



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

CODE ENFORCEMENT MAGISTRATE AGENDA
April 06, 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 the City Clerk 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 Magistrate 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

II.

B. Certify Fine

1.CASE-11-16-5956

**WILEINE NORREUS
HILARION BERNARD**

Location: 4725 Empire Way

Mailing Address: 4725 Empire Way
Greenacres, FL 33463

Parcel Number: 18424425180050012

Issued: 11/15/2016

Initiated By: Donna Frandon

Section: 304.3

Description: 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).

Section: 16-656

Description: 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 which the wall or fence is located.

Comments:

THE BOARD ORDERED COMPLIANCE BY 3/19/17 OR A FINE OF \$40.00 PER DAY MAY BE IMPOSED

2.CASE-8-16-5865**JESSICA JIVIDEN**

Location: 201 Leland Ln

Mailing Address: 201 Leland Ln
Greenacres, FL 33463

Parcel Number: 18424426230000920

Issued: 10/13/2016

Initiated By: Michael Grimm

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: 304.1

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.

Comments:

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

F. Appeal of Fine**3.CASE-1-15-5061****OSCAR CASTELLANOS**

Location: 104 Swain Blvd

Mailing Address: 1080 Sw Mantilla Ave
Port St. Lucie, FL 34953-3420

Parcel Number: 18424423010240050

Issued: 1/6/2015

Initiated By: Donna Frandon

Section: 8-47

Description: Required

No person described in section 8-46 shall engage in any trade, business, profession or occupation within the city without a local business tax receipt or with a local business tax receipt issued upon false statements made by such person or in his behalf.

Section: 506.2

Description: Maintenance

Every plumbing stack, vent, waste, and sewer line shall function properly and be kept free from obstructions, leaks, and defects.

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: 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 ORDERED COMPLIANCE BY 2/28/15 AND IMPOSED A FINE OF \$150.00 PER DAY.

THE VIOLATIONS COMPLIED ON 2/2/17. THE TOTAL FINE AMOUNT IS \$105,600.

IV. City Attorney Report:

:

CITY OF GREENACRES

HEARING DATE: APRIL 6, 2017

CASE #: 11-16-5956

ADDRESS: 4725 EMPIRE WAY
GREENACRES, FL 33463

OFFICER DONNA FRANDON



CASE DETAIL

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

Case Number: **CASE-11-16-5956**

Case Detail

Physical Address:

Parcel No.

**4725 Empire Way
Greenacres, FL 33463-5320**

18424425180050012

Violator Information

Violator Address

Phone

**WILEINE NORREUS
HILARION BERNARD**

**4725 Empire WAY
Greenacres, FL 33463**

Current Status: **Certification/Assessment**

Resolved: **No**

Compliance Date: **Non-Compliant**

Violations

Code #	Code Text
Sec. 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).
Sec. 16-656. 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 which the wall or fence is located.

Inspections

Inspections	Date	Status	Inspector
Code First Inspection	11/15/2016	Failed	Donna Frandon
Code Second Inspection	12/05/2016	Failed	Donna Frandon
Code Third Inspection	12/14/2016	Failed	Donna Frandon
Code Pre Board Inspection	01/17/2017	Failed	Donna Frandon
Posting Inspection	03/21/2017	None	Donna Frandon
Code Post Board Inspection	03/21/2017	Failed	Donna Frandon

Case Activities

Activities	Date
Notice of Violation	11/15/2016
Notice to Appear Before CEB	01/05/2017
Board Order	01/19/2017
Other	02/21/2017
Posted Notice	03/02/2017
Affidavit of Non Compliance	03/27/2017

Case Hearings

Hearing Type	Date	Time	Category
Code Enforcement Board	01/18/2017	3:00 pm	A. New Business
Magistrate	04/06/2017	2:00 pm	B. Certify Fine

**BOARD ORDER**

City of Greenacres Code Enforcement
5800 Melaleuca Lane
Greenacres, Florida 33463

Case Number: **CASE-11-16-5956****BOARD
ORDER**

Date: 01/18/2017

**WILEINE NORREUS
HILARION BERNARD
4725 EMPIRE WAY
GREENACRES, FL 33463**

Location Address

Parcel No.

