



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

**CODE ENFORCEMENT HEARING AGENDA
July 26, 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 Board/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 and Roll Call
- II. Minutes of the Hearing of April 6, 2017
- III.

A. New Business

1.CASE-6-17-6230

FEDERAL NATIONAL MRTG ASSN.

Location: 201 Leland Ln **Mailing Address:** 14523 Sw Millikan Way Suite #200 Beaverton, OR 97005
Parcel Number: 18424426230000920
Issued: 6/15/2017 **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:

SERVED BY POSTING.

AFFIDAVIT OF POSTING IN THE FILE.

FRONT ENTRY STRUCTURE SEPARATING FROM HOUSE AND FALLING



2.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:

THE BOARD ORDERED COMPLIANCE BY 6/9/17 OR A FINE OF \$200.00 PER DAY MAY BE IMPOSED.

SERVED BY POSTING. AFFIDAVIT OF POSTING IN THE FILE. AFFIDAVIT OF NON COMPLIANCE IN THE FILE.

F. Appeal of Fine

3.CASE-1-12-3724 ROSALIA COLON

Location:	616 Jackson Ave	Mailing Address:	616 Jackson Ave Greenacres, FL 33463-2024
Parcel Number:	18424423020210050		
Issued:	1/13/2012	Initiated By:	Donna Frandon

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: 604.2

Description: Service

The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with the National Electrical Code. Dwelling units shall be served by a three-wire, 120/240 volt, single-phase electrical service having a rating of not less than 60 amperes.

Section: 604.3

Description: Electrical System Hazards

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

Section: 7-52

Description: Noise General Prohibitions

It shall be unlawful for any person knowingly or willfully or through his culpable negligence to make or create a noise disturbance within the city.

Comments:

THE BOARD ORDERED COMPLIANCE BY 3/30/12 AND IMPOSED A FINE OF \$10.00 PER DAY. THE VIOLATIONS COMPLIED ON 6/1/15. THE TOTAL FINE AMOUNT IS \$11,560.00.

V. City Attorney Report:

VI. Next scheduled Code Enforcement Meeting – August 16, 2017

CASE DETAIL

CODE ENFORCEMENT HEARING

7/26/17



CASE DETAIL

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

Case Number: **CASE-6-17-6230**

Case Type: **Property Maintenance Code**

Date Case Established: **06/15/2017**

Compliance Deadline: **06/25/2017**

Physical Address:

Parcel No.

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

18424426230000920

Violator Information

Violator Address

Phone

FEDERAL NATIONAL MRTG ASSN.

**14523 Sw Millikan WAY Suite #200
Beaverton, OR 97005**

Current Status: **Pending Board Hearing**

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 First Inspection	06/15/2017	Failed	Bart Connolly
Posting Inspection	06/26/2017	None	Donna Frandon
Code Second Inspection	06/26/2017	Failed	Donna Frandon
Code Pre Board Inspection	07/25/2017	Failed	Donna Frandon
Posting Inspection	07/25/2017	None	Donna Frandon

Case Activities

Activities	Date
Posted Notice	06/15/2017
Phone Call	06/15/2017
Hearing Notice	06/15/2017
Phone Call	06/21/2017
Other	06/26/2017
Posted Notice	07/14/2017
Request to Appear	07/14/2017
Phone Call	07/14/2017

Case Hearings

Hearing Type	Date	Time	Category
Magistrate	07/26/2017	2:00 pm	A. New Business



CASE DETAIL

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

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

Case Type: **Property Maintenance Code**

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

Compliance Deadline: **07/10/2017**

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: **Certification of Fines**

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
Code Post Board Inspection	06/12/2017	Failed	Donna Frandon
Posting Inspection	07/13/2017	None	Donna Frandon



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: **07/10/2017**

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: **Certification of Fines**

Resolved: **No**

Compliance Date: **Non-Compliant**

Case Activities

Activities	Date
Hearing Notice	02/08/2017
Posted Notice	03/23/2017
Board Order	05/10/2017
Hearing Notice	06/26/2017
Posted Notice	06/28/2017

Case Hearings

Hearing Type	Date	Time	Category
Code Enforcement Board	05/10/2017	3:00 pm	A. New Business
Magistrate	07/26/2017	2:00 pm	B. Certify Fine



CASE DETAIL

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

Case Number: **CASE-1-12-3724**

Case Type: **Property Maintenance Code**

Date Case Established: **01/09/2012**

Compliance Deadline: **03/30/2012**

Physical Address:

Parcel No.

