated By: John Pankiewicz
Section: 110.1

Description: SEC 110 Inspections

Construction or work for which a permit is required shall be subject to inspection by the building official and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

Section: 105.1

Description: SEC. 105 Permits

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: 8-46.1

Description: Business Tax Imposed

A business tax is hereby imposed by the city upon:

(1) Any person who maintains a permanent business location or branch office within the city for the privilege of engaging in or managing any business, profession, or occupation within its jurisdiction;

Comments:

SERVED BY POSTING.

AFFIDAVIT OF POSTING IS IN THE CASE FILE.

4.CASE-7-16-5830 HOMEFREE USA INC

Location: 124 Broward Ave
Mailing Address: 6200 Baltimore Ave
Riverdale, MD 20737-1054
Parcel Number: 18424423010130100
Issued: 7/7/2016
Initiated By: George Yerkes

Section: 105.1

Description: SEC. 105 Permits

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

Description: SEC 110 Inspections

Construction or work for which a permit is required shall be subject to inspection by the building official and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed

for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

Comments:

SERVED BY CERTIFIED MAIL.

WORK DONE IN GARAGE AREA.

F. Appeal of Fine

5.CASE-2-15-5090

C/O: INFINITY COMMUNITY MGMT CANALAKES HOMEOWNERS ASSN INC

Location: 4701 Pier Dr **Mailing Address:** 5350 10Th Ave N
Greenacres, FL 33463-

Parcel Number: 18424423160320010

Issued: N/A **Initiated By:** Shirley Diamond

Section: 8-46.1

Description: Business Tax Imposed
A business tax is hereby imposed by the city upon:

(1) Any person who maintains a permanent business location or branch office within the city for the privilege of engaging in or managing any business, profession, or occupation within its jurisdiction;

Comments:

REQUEST FOR APPEAL IS IN THE CASE FILE.

THE BOARD CERTIFIED A FLAT FINE AMOUNT OF \$500.00 AT ITS MEETING ON JULY 29, 2015.

6.CASE-7-16-5840

ROGER & DIANE ZAPATA MARTINEZ

Location: 5521 S 38Th Ct **Mailing Address:** 5521 S 38 Ct
Greenacres, FL 33463-3263

Parcel Number: 18424423030030010

Issued: 7/14/2016 **Initiated By:** Shirley Diamond

Section: 105.1

Description: SEC. 105 Permits
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

Description: SEC 110 Inspections

Construction or work for which a permit is required shall be subject to inspection by the building official and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

Comments:

REQUEST FOR AN APPEAL IS IN THE CASE FILE.

THE BOARD ORDERED COMPLIANCE BY 11/23/16 OR A \$50.00 PER DAY FINE MAY BE IMPOSED. THE PROPERTY CAME INTO COMPLIANCE ON 2/16/17. AT THE BOARD MEETING ON 3/15/17 THE BOARD CERTIFIED THE FINE AMOUNT OF \$4,200 (\$50 per day for 84 days).

H. Old Business**7.CASE-12-13-4696 SHAHVEER DHATIGARA**

Location: 3429 Jog Rd

Mailing Address: 7542 Saint Andrews Rd
Lake Worth, FL 33467-

Parcel Number: 18424327050220403

Issued: 12/26/2013

Initiated By: Donna Frandon

Section: 105.1

Description: SEC. 105 Permits

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

Description: SEC 110 Inspections

Construction or work for which a permit is required shall be subject to inspection by the building official and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

Comments:

THE BOARD ORDERED COMPLIANCE BY 11/15/14 AND IMPOSED A FINE OF \$100.00 PER DAY. THE FINE AMOUNT AS OF TODAY, 5/10/14, IS \$ 90,700.00 AND IS CONTINUING TO ACCRUE.