**4725 EMPIRE WAY
Greenacres, FL 33463-5320**

18424425180050012

The Code Enforcement Board has heard testimony at the Code Enforcement Board Hearing held on 01/18/2017, and based on the evidence and terms of the stipulation, the Code Enforcement Board enters the following **FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER:**

FINDINGS OF FACT

Code #	Description	Corrective Action
Property Maint Code Ch 3 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).	Post address (4") on building to be visible from street
Greenacres Ord Ch 16 Section 16-656 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 which the wall or fence is located.	Repair/maintain wall/fence to meet code. Permit may be required.

CONCLUSIONS OF LAW

You have been found in Violation of the City of Greenacres Code section(s):

**304.3 Premises identification
16-656 Maintenance**

ORDER

It is the Order of this Board that **WILEINE NORREUS HILARION BERNARD**, shall comply with the following section(s):

**304.3 Premises identification
16-656 Maintenance**

of the code of the City of Greenacres, Florida by 03/19/2017. If not in compliance by the date specified, the above-named may be subject to a fine of \$40.00 per day, for each day the violation continues to exist.

If you do not correct the violation by the date herein, the amount of fine will be validated and imposed by the Code Enforcement Board at their next regularly scheduled meeting, at 3:00 p.m. in the City Hall Council Chambers, 5800 Melaleuca Lane.

WILEINE NORREUS HILARION BERNARD at 4725 EMPIRE WAY has (have) not complied by the date specified, a certified copy of this order, together with an Affidavit of Non-Compliance, shall be recorded in the Public Records of the Office of the Clerk of the Circuit Court in and for Palm Beach County, and once recorded, shall constitute a lien against the property upon which the violation exists, pursuant to Chapter 162.12 of the Special Laws of Florida.

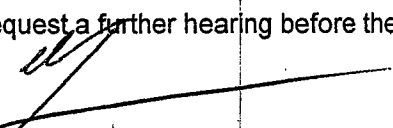
Upon complying, WILEINE NORREUS HILARION BERNARD shall notify the City Code Enforcement Division at 642-2065 or 642-2068 who shall inspect the property and notify the Board of Compliance.

Should a dispute arise concerning compliance, either party may request a further hearing before the Board.

DONE AND ORDERED ON:

01/18/2017

pc: James Stokes, City Attorney
Case file



Code Enforcement Board
City of Greenacres, Florida

Certified Mailing Number

7016 0340 0000 5456 5246

**AFFIDAVIT OF POSTING NOTICE**

City of Greenacres Code Enforcement
5800 Melaleuca Lane
Greenacres, Florida 33463

Case Number: **CASE-11-16-5956**Date: **03/21/2017**

**WILEINE NORREUS
HILARION BERNARD
4725 EMPIRE WAY
GREENACRES, FL 33463**

I, Donna Frandon, (561)642-2068 have had the property at

Location Address

Parcel No.

**4725 EMPIRE WAY
Greenacres, FL 33463-5320**

18424425180050012

posted under F.S. 162.12 and Section 2-78 of the City of Greenacres Code on **03/02/2017**. The notice was posted for at least ten (10) days in two (2) locations.

1. 4725 EMPIRE WAY
Greenacres, FL.
2. Greenacres City Hall 5800 Melaleuca Lane
Greenacres, FL.

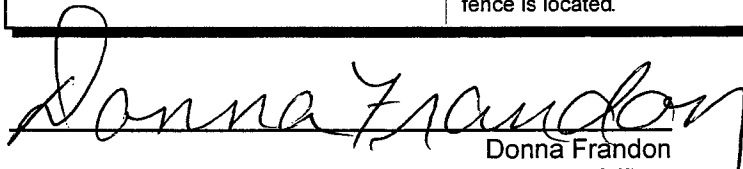
Attached hereto as exhibit "A" is a copy of the Notice as posted.

Attempts were made to achieve service via certified mail before the property was posted.

The property was cited under the City of Greenacres code section(s):

OFFICIAL ORDINANCES CITED:

Code #	Description	Corrective Action
Property Maint Code Ch 3 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).	Post address (4") on building to be visible from street
Greenacres Ord Ch 16 Section 16-656 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 which the wall or fence is located.	Repair/maintain wall/fence to meet code. Permit may be required.