**616 Jackson Ave
 Greenacres, FL 33463-**

18424423020210050

Violator Information

Violator Address

Phone

ROSALIA COLON

**616 Jackson AVE
 Greenacres, FL 33463-2024**

Current Status: **Appeal**

Resolved: **No**

Compliance Date: **6/1/2015**

Violations

Code #	Code Text
Sec. 304.6. Exterior Walls	All exterior walls, on main structures and accessory structures, shall be free from holes, breaks and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
Sec. 604.2. Service	The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with the National Electrical Code. Dwelling units shall be served by a three-wire, 120/240 volt, single-phase electrical service having a rating of not less than 60 amperes.
Sec. 604.3. Electrical System Hazards	Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason in inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the building official shall require the defects to be corrected to eliminate the hazard.
Sec. 7-52. Noise General Prohibitions	It shall be unlawful for any person knowingly or willfully or through his culpable negligence to make or create a noise disturbance within the city.

Inspections

Inspections	Date	Status	Inspector
Code First Inspection	01/09/2012	Failed	Shirley Diamond
Code Second Inspection	02/08/2012	Failed	Shirley Diamond
Code Pre Board Inspection	02/28/2012	Failed	Shirley Diamond
Code Post Board Inspection	04/17/2012	Failed	Shirley Diamond
Code Post Board Inspection	05/27/2012	Failed	Shirley Diamond
Posting Inspection	07/30/2012	None	Shirley Diamond
Lien Filing Inspection	08/24/2012	None	Shirley Diamond
Lien Update Inspection	12/31/2012	None	Shirley Diamond
Lien Update Inspection	01/16/2014	None	Shirley Diamond
Lien Update Inspection	12/31/2014	None	Shirley Diamond
Code Extended Inspection	06/01/2015	Passed	Michael Grimm
Lien Update Inspection	12/21/2015	None	Shirley Diamond
Lien Update Inspection	12/27/2016	None	Shirley Diamond
Lien Update Inspection	12/20/2017	Pending Inspection	Donna Frandon



CASE DETAIL

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

Case Number: **CASE-1-12-3724**

Case Type: Property Maintenance Code
 Date Case Established: 01/09/2012
 Compliance Deadline: 03/30/2012

Physical Address:

Parcel No.

**616 Jackson Ave
 Greenacres, FL 33463-**

18424423020210050

Violator Information

Violator Address

Phone

ROSALIA COLON

**616 Jackson AVE
 Greenacres, FL 33463-2024**

Current Status: **Appeal**

Resolved: **No**

Compliance Date: **6/1/2015**

Case Activities

Activities	Date
Hearing Notice	01/13/2012
Hearing Notice	02/10/2012
Board Order	03/01/2012
Affadavit of Non Compliance	04/17/2012
Certification of Fines	05/31/2012
Lien Filing	06/29/2012
Posted Notice	07/19/2012
Other	07/19/2012
Other	07/30/2012
Lien Accural Notice	12/31/2012
Posted Notice	07/29/2013
Lien Accural Notice	01/16/2014
Lien Accural Notice	12/31/2014
Lien Accural Notice	12/27/2016

Case Hearings

Hearing Type	Date	Time	Category
Code Enforcement Board	02/29/2012	3:00 pm	A. New Business
Code Enforcement Board	05/30/2012	3:00 pm	B. Certify Fine
Code Enforcement Board	07/26/2017	2:00 pm	F. Appeal of Fine