8.CASE-5-13-4420 SHAHVEER DHATIGARA

Location: 3429 Jog Rd

Mailing Address: 7542 Saint Andrews Rd
Lake Worth, FL 33467-

Parcel Number: 18424327050220403

Issued: 5/14/2013

Initiated By: Donna Frandon

Section: 301.3

Description: Vacant structures and land

All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

Section: 7-27.4

Description: Property Maintenance Nuisance Declared

(4) The uncontrolled growth of vegetation or any growth of weeds, grass, or other similar ground cover which exceeds twelve (12) inches in height, or rank vegetable growths which exhale unpleasant or noxious odors, or any vegetation or plant material growth which is conducive to harboring vermin, insects,

reptiles, or other wild animal life; or

Section: 108.1.1

Description: Unsafe Structures

An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment, or is so damaged, decayed, dilapidated, structurally unsafe, or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

Comments:

THE BOARD ORDERED COMPLIANCE BY 11/15/14 AND IMPOSED A FINE OF \$100.00 PER DAY. THE FINE AMOUNT AS OF TODAY, 5/10/14, IS \$ 90,700.00 AND IS CONTINUING TO ACCRUE.

IV. City Attorney Report:

V. Next scheduled Code Enforcement Board Meeting – June 28, 2017

CASE DETAIL

**Cases to be presented by
Code Enforcement Officer Frandon**

May 10, 2017



CASE DETAIL

City of Greenacres Code Enforcement
5800 Melaleuca Lane
Greenacres, Florida 33463
Telephone: (561) 642-2000

Case Number: **CASE-2-17-6048**

Case Type: **Property Maintenance Code**

Date Case Established: **02/08/2017**

Compliance Deadline: **02/22/2017**

Physical Address:

Parcel No.

**4696 Chariot Cir
Greenacres, FL 33463-5315**

18424425180070091

Violator Information

Violator Address

Phone

SHAUN MCDYER

**4696 Chariot CIR
Greenacres, FL 33463**

Current Status: **Pending Board Hearing**

Resolved: **No**

Compliance Date: **Non-Compliant**

Violations

Code #	Code Text
Sec. 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.
Sec. 14-28b5. 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.
Sec. 14-28b1. 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.
Sec. 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
Sec. 14-28a1. Parking of Motor Vehicles, Boats and 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.

Inspections

Inspections	Date	Status	Inspector
Code First Inspection	02/08/2017	Failed	Donna Frandon
Code Second Inspection	04/03/2017	Failed	Donna Frandon
Posting Inspection	04/03/2017	None	Donna Frandon
Code Pre Board Inspection	05/08/2017	Failed	Donna Frandon

Case Activities

Activities	Date
Hearing Notice	02/08/2017



CASE DETAIL

City of Greenacres Code Enforcement
5800 Melaleuca Lane
Greenacres, Florida 33463
Telephone: (561) 642-2000

Case Number: **CASE-2-17-6048**

Case Type: **Property Maintenance Code**

Date Case Established: **02/08/2017**

Compliance Deadline: **02/22/2017**

Physical Address:

Parcel No.

**4696 Chariot Cir
Greenacres, FL 33463-5315**

18424425180070091

Violator Information

Violator Address

Phone

SHAUN MCDYER

**4696 Chariot CIR
Greenacres, FL 33463**

Current Status: **Pending Board Hearing**

Resolved: **No**

Compliance Date: **Non-Compliant**

Posted Notice

03/23/2017

Case Hearings

Hearing Type	Date	Time	Category
Code Enforcement Board	05/10/2017	3:00 pm	A. New Business



CASE DETAIL

City of Greenacres Code Enforcement
5800 Melaleuca Lane
Greenacres, Florida 33463
Telephone: (561) 642-2000

Case Number: **CASE-12-13-4696**

Case Type: **Building Code**

Date Case Established: **12/26/2013**

Compliance Deadline: **11/15/2014**

Physical Address:

Parcel No.

**3429 Jog Rd
Greenacres, FL 33467-**

18424327050220403

Violator Information

Violator Address

Phone

SHAHVEER DHATIGARA

**7542 Saint Andrews RD
Lake Worth, FL 33467-**

Current Status: **Lien**

Resolved: **No**

Compliance Date: **Non-Compliant**

Violations

Code #	Code Text
Sec. 105.1. SEC. 105 Permits	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.
Sec. 110.1. SEC 110 Inspections	Construction or work for which a permit is required shall be subject to inspection by the building official and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