Donna Frandon
Greenacres Code Enforcement Officer
(561)642-2068



AFFIDAVIT OF NON-COMPLIANCE
City of Greenacres Code Enforcement
5800 Melaleuca Lane
Greenacres, Florida 33463

Case Number: **CASE-11-16-5956**

Date: **03/27/2017**

**WILEINE NORREUS
HILARION BERNARD**

**4725 EMPIRE WAY
GREENACRES, FL 33463**

I, Donna Frandon, (561)642-2068 have had the property at

Location Address

Parcel No.

**4725 EMPIRE WAY
Greenacres, FL 33463-5320**

18424425180050012

as described in the Code Enforcement Board Order dated **01/19/2017** personally inspected. The property was cited under the City of Greenacres code section(s):

OFFICIAL ORDINANCES CITED:

Code #	Description	Corrective Action
Property Maint Code Ch 3 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).	Post address (4") on building to be visible from street
Greenacres Ord Ch 16 Section 16-656 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 which the wall or fence is located.	Repair/maintain wall/fence to meet code. Permit may be required.

This property was not in compliance as of **03/19/2017**. In accordance with the non-compliance of the Board Order, this case may be subject to a fine of \$40.00 per day for each day the violation continues to exist or existed.

The appropriate fine will be assessed and certified by the Code Enforcement Magistrate at the next meeting scheduled for **04/06/2017** at 2:00 p.m. in the City Hall Council Chambers, 5800 Melaleuca Lane.


Donna Frandon
Greenacres Code Enforcement Officer
(561)642-2068

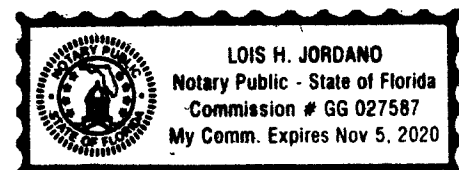
Certified Mailing Number

Sworn to and subscribed before me this date of 03/27/2017 by Donna Frandon, (561)642-2068 who is personally known to me or who has produced _____ n/a _____ as identification.


NOTARY PUBLIC/STATE OF FLORIDA


NOTARY NAME: TYPED, STAMPED OR PRINTED

My commission expires: **11/5/20**



CITY OF GREENACRES

HEARING DATE: APRIL 6, 2017

CASE #: 8-16-5865

ADDRESS: 201 LELAND LANE
GREENACRES, FL 33463

BUILDING OFFICIAL GRIMM



CASE DETAIL

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

Case Number: **CASE-8-16-5865**

Case Detail

Physical Address:

Parcel No.

**201 Leland Ln
Greenacres, FL 33463-5240**

18424426230000920

Violator Information

Violator Address

Phone

JESSICA JIVIDEN

**201 Leland LN
Greenacres, FL 33463**

Current Status: **Certification/Assessment**

Resolved: **No**

Compliance Date: **Non-Compliant**

Violations

Code #	Code Text
Sec. 304.4. Structural members	All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
Sec. 304.1. 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.

Inspections

Inspections	Date	Status	Inspector
Code Courtesy Inspection	08/11/2016	Failed	Michael Grimm
Code First Inspection	10/11/2016	Failed	Wayne Williams
Code Second Inspection	11/29/2016	Failed	Michael Grimm
Code Post Board Inspection	01/03/2017	Failed	Donna Frandon
Posting Inspection	03/21/2017	None	Donna Frandon

Case Activities

Activities	Date
Complainant	08/12/2016
Courtesy Notice	08/17/2016
Hearing Notice	10/13/2016
Board Order	12/01/2016
Posted Notice	03/02/2017

Case Hearings

Hearing Type	Date	Time	Category
Code Enforcement Board	11/30/2016	3:00 pm	A. New Business
Magistrate	04/06/2017	2:00 pm	B. Certify Fine



BOARD ORDER

City of Greenacres Code Enforcement
5800 Melaleuca Lane
Greenacres, Florida 33463

Case Number: **CASE-8-16-5865**

**BOARD
ORDER**

DATE: 12/30/2016

JESSICA JIVIDEN
201 LELAND LN
GREENACRES, FL 33463

Location Address

Parcel No.

