



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

**CODE ENFORCEMENT BOARD AGENDA
March 15, 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 January 18, 2017 (mailed for review)
- III.

A. New Business

**1.CASE-11-16-5948 CARLOS J MONTECALVO, REG AGENT
DEL VISO LLC-**

Location: 4653 Lake Worth Rd

Mailing Address: Po Box 611627
North Miami, FL 33261-1627

Parcel Number: 18424424230000060

Issued: 1/23/2017

Initiated By: Bart Connolly

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: 8-46

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

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.

Comments:

SERVED BY CERTIFIED MAIL

SIGNS INSTALLED WITHOUT BENEFIT OF PERMIT

**2.CASE-1-17-6016 C/O CHAPMAN LAW FIRM PA
LAKEVIEW GARDENS OF PALM BEACH
CONDO ASSN**

Location: 800 Nottingham Cir

Mailing Address: 7200 W Camino Real Suite #102
Boca Raton, FL 33433-5511

Parcel Number: none

Issued: 1/19/2017

Initiated By: Shirley Diamond

Section: 303.2

Description: Enclosures

Private swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall have barriers per the Florida Building Code. No existing pool enclosure shall be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

Comments:

SERVED BY CERTIFIED MAIL.

**3.CASE-1-17-6020 BRYAN C SINGH, REG. AGENT
SHIPPING INVESTMENT INC**

Location: 5521 S 35Th Ct

Mailing Address: 7899 Seminole Pratt Whitney Rd
Loxahatchee, FL 33470-3103

Parcel Number: 18424423060110010

Issued: 1/20/2017

Initiated By: George Yerkes

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 CERTIFIED MAIL.

4.CASE-9-16-5901 MARIA R BETANCOURT

Location: 5731 S 38Th Ct

Mailing Address: 12394 West Hampton Cir
Wellington, FL 33414-5546

Parcel Number: 18424423070000291

Issued: 9/26/2016

Initiated By: George Yerkes

Section: 105.1

Description: SEC. 105 Permits

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Comments:

SERVED BY CERTIFIED MAIL.

B. Certify Fine

5.CASE-10-16-5904

KENNETH H GOODRUM

Location: 3766 Heather Dr

Mailing Address: 3766 Heather Dr E
Greenacres, FL 33463-3016

Parcel Number: 18424422050030012

Issued: 10/11/2016

Initiated By: Donna Frandon

Section: 7-27.7

Description: Property Maintenance Nuisance Declared

(7) The presence, accumulation, open storage, or otherwise keeping, of any abandoned, discarded, or unused chattel; or

Section: 304.1

Description: 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: 7-27.11

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.

Section: 302.1

Description: Sanitation

All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

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: 302.9.1

Description: Parking

Motor vehicles may not be parked across public sidewalks; public sidewalks are to remain open for pedestrian traffic at all times. (See City Code Section 16-1335 (7)b).

Comments:

SERVED BY CERTIFIED MAIL

THE BOARD ORDERED COMPLIANCE BY 12/30/16 OR A FINE OF \$100.00 PER DAY MAY BE IMPOSED.

THE VIOLATIONS COMPLIED ON 2/13/17. THE POSSIBLE FINE AMOUNT IS \$4,400.00.

6.CASE-10-16-5931 PURE EQUITY LLC

Location: 301 Perry Ave

Mailing Address: 12157 Colony Preserve Dr
Boynton Beach, FL 33436-5805

Parcel Number: 18424423010390320

Issued: 10/26/2016

Initiated By: Shirley Diamond

Section: 110.1

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Comments:

SERVED BY CERTIFIED MAIL.

THE BOARD ORDERED COMPLIANCE BY 12/30/16 OR A FINE OF \$50.00 PER DAY MAY BE IMPOSED.