Inspections

Inspections	Date	Status	Inspector
Code First Inspection	12/26/2013	Failed	Donna Frandon
Code Second Inspection	01/13/2014	Failed	Donna Frandon
Code Third Inspection	01/24/2014	Failed	Donna Frandon
Code Extended Inspection	07/11/2014	Failed	Donna Frandon
Posting Inspection	10/13/2014	None	Donna Frandon
Code Pre Board Inspection	10/14/2014	Failed	Michael Grimm
Code Post Board Inspection	11/17/2014	Failed	Donna Frandon
Lien Update Inspection	02/23/2015	None	Donna Frandon
Lien Filing Inspection	03/09/2015	None	Donna Frandon
Lien Update Inspection	01/10/2017	None	Donna Frandon
Lien Update Inspection	12/28/2017	Pending Inspection	Donna Frandon

Case Activities

Activities	Date
Hearing Notice	12/26/2013
Other	01/08/2014



CASE DETAIL

City of Greenacres Code Enforcement
5800 Melaleuca Lane
Greenacres, Florida 33463
Telephone: (561) 642-2000

Case Number: **CASE-12-13-4696**

Case Type: **Building Code**

Date Case Established: **12/26/2013**

Compliance Deadline: **11/15/2014**

Physical Address:

Parcel No.

**3429 Jog Rd
Greenacres, FL 33467-**

18424327050220403

Violator Information

Violator Address

Phone

SHAHVEER DHATIGARA

**7542 Saint Andrews RD
Lake Worth, FL 33467-**

Current Status: **Lien**

Resolved: **No**

Compliance Date: **Non-Compliant**

Other	01/24/2014
Phone Call	06/02/2014
Other	07/11/2014
Notice to Appear Before CEB	09/19/2014
Posted Notice	10/02/2014
Posted Notice	10/03/2014
Board Order	10/16/2014
Affadavit of Non Compliance	01/02/2015
Final Order	01/29/2015
Lien Filing	02/23/2015
Lien Accural Notice	01/10/2017

Case Hearings

Hearing Type	Date	Time	Category
Code Enforcement Board	10/15/2014	3:00 pm	A. New Business
Code Enforcement Board	01/28/2015	3:00 pm	B. Certify Fine
Code Enforcement Board	05/10/2017	3:00 pm	H. Old Business



CASE DETAIL

City of Greenacres Code Enforcement
5800 Melaleuca Lane
Greenacres, Florida 33463
Telephone: (561) 642-2000

Case Number: **CASE-5-13-4420**

Case Type: **Property Maintenance Code**

Date Case Established: **05/14/2013**

Compliance Deadline: **11/15/2014**

Physical Address:

Parcel No.

**3429 Jog Rd
Greenacres, FL 33467-**

18424327050220403

Violator Information

Violator Address

Phone

SHAHVEER DHATIGARA

**7542 Saint Andrews RD
Lake Worth, FL 33467-**

Current Status: **Lien**

Resolved: **No**

Compliance Date: **Non-Compliant**

Violations

Code #	Code Text
Sec. 301.3. Vacant structures and land	All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.
Sec. 7-27.4. Property Maintenance Nuisance Declared	(4) The uncontrolled growth of vegetation or any growth of weeds, grass, or other similar ground cover which exceeds twelve (12) inches in height, or rank vegetable growths which exhale unpleasant or noxious odors, or any vegetation or plant material growth which is conducive to harboring vermin, insects, reptiles, or other wild animal life; or
Sec. 108.1.1. Unsafe Structures	An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment, or is so damaged, decayed, dilapidated, structurally unsafe, or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

Inspections

Inspections	Date	Status	Inspector
Code First Inspection	05/14/2013	Failed	Donna Frandon
Posting Inspection	06/21/2013	None	Donna Frandon
Code Second Inspection	06/21/2013	Failed	Donna Frandon
Code Extended Inspection	09/12/2013	Failed	Donna Frandon
Code Extended Inspection	12/04/2013	Failed	Donna Frandon
Code Extended Inspection	07/11/2014	Failed	Donna Frandon
Posting Inspection	10/13/2014	None	Donna Frandon
Code Pre Board Inspection	10/14/2014	Failed	Michael Grimm
Code Post Board Inspection	11/17/2014	Failed	Donna Frandon
Lien Update Inspection	02/23/2015	None	Donna Frandon
Lien Filing Inspection	03/09/2015	None	Donna Frandon
Lien Update Inspection	01/10/2017	None	Donna Frandon
Lien Update Inspection	12/28/2017	Pending Inspection	Donna Frandon

Case Activities

Activities	Date
Hearing Notice	05/14/2013
Phone Call	05/16/2013



CASE DETAIL

City of Greenacres Code Enforcement
5800 Melaleuca Lane
Greenacres, Florida 33463
Telephone: (561) 642-2000

Case Number: **CASE-5-13-4420**

Case Type: **Property Maintenance Code**

Date Case Established: **05/14/2013**

Compliance Deadline: **11/15/2014**

Physical Address:

Parcel No.