201 LELAND LN
Greenacres, FL 33463-5240

18424426230000920

The Code Enforcement Board has heard testimony at the Code Enforcement Board Hearing held on 11/30/2016, and based on the evidence and terms of the stipulation, the Code Enforcement Board enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER:

FINDINGS OF FACT

Code #	Description	Corrective Action
Property Maint Code Ch 3 Section 304.4 Structural members	All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.	Repair the structural walls, and keep free of deterioration. Permits required.
Property Maint Code Ch 3 Section 304.1 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.	Maintain exterior of structure/building (repair)

CONCLUSIONS OF LAW

You have been found in Violation of the City of Greenacres Code section(s):

304.4 Structural members
304.1 General

ORDER

It is the Order of this Board that JESSICA JIVIDEN, shall comply with the following section(s):

304.4 Structural members
304.1 General

of the code of the City of Greenacres, Florida by 12/30/2016. If not in compliance by the date specified, the above-named may be subject to a fine of \$100.00 per day, for each day the violation continues to exist.

If you do not correct the violation by the date herein, the amount of fine will be validated and imposed by the Code Enforcement Board at their next regularly scheduled meeting, at 3:00 p.m. in the City Hall Council Chambers, 5800 Melaleuca Lane.

If JESSICA JIVIDEN at 201 LELAND LN has (have) not complied by the date specified, a certified copy of this order, together with an Affidavit of Non-Compliance, shall be recorded in the Public Records of the Office of the Clerk of the Circuit Court in and for Palm Beach County, and once recorded, shall constitute a lien against the property upon which the violation exists, pursuant to Chapter 162.12 of the Special Laws of Florida.

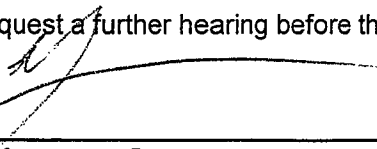
Upon complying, JESSICA JIVIDEN shall notify the City Code Enforcement Division at 642-2065 or 642-2068 who shall inspect the property and notify the Board of Compliance.

Should a dispute arise concerning compliance, either party may request a further hearing before the Board.

DONE AND ORDERED ON:

11/30/2016

pc: James Stokes, City Attorney
Case file



Code Enforcement Board
City of Greenacres, Florida

Certified Mailing Number

7016 0340 0000 5466 2051

**AFFIDAVIT OF POSTING NOTICE**

City of Greenacres Code Enforcement
5800 Melaleuca Lane
Greenacres, Florida 33463

Case Number: **CASE-8-16-5865**Date: **03/21/2017**

JESSICA JIVIDEN
201 LELAND LN
GREENACRES, FL 33463

I, Donna Frandon, (561)642-2068 have had the property at

Location Address

Parcel No.

201 LELAND LN
Greenacres, FL 33463-5240

18424426230000920

posted under F.S. 162.12 and Section 2-78 of the City of Greenacres Code on **03/02/2017**. The notice was posted for at least ten (10) days in two (2) locations.

1. 201 LELAND LN
Greenacres, FL.
2. Greenacres City Hall 5800 Melaleuca Lane
Greenacres, FL.

Attached hereto as exhibit "A" is a copy of the Notice as posted.

Attempts were made to achieve service via certified mail before the property was posted.

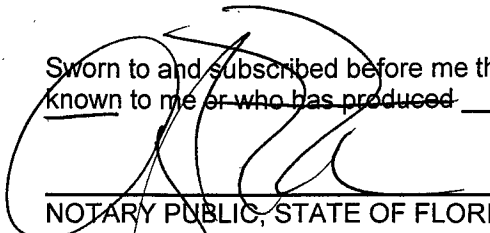
The property was cited under the City of Greenacres code section(s):

OFFICIAL ORDINANCES CITED:

Code #	Description	Corrective Action
Property Maint Code Ch 3 Section 304.4 Structural members	All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.	Repair the structural walls, and keep free of deterioration. Permits required.
Property Maint Code Ch 3 Section 304.1 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.	Maintain exterior of structure/building (repair)

Donna Frandon
Greenacres Code Enforcement Officer
(561)642-2068

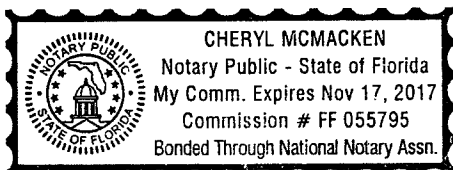
Sworn to and subscribed before me this date of 03/21/2017 by Donna Frandon, (561)642-2068 who is personally
known to me or who has produced n/a as identification.