7.CASE-11-16-5937 DAVID KISLAK COMPANY LLC

Location: 3720 S 57Th Ave

Mailing Address: Po Box 5507
Lake Worth, FL 33466-5507

Parcel Number: 18424423050070210

Issued: 11/1/2016

Initiated By: Shirley Diamond

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:

THE BOARD ORDER COMPLIANCE BY 12/30/16 OR A FINE OF \$100.00 PER DAY MAY BE IMPOSED.
THE PROPERTY CAME INTO COMPLIANCE ON 2/27/17.
SERVED BY POSTING. AFFIDAVIT OF POSTING IN THE FILE.

8.CASE-6-16-5795 ROSA M ALMENARES

Location: 2125 White Pine Cir Suite #A **Mailing Address:** 2125 White Pine Cir Suite #A
Greenacres, FL 33415-6078

Parcel Number: 18424415200000181

Issued: 6/13/2016

Initiated By: Shirley Diamond

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.

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Comments:

SERVED BY CERTIFIED MAIL.

THE BOARD ORDERED COMPLIANCE BY 1/16/17 OR A FINE OF \$25.00 PER DAY MAY BE IMPOSED.

**9.CASE-6-16-5801 JCS REAL ESTATE MNMGT CO M1 5100
CORP
THIRTY EIGHT DIVERSIFIED**

Location: 5100 Lake Worth Rd **Mailing Address:** 350 Lexington Ave Suite SUITE 204
New York, NY 10016-0946

Parcel Number: 18424426020000010

Issued: 6/20/2016

Initiated By: Michael Grimm

Section: 16-1335.18d

Description: Curbs and wheel stops

Wheel-stops shall be properly anchored and shall be continuously maintained in good unbroken condition.

Section: 105.1

Description: SEC. 105 Permits

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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: SP-95-03(A) 7.8.

Description: Violation of approved site plan - outdoor storage
Outdoor display/storage of merchandise, materials and equipment is prohibited.

Section: 605.1

Description: Installation
All electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner.

Section: 16-1334.4

Description: Use of Loading Area for Parking
No required off-street loading area shall be used to satisfy the space requirement for any off-street parking spaces.

Section: 110.1

Description: SEC 110 Inspections
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Section: 16-1335.12d

Description: Handicapped Parking
All handicapped spaces provided as a requirement of this section shall have accessibility to a curb ramp or curb cut, when necessary to allow access to the building served, and shall be located so that users will not be compelled to walk or otherwise move behind parked vehicles. Such ramps shall be located at a minimum of one (1) every one hundred thirty (130) feet along the sides of the building which face the parking areas which contain handicapped parking spaces. Required ramps shall be designed and constructed in accordance with the Florida Accessibility Code, State Uniform Traffic Control Code, city building code, and all other applicable city codes and regulations.

Comments:

SERVED BY CERTIFIED MAIL

THE BOARD ORDERED COMPLIANCE BY 9/30/16 OR A FINE OF \$100.00 PER DAY MAY BE IMPOSED.

THE VIOLATIONS COMPLIED ON 1/27/17. THE POSSIBLE FINE AMOUNT IS \$11,800.00.

10.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		
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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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Comments:

SERVED BY POSTING

THE BOARD ORDERED COMPLIANCE BY 11/23/16 OR A FINE OF \$50.00 PER DAY MAY BE IMPOSED.

11.CASE-8-16-5857 ELISEO & CRUSITA CANTU

Location: 5580 S 37Th St

Mailing Address: 5580 S 37Th St
Greenacres, FL 33463-3218

Parcel Number: 18424423050060130

Issued: 8/9/2016

Initiated By: Shirley Diamond

Section: 110.1

Description: SEC 110 Inspections

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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: 302.1

Description: Sanitation

All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

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.

Section: 7-27.7

Description: Property Maintenance Nuisance Declared

(7) The presence, accumulation, open storage, or otherwise keeping, of any abandoned, discarded, or unused chattel; or

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.

Comments:

SERVED BY CERTIFIED MAIL.

THE BOARD ORDERED COMPLIANCE BY 12/30/16 OR A FINE OF \$75.00 PER DAY MAY BE IMPOSED.