**3429 Jog Rd
Greenacres, FL 33467-**

18424327050220403

Violator Information

Violator Address

Phone

SHAHVEER DHATIGARA

**7542 Saint Andrews RD
Lake Worth, FL 33467-**

Current Status: **Lien**

Resolved: **No**

Compliance Date: **Non-Compliant**

Posted Notice	06/05/2013
Site Visit	06/05/2013
Phone Call	06/06/2013
Other	06/13/2013
Site Visit	06/19/2013
Site Visit	07/09/2013
Other	11/05/2013
Other	01/24/2014
Phone Call	06/02/2014
Other	07/11/2014
Notice to Appear Before CEB	09/19/2014
Posted Notice	10/02/2014
Posted Notice	10/03/2014
Board Order	10/16/2014
Other	11/17/2014
Affadavit of Non Compliance	01/02/2015
Final Order	01/29/2015
Lien Filing	02/23/2015
Lien Accural Notice	01/10/2017

Case Hearings

Hearing Type	Date	Time	Category
Code Enforcement Board	10/15/2014	3:00 pm	A. New Business
Code Enforcement Board	01/28/2015	3:00 pm	B. Certify Fine
Code Enforcement Board	05/10/2017	3:00 pm	H. Old Business

CASE DETAIL

**CASES TO BE PRESENTED FOR
CODE OFFICER DIAMOND**

MAY 10TH, 2017



CASE DETAIL

City of Greenacres Code Enforcement
5800 Melaleuca Lane
Greenacres, Florida 33463
Telephone: (561) 642-2000

Case Number: **CASE-2-17-6054**

Case Type: **Municipal Code**

Date Case Established: **02/10/2017**

Compliance Deadline: **04/05/2017**

Physical Address:

Parcel No.

**5283 Lake Worth Rd
Greenacres, FL 33462-4728**

18424423000005130

Violator Information

Violator Address

Phone

**RAFFAELE ABBENANTE, REG. AGENT
5283 LAKE WORTH RD., L.C.**

**1401 Lands End
Manalapan, FL 33462-**

Current Status: **Hearing Notice**

Resolved: **No**

Compliance Date: **Non-Compliant**

Violations

Code #	Code Text
Sec. 7-27.4. Property Maintenance Nuisance Declared	(4) The uncontrolled growth of vegetation or any growth of weeds, grass, or other similar ground cover which exceeds twelve (12) inches in height, or rank vegetable growths which exhale unpleasant or noxious odors, or any vegetation or plant material growth which is conducive to harboring vermin, insects, reptiles, or other wild animal life; or
Sec. 301.3. Vacant structures and land	All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.
Sec. 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.

Inspections

Inspections	Date	Status	Inspector
Code First Inspection	02/10/2017	Failed	Shirley Diamond
Code Second Inspection	03/03/2017	Failed	Shirley Diamond
Code Extended Inspection	03/22/2017	Failed	Shirley Diamond
Code Extended Inspection	04/14/2017	Failed	Shirley Diamond
Posting Inspection	04/28/2017	None	Shirley Diamond
Code Pre Board Inspection	05/05/2017	Failed	Shirley Diamond

Case Activities

Activities	Date
Notice of Violation	02/10/2017
Hearing Notice	03/22/2017
Posted Notice	04/17/2017
Other	04/28/2017

Case Hearings

Hearing Type	Date	Time	Category
Code Enforcement Board	05/10/2017	3:00 pm	A. New Business



CASE DETAIL

City of Greenacres Code Enforcement
5800 Melaleuca Lane
Greenacres, Florida 33463
Telephone: (561) 642-2000

Case Number: **CASE-2-15-5090**

Case Type: **Property Maintenance Code**

Date Case Established: **02/18/2015**

Compliance Deadline: **06/01/2015**

Physical Address:

Parcel No.