NOTARY PUBLIC, STATE OF FLORIDA

CHERYL MCMACKEN
NOTARY NAME: TYPED, STAMPED OR PRINTED

My commission expires:





AFFIDAVIT OF NON-COMPLIANCE
City of Greenacres Code Enforcement
5800 Melaleuca Lane
Greenacres, Florida 33463

Case Number: **CASE-8-16-5865**

AFFIDAVIT OF NONCOMPLIANCE

JESSICA JIVIDEN
201 LELAND LN
GREENACRES, FL 33463

I, Michael Grimm, have had the property at

Location Address

Parcel No.

201 LELAND LN
Greenacres, FL 33463-5240

18424426230000920


as described in the Code Enforcement Board Order dated **12/01/2016** personally inspected. The property was cited under the City of Greenacres code section(s):

OFFICIAL ORDINANCES CITED:

Code #	Description	Corrective Action
Property Maint Code Ch 3 Section 304.4 Structural members	All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.	Repair the structural walls, and keep free of deterioration. Permits required.
Property Maint Code Ch 3 Section 304.1 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.	Maintain exterior of structure/building (repair)

This property was not in compliance as of **12/30/2016**. In accordance with the non-compliance of the Board Order, this case may be subject to a fine of \$100.00 per day for each day the violation continues to exist or existed.

The appropriate fine will be assessed and certified by the Code Enforcement Magistrate at the next meeting scheduled for **04/06/17** at 2:00 p.m. in the City Hall Council Chambers, 5800 Melaleuca Lane.

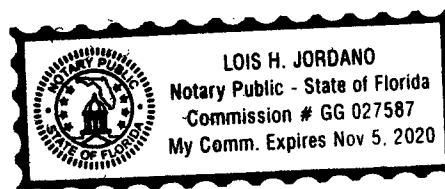

Michael Grimm
Greenacres Building Official

Certified Mailing Number

Sworn to and subscribed before me this date of 03/27/2017 by Michael Grimm, who is personally known to me or who has produced _____ n/a _____ as identification.


NOTARY PUBLIC, STATE OF FLORIDA


NOTARY NAME: TYPED, STAMPED OR PRINTED



My commission expires: **11/5/20**

CITY OF GREENACRES

HEARING DATE: APRIL 6, 2017

CASE #: 1-15-5061

ADDRESS: 104 SWAIN BLVD.
GREENACRES, FL 33463

OFFICER DONNA FRANDON



CASE DETAIL

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

Case Number: **CASE-1-15-5061**

Case Type: **Property Maintenance Code**

Date Case Established: **01/05/2015**

Compliance Deadline: **02/28/2015**

Parcel No.

Physical Address:

**104 Swain Blvd
Greenacres, FL 33463-**

18424423010240050

Violator Information

Violator Address

Phone

OSCAR CASTELLANOS

1080 Sw Mantilla AVE

Port St. Lucie, FL 34953-3420

Current Status: **Appeal**

Resolved: **No**

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

Violations

Code #	Code Text
Sec. 8-47. Required	No person described in section 8-46 shall engage in any trade, business, profession or occupation within the city without a local business tax receipt or with a local business tax receipt issued upon false statements made by such person or in his behalf.
Sec. 506.2. Maintenance	Every plumbing stack, vent, waste, and sewer line shall function properly and be kept free from obstructions, leaks, and defects.
Sec. 7-27.7. Property Maintenance Nuisance Declared	(7) The presence, accumulation, open storage, or otherwise keeping, of any abandoned, discarded, or unused chattel; or
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	01/05/2015	Failed	Donna Frandon
Code Second Inspection	01/22/2015	Failed	Donna Frandon
Code Pre Board Inspection	01/26/2015	Failed	Donna Frandon
Posting Inspection	01/28/2015	None	Donna Frandon
Code Post Board Inspection	03/02/2015	Failed	Donna Frandon
Posting Inspection	03/12/2015	None	Donna Frandon
Lien Update Inspection	05/27/2015	None	Donna Frandon
Lien Filing Inspection	07/10/2015	None	Donna Frandon
Lien Update Inspection	01/10/2017	None	Donna Frandon
Code Post Board Inspection	02/02/2017	Passed	Donna Frandon
Lien Update Inspection	12/28/2017	Pending Inspection	Donna Frandon

Case Activities

Activities	Date
Other	01/05/2015
Phone Call	01/05/2015



CASE DETAIL

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

Case Number: **CASE-1-15-5061**

Case Type: Property Maintenance Code

Date Case Established: 01/06/2015

Compliance Deadline: 02/28/2015

Physical Address:

Parcel No.