F. Appeal of Fine

12.CASE-11-15-5475 HUY NGUYEN AND TO NGA THI

Location: 5695 S 37Th Ct

Mailing Address: 158 Bella Vista Way
Royal Palm Beach, FL 33411-4308

Parcel Number: 18424423040070200

Issued: 11/18/2015

Initiated By: Shirley Diamond

Section: 105.1

Description: SEC. 105 Permits

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Comments:

THE BOARD CERTIFIED A FINE AMOUNT OF \$25.00 PER DAY ON 7/27/16. THE PROPERTY CAME INTO COMPLIANCE ON 1/25/17.

13.CASE-2-13-4293 BANK OF AMERICA NA

Location: 4659 Centurian Cir

Mailing Address: 400 Countrywide Way
Simi Valley, CA 93065-6298

Parcel Number: 18424425190030130

Issued: 2/19/2013

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

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Comments:

THE BOARD ORDERED COMPLIANCE BY 8/1/13 AND IMPOSED A FINE OF \$50.00 PER DAY.

THE VIOLATIONS COMPLIED ON
1/18/17. THE TOTAL FINE AMOUNT IS \$63,250.00.

**14.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:

THE BOARD CERTIFIED A FINE AMOUNT OF \$500.00 AT ITS MEETING ON 7/29/15.

15.CASE-5-12-3924 WALTER & JOAN MCMURTRY

Location: 121 Jackson Ave **Mailing Address:** 4270 Chelson Ln
Woodbridge, VA 22192

Parcel Number: 18424423010120250

Issued: 5/16/2012 **Initiated By:** Donna Frandon

Section: 304.4

Description: Structural members
All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

Section: 304.6

Description: 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: 304.13.2

Description: Openable windows

Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

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: 304.7*

Description: Roofs and drainage

The roof and flashing shall be sound, tight and not have defects that admit rain. 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 shall not be discharged in a manner that creates a public nuisance.

Section: 304.15

Description: Doors

All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3.

Comments:

THE BOARD ORDERED COMPLIANCE BY 9/28/12 AND IMPOSED A FINE OF \$50.00 PER DAY.

THE VIOLATIONS COMPLIED ON 4/1/15. THE TOTAL FINE AMOUNT IS \$45,700.00.

16.CASE-8-12-4075 BANK OF AMERICA NA

Location: 4659 Centurian Cir

Mailing Address: 400 Countrywide Way
Simi Valley, CA 93065-6298

Parcel Number: 18424425190030130

Issued: 8/31/2012

Initiated By: Donna Frandon

Section: 304.7*

Description: Roofs and drainage

The roof and flashing shall be sound, tight and not have defects that admit rain. 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 shall not be discharged in a manner that creates a public nuisance.

Comments:

THE BOARD ORDERED COMPLIANCE BY 12/28/12 AND IMPOSED A FINE OF \$25.00 PER DAY.

THE VIOLATIONS COMPLIED ON 2/7/14. THE TOTAL FINE AMOUNT IS \$10,125.00.

17.CASE-8-14-4951 BANK OF AMERICA NA

Location: 4659 Centurian Cir

Mailing Address: 400 Countrywide Way
Simi Valley, CA 93065-6298

Parcel Number: 18424425190030130

Issued: 8/21/2014

Initiated By: Donna Frandon

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: 105.1

Description: SEC. 105 Permits

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Section: 304.2

Description: Protective treatment

All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. 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 and chipped paint shall be eliminated and surfaces repainted. 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 designed for stabilization by oxidation are exempt from this requirement.

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: 304.7*

Description: Roofs and drainage

The roof and flashing shall be sound, tight and not have defects that admit rain. 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 shall not be discharged in a manner that creates a public nuisance.

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Comments:

THE BOARD ORDERED COMPLIANCE BY 1/10/15 AND IMPOSED A FINE OF \$100.00 PER DAY.

THE VIOLATIONS COMPLIED ON 1/18/17. THE TOTAL FINE AMOUNT IS \$73,800.00.

IV. City Attorney Report:

V. Next scheduled Code Enforcement Board Meeting – May 10, 2017