**4701 Pier Dr
Greenacres, FL 33405-3536**

18424423160320010

Violator Information

Violator Address

Phone

**C/O: INFINITY COMMUNITY MGMT
CANALAKES HOMEOWNERS ASSN INC**

**5350 N 10Th AVE
Greenacres, FL 33463-**

Current Status: **Appeal**

Resolved: **No**

Compliance Date: **7/22/2015**

Violations

Code #	Code Text
Sec. 8-46.1. Business Tax Imposed	A business tax is hereby imposed by the city upon: (1) Any person who maintains a permanent business location or branch office within the city for the privilege of engaging in or managing any business, profession, or occupation within its jurisdiction;

Inspections

Inspection:	Date	Status	Inspector
Code First Inspection	02/17/2015	Failed	John Pankiewicz
Code Pre Board Inspection	03/06/2015	Failed	Shirley Diamond
Code Extended Inspection	03/18/2015	Failed	Shirley Diamond
Code Extended Inspection	04/01/2015	Failed	Shirley Diamond
Code Extended Inspection	04/07/2015	Failed	Shirley Diamond
Code Extended Inspection	04/13/2015	Failed	Shirley Diamond
Code Pre Board Inspection	04/24/2015	Failed	Shirley Diamond
Code Post Board Inspection	06/05/2015	Failed	Shirley Diamond
Code Extended Inspection	07/07/2015	Failed	Shirley Diamond
Code Extended Inspection	07/22/2015	Passed	Shirley Diamond
Code Pre Board Inspection	07/24/2015	None	Shirley Diamond
Posting Inspection	09/17/2015	None	Shirley Diamond
Lien Filing Inspection	09/21/2015	None	Shirley Diamond
Lien Filing Inspection	10/21/2015	None	Shirley Diamond
Lien Update Inspection	12/21/2015	None	Shirley Diamond
Lien Update Inspection	12/28/2016	None	Shirley Diamond
Lien Update Inspection	12/26/2017	Pending Inspection	Shirley Diamond

Case Activities

Activities	Date
Other	02/17/2015
Hearing Notice	02/18/2015
Phone Call	02/18/2015
Office Visit	03/06/2015
Site Visit	04/13/2015



CASE DETAIL

City of Greenacres Code Enforcement
5800 Melaleuca Lane
Greenacres, Florida 33463
Telephone: (561) 642-2000

Case Number: **CASE-2-15-5090**

Case Type: **Property Maintenance Code**

Date Case Established: **02/18/2015**

Compliance Deadline: **06/01/2015**

Physical Address:

Parcel No.

**4701 Pier Dr
Greenacres, FL 33405-3536**

18424423160320010

Violator Information

Violator Address

Phone

**C/O: INFINITY COMMUNITY MGMT
CANALAKES HOMEOWNERS ASSN INC**

**5350 N 10Th AVE
Greenacres, FL 33463-**

Current Status: **Appeal**

Resolved: **No**

Compliance Date: **7/22/2015**

Site Visit	04/24/2015
Board Order	04/29/2015
Affadavit of Non Compliance	06/12/2015
Site Visit	07/22/2015
Reduced or Abated Fine	07/29/2015
Posted Notice	09/04/2015
Other	09/17/2015
Lien Filing	09/21/2015
Lien Accrual Notice	12/21/2015
Lien Accrual Notice	12/28/2016
Phone Call	01/19/2017
Request for Appeal	03/03/2017
Other	03/15/2017
Request for Appeal	03/30/2017

Case Hearings

Hearing Type	Date	Time	Category
Code Enforcement Board	04/29/2015	3:00 pm	A. New Business
Code Enforcement Board	07/29/2015	3:00 pm	B. Certify Fine
Code Enforcement Board	03/15/2017	3:00 pm	F. Appeal of Fine
Code Enforcement Board	05/10/2017	3:00 pm	F. Appeal of Fine



CASE DETAIL

City of Greenacres Code Enforcement
5800 Melaleuca Lane
Greenacres, Florida 33463
Telephone: (561) 642-2000

Case Number: **CASE-7-16-5840**

Case Type: **Building Code**

Date Case Established: **07/14/2016**

Compliance Deadline: **11/23/2016**

Physical Address:

Parcel No.