**104 Swain Blvd
Greenacres, FL 33463-**

18424423010240050

Violator Information

Violator Address

Phone

OSCAR CASTELLANOS

1080 Sw Mantilla AVE

Port St. Lucie, FL 34953-3420

Current Status: **Appeal**

Resolved: **No**

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

Posted Notice	01/06/2015
Phone Call	01/06/2015
Hearing Notice	01/06/2015
Office Visit	01/06/2015
Phone Call	01/09/2015
Phone Call	01/13/2015
Phone Call	01/26/2015
Board Order	01/29/2015
Posted Notice	02/26/2015
Affadavit of Non Compliance	03/25/2015
Phone Call	04/28/2015
Final Order	04/30/2015
Lien Filing	05/27/2015
Lien Accural Notice	01/10/2017
Phone Call	01/17/2017
Phone Call	01/23/2017
Other	01/25/2017
Request for Appeal	03/27/2017

Case Hearings

Hearing Type	Date	Time	Category
Code Enforcement Board	01/28/2015	3:00 pm	A. New Business
Code Enforcement Board	04/29/2015	3:00 pm	B. Certify Fine
Code Enforcement Board	04/06/2017	2:00 pm	F. Appeal of Fine



REQUEST FOR APPEAL

To The City of Greenacres Code Enforcement Board
5800 Melaleuca Lane
Greenacres, FL. 33463-2399

Date: Feb. 8. 2017

Case #: 1-15-5061

Name: Oscar Castellanos

Location of property:

Address: 1080 SW Mantilla Ave 104 Swain Blvd

City Port St. Lucie State FL

Greenacres, FL

To: Board Members,

I am requesting an appeal of the fines/lien on the above Code Enforcement Case.
The property came into compliance on 2/2/17. I'm aware that my presence
will be required at the Code Enforcement Board meeting.

I request this appeal for the following reason:

Due to compliance met on property
104 Swain Blvd, I am requesting
an appeal to remove the lien that
has been placed on the property.

Sincerely,

Signature

Print name Oscar Castellanos

Return To & Prepared By:
Pamela S. Terranova, City Attorney
City of Greenacres, Florida
5800 Melaleuca Lane
Greenacres, FL 33463-3515

CFN 20150221044
OR BK 27604 PG 1007
RECORDED 06/15/2015 16:33:02
Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pg 1007; (1pg)

**CODE ENFORCEMENT BOARD OF
THE CITY OF GREENACRES, FLORIDA**

CITY OF GREENACRES,

CEB Case No.: CASE-1-15-5061

Petitioner,

v.

Code Section(s): 7-27.7; 7-27.11; 8-47;
& 506.2

OSCAR CASTELLANOS,

Respondent(s).

ORDER IMPOSING PENALTY/LIEN

This cause came on for public hearing before the Board on January 28, 2015, after due notice to Respondent, at which time the Board heard testimony under oath, received evidence and issued its Findings of Fact and Conclusions of Law and thereupon issued its Oral Order which was reduced to writing and furnished to Respondent.

Said Order required Respondent to take certain corrective action by a time certain compliance date being February 28, 2015, as more specifically set forth in the Order.

An Affidavit of Non-Compliance, bearing the date of March 25, 2015, has been filed by the Code Officer, which Affidavit certified under oath that the required corrective action was not timely taken as ordered.

THEREFORE, IT IS HEREBY ORDERED that Respondent pay to the City of Greenacres a fine in the total amount of One Hundred Fifty and 00/100 Dollars (\$150.00) per day for each and every day the violations existed past the aforementioned compliance date set by the Board's Order for Compliance at the property located at 104 Swain Boulevard, Greenacres, Florida, which is more particularly described as follows:

**GREENACRES PLAT 2, LOTS 5 & 6, BLOCK 24
P.C.N. 18-42-44-23-01-024-0050**

This Order can be recorded and shall constitute a lien against the above described property pursuant to Section 162.09, Florida Statutes.

DONE AND ORDERED this 10th day of June, 2015, at the City of Greenacres, Palm Beach County, Florida.

Code Enforcement Board
City of Greenacres, Florida

BY: Frank Simon, Chairman

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

SWORN TO AND SUBSCRIBED to before me this 10th day of June, 2014, by Frank Simon, who is personally known to me.



(SEAL)

Melody E. Larson
Notary Public, State of Florida

Notary Name: Melody E. Larson
Commission No.: EE175246

**BOARD ORDER**

City of Greenacres Code Enforcement
5800 Melaleuca Lane
Greenacres, Florida 33463

Case Number: **CASE-1-15-5061****BOARD
ORDER**

Date: 01/28/2015

OSCAR CASTELLANOS
1080 SW MANTILLA AVE
PORT ST. LUCIE, FL 34953-3420

Location Address

Parcel No.

104 SWAIN BLVD
Greenacres, FL 33463-

18424423010240050

The Code Enforcement Board has heard testimony at the Code Enforcement Board Hearing held on 01/28/2015, and based on the evidence and terms of the stipulation, the Code Enforcement Board enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER:

FINDINGS OF FACT

Code #	Description	Corrective Action
Greenacres Ord Ch 8 Section 8-47 Required	No person described in section 8-46 shall engage in any trade, business, profession or occupation within the city without a local business tax receipt or with a local business tax receipt issued upon false statements made by such person or in his behalf.	Must obtain or renew local business tax receipt.
Property Maint Code Ch 5 Section 506.2 Maintenance	Every plumbing stack, vent, waste, and sewer line shall function properly and be kept free from obstructions, leaks, and defects.	All plumbing & sewer systems must be operating properly without leaks or defeats.
Greenacres Ord Ch 7 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	Remove open storage
Greenacres Ord Ch 7 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.	Remove trash, debris and/or materials

CONCLUSIONS OF LAW

You have been found in Violation of the City of Greenacres Code section(s):

8-47 Required
506.2 Maintenance
7-27.7 Property Maintenance Nuisance Declared
7-27.11 Property Maintenance Nuisance Declared

ORDER

It is the Order of this Board that OSCAR CASTELLANOS , shall comply with the following section(s):

8-47 Required
506.2 Maintenance
7-27.7 Property Maintenance Nuisance Declared
7-27.11 Property Maintenance Nuisance Declared

of the code of the City of Greenacres, Florida by 02/28/2015. If not in compliance by the date specified, the above-named may be subject to a fine of \$150.00 per day, for each day the violation continues to exist.

If you do not correct the violation by the date herein, the amount of fine will be validated and imposed by the Code Enforcement Board at their next regularly scheduled meeting, at 3:00 p.m. in the City Hall Council Chambers, 5800 Melaleuca Lane.

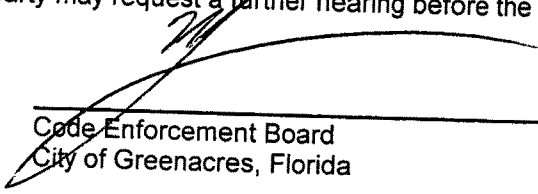
If OSCAR CASTELLANOS at 104 SWAIN BLVD has (have) not complied by the date specified, a certified copy of this order, together with an Affidavit of Non-Compliance, shall be recorded in the Public Records of the Office of the Clerk of the Circuit Court in and for Palm Beach County, and once recorded, shall constitute a lien against the property upon which the violation exists, pursuant to Chapter 162.12 of the Special Laws of Florida.

Upon complying, OSCAR CASTELLANOS shall notify the City Code Enforcement Division at 642-2065 or 642-2068 who shall inspect the property and notify the Board of Compliance.

Should a dispute arise concerning compliance, either party may request a further hearing before the Board.

DONE AND ORDERED ON:
01/28/2015

pc: Pamela Terranova, City Attorney
Case file


Code Enforcement Board
City of Greenacres, Florida

Certified Mailing Number

7012 2920 0001 9610 8941

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:


CE 1-15-5061
OSCAR CASTELLANOS
1080 SW MANTILLA AVE
PORT ST. LUCIE, FL 34953-3420

2. Article Number
(Transfer from service label)

PS Form 3811, July 2013

COMPLETE THIS SECTION ON DELIVERY

A. Signature

 ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

2-10-15

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail® ☐ Priority Mail Express™
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes

7012 2920 0001 9610 8941

Domestic Return Receipt