**5521 S 38Th Ct
Greenacres, FL 33463-3263**

18424423030030010

Violator Information

Violator Address

Phone

ROGER & DIANE ZAPATA MARTINEZ

**5521 S 38 CT
Greenacres, FL 33463-3263**

Current Status: **Appeal**

Resolved: **No**

Compliance Date: **2/16/2017**

Violations

Code #	Code Text
Sec. 105.1. SEC. 105 Permits	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.
Sec. 110.1. SEC 110 Inspections	Construction or work for which a permit is required shall be subject to inspection by the building official and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

Inspections

Inspections	Date	Status	Inspector
Code First Inspection	07/14/2016	Failed	Michael Grimm
Code Second Inspection	08/22/2016	Failed	Shirley Diamond
Posting Inspection	09/07/2016	None	Shirley Diamond
Code Extended Inspection	09/15/2016	Failed	Shirley Diamond
Posting Inspection	09/30/2016	None	Shirley Diamond
Code Pre Board Inspection	10/21/2016	Failed	Shirley Diamond
Posting Inspection	11/28/2016	None	Shirley Diamond
Code Post Board Inspection	11/28/2016	Failed	Shirley Diamond
Code Extended Inspection	12/13/2016	Failed	Shirley Diamond
Code Pre Board Inspection	01/13/2017	None	Shirley Diamond
Posting Inspection	01/31/2017	None	Shirley Diamond
Code Extended Inspection	02/16/2017	Passed	Shirley Diamond
Code Pre Board Inspection	03/10/2017	None	Shirley Diamond
Code Pre Board Inspection	05/08/2017	None	Shirley Diamond
Lien Filing Inspection	05/22/2017	Pending Inspection	Shirley Diamond



CASE DETAIL

City of Greenacres Code Enforcement
5800 Melaleuca Lane
Greenacres, Florida 33463
Telephone: (561) 642-2000

Case Number: **CASE-7-16-5840**

Case Type: **Building Code**

Date Case Established: **07/14/2016**

Compliance Deadline: **11/23/2016**

Physical Address:

Parcel No.

**5521 S 38Th Ct
Greenacres, FL 33463-3263**

18424423030030010

Violator Information

Violator Address

Phone

ROGER & DIANE ZAPATA MARTINEZ

**5521 S 38 CT
Greenacres, FL 33463-3263**

Current Status: **Appeal**

Resolved: **No**

Compliance Date: **2/16/2017**

Case Activities

Activities	Date
Notice of Violation	07/14/2016
Posted Notice	08/22/2016
Other	09/07/2016
Hearing Notice	09/15/2016
Other	09/30/2016
Board Order	10/26/2016
Posted Notice	11/15/2016
Other	11/28/2016
Affadavit of Non Compliance	12/13/2016
Affadavit of Non Compliance	01/13/2017
Posted Notice	01/19/2017
Other	01/31/2017
Certification of Fines	03/20/2017
Phone Call	03/27/2017
Request for Appeal	03/28/2017
Request for Appeal	04/14/2017

Case Hearings

Hearing Type	Date	Time	Category
Code Enforcement Board	10/26/2016	3:00 pm	A. New Business
Code Enforcement Board	03/15/2017	3:00 pm	B. Certify Fine
Code Enforcement Board	05/10/2017	3:00 pm	F. Appeal of Fine

CASE DETAIL

**Cases to be presented by
Inspector Pankiewicz**

MAY 10, 2017



CASE DETAIL

City of Greenacres Code Enforcement
5800 Melaleuca Lane
Greenacres, Florida 33463
Telephone: (561) 642-2000

Case Number: **CASE-5-16-5740**

Case Type: **Building Code**

Date Case Established: **05/19/2016**

Compliance Deadline: **04/20/2017**

Physical Address:

Parcel No.

**4378 Nicia Way
Greenacres, FL 33463-4667**

18424425190040110

Violator Information

Violator Address

Phone

JOSE & REINA HERNANDEZ

4378 Nicia WAY

Greenacres, FL 33463

Current Status: **Pending Board Hearing**

Resolved: **No**

Compliance Date: **Non-Compliant**

Violations

Code #	Code Text
Sec. 110.1. SEC 110 Inspections	Construction or work for which a permit is required shall be subject to inspection by the building official and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.
Sec. 105.1. SEC. 105 Permits	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.
Sec. 8-46.1. Business Tax Imposed	A business tax is hereby imposed by the city upon: (1) Any person who maintains a permanent business location or branch office within the city for the privilege of engaging in or managing any business, profession, or occupation within its jurisdiction;

Inspections

Inspections	Date	Status	Inspector
Code Courtesy Inspection	05/16/2016	Failed	John Pankiewicz
Code First Inspection	06/02/2016	Failed	John Pankiewicz
Posting Inspection	05/01/2017	None	John Pankiewicz
Code Pre Board Inspection	05/09/2017	Failed	John Pankiewicz

Case Activities

Activities	Date
Courtesy Notice	05/16/2016
Hearing Notice	04/06/2017
Posted Notice	04/19/2017
Other	05/01/2017



CASE DETAIL

City of Greenacres Code Enforcement
5800 Melaleuca Lane
Greenacres, Florida 33463
Telephone: (561) 642-2000

Case Number: **CASE-5-16-5740**

Case Type: **Building Code**

Date Case Established: **05/19/2016**

Compliance Deadline: **04/20/2017**

Physical Address:

Parcel No.

**4378 Nicia Way
Greenacres, FL 33463-4667**

18424425190040110

Violator Information

Violator Address

Phone

JOSE & REINA HERNANDEZ

**4378 Nicia WAY
Greenacres, FL 33463**

Current Status: **Pending Board Hearing**

Resolved: **No**

Compliance Date: **Non-Compliant**

Case Hearings

Hearing Type	Date	Time	Category
Code Enforcement Board	05/10/2017	3:00 pm	A. New Business

CASE DETAIL

**Cases to be presented by
Inspector Yerkes**

MAY 10TH, 2017



CASE DETAIL

City of Greenacres Code Enforcement
5800 Melaleuca Lane
Greenacres, Florida 33463
Telephone: (561) 642-2000

Case Number: **CASE-7-16-5830**

Case Type: **Building Code**

Date Case Established: **07/07/2016**

Compliance Deadline: **07/21/2016**

Physical Address:

Parcel No.

**124 Broward Ave
Greenacres, FL 33463-3381**

18424423010130100

Violator Information

Violator Address

Phone

HOMEFREE USA INC

**6200 Baltimore AVE
Riverdale, MD 20737-1054**

Current Status: **Pending Board Hearing**

Resolved: **No**

Compliance Date: **Non-Compliant**

Violations

Code #	Code Text
Sec. 105.1. SEC. 105 Permits	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.
Sec. 110.1. SEC 110 Inspections	Construction or work for which a permit is required shall be subject to inspection by the building official and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

Inspections

Inspections	Date	Status	Inspector
Code First Inspection	07/06/2016	Failed	George Yerkes
Code Second Inspection	08/01/2016	Failed	George Yerkes
Code Third Inspection	08/30/2016	Failed	George Yerkes
Code Extended Inspection	10/10/2016	Failed	George Yerkes
Code Extended Inspection	11/28/2016	Failed	George Yerkes
Code Extended Inspection	12/16/2016	Failed	George Yerkes
Code Extended Inspection	12/28/2016	Failed	George Yerkes
Code Extended Inspection	01/27/2017	Failed	George Yerkes
Code Extended Inspection	02/13/2017	Failed	George Yerkes
Code Extended Inspection	03/27/2017	Failed	George Yerkes
Code Pre Board Inspection	05/08/2017	Failed	George Yerkes

Case Activities

Activities	Date
Notice of Violation	07/07/2016
Notice to Appear Before CEB	03/27/2017



CASE DETAIL

City of Greenacres Code Enforcement
5800 Metaleuca Lane
Greenacres, Florida 33463
Telephone: (561) 642-2000

Case Number: **CASE-7-16-5830**

Case Type: **Building Code**

Date Case Established: **07/07/2016**

Compliance Deadline: **07/21/2016**

Physical Address:

Parcel No.

**124 Broward Ave
Greenacres, FL 33463-3381**

18424423010130100

Violator Information

Violator Address

Phone

HOMEFREE USA INC

**6200 Baltimore AVE
Riverdale, MD 20737-1054**

Current Status: **Pending Board Hearing**

Resolved: **No**

Compliance Date: **Non-Compliant**

Case Hearings

Hearing Type	Date	Time	Category
Code Enforcement Board	05/10/2017	3:00 pm	A. New Business