



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

**CODE ENFORCEMENT HEARING AGENDA
October 25, 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 May 10, 2017 (mailed for review)
- III.

A. New Business

**1.CASE-10-17-6336 KELLY POYNER - REGISTERED AGENT
SEAGLADES INVESTMENT CO. INC**

Location: 3735 S Military Trl **Mailing Address:** 15789 Cypress Chase Ln
Wellington, FL 33414-6355

Parcel Number: 18424424000007060

Issued: 10/9/2017 **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: FBC 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. The Building Official shall be permitted to require a boundary line survey prepared by a qualified surveyor whenever the boundary lines cannot be readily determined in the field. 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

BILLBOARD DAMAGED DURING HURRICANE AND REINSTALLED WITHOUT PERMIT

2.CASE-4-17-6177 BONNIE Y LAU

Location: 2312 Seminole Palms Dr

Mailing Address: 11995 Glenmore Dr
Coral Springs, FL 33071-7806

Parcel Number: 18424427300000780

Issued: 9/26/2017

Initiated By: Donna Frandon

Section: 5-8a.1

Description: Inspections

All leased residential and commercial premises shall be first inspected upon an owner's application for a business tax receipt, pursuant to Chapter 8 of the Code.

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 CERTIFIED MAIL

F. Appeal of Fine

3.CASE-8-10-2762 GLENN SCHNEIDER

Location: 206 Foxtail Dr Suite E3

Mailing Address: 206 Foxtail Dr Suite E3
Greenacres, FL 33415-6014

Parcel Number: 18424415142060053

Issued: 8/2/2011

Initiated By: John Pankiewicz

Section: 109.1 *XXXXXX

Description: SEC 109 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 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.

Comments:

A/C UNIT INSTALLED WITHOUT PERMIT.

THE BOARD ORDERED COMPLIANCE BY 1/31/13 AND IMPOSED A FINE OF \$10.00 PER DAY.

THE VIOLATION COMPLIED ON 10/12/17. THE TOTAL FINE AMOUNT IS \$17,140.00.

V. Next scheduled Code Enforcement Board Meeting – December 13, 2017



CASE DETAIL

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

Case Number: **CASE-10-17-6336**

Case Type Building Code

Date Case Established: 10/09/2017

Compliance Deadline: 10/23/2017

Case Detail

Physical Address:

Parcel No.

**3735 S Military Trl
Greenacres, FL 33463-**

18424424000007060

Violator Information

Violator Address

Phone

**KELLY POYNER - REGISTERED AGENT
SEAGLADES INVESTMENT CO. INC**

**15789 Cypress Chase LN
Wellington, FL 33414-6355**

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. FBC 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. The Building Official shall be permitted to require a boundary line survey prepared by a qualified surveyor whenever the boundary lines cannot be readily determined in the field. 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 | 10/09/2017 | Failed | Donna Frandon |
| Code Second Inspection | 10/23/2017 | Failed | Donna Frandon |
| Code Pre Board Inspection | 10/24/2017 | Failed | Donna Frandon |

Case Activities

| Activities | Date |
|----------------|------------|
| Hearing Notice | 10/09/2017 |
| Phone Call | 10/20/2017 |

Case Hearings

| Hearing Type | Date | Time | Category |
|------------------------|------------|---------|-----------------|
| Code Enforcement Board | 10/25/2017 | 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-4-17-6177**

Case type: **Municipal Code**

Date Case Established: **05/30/2017**

Compliance Deadline: **06/09/2017**

Parcel No.

Physical Address:

**2312 Seminole Palms Dr
Greenacres, FL 33463-**

18424427300000780

Violator Information

Violator Address

Phone

BONNIE Y LAU

**11995 Glenmore DR
Coral Springs, FL 33071-7806**

Current Status: **Pending Board Hearing**

Resolved: **No**

Compliance Date: **Non-Compliant**

Violations

| Code # | Code Text |
|--|---|
| Sec. 5-8a.1. Inspections | All leased residential and commercial premises shall be first inspected upon an owner's application for a business tax receipt, pursuant to Chapter 8 of the Code. |
| 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 | 04/21/2017 | Failed | Donna Frandon |
| Code First Inspection | 05/30/2017 | Failed | Donna Frandon |
| Code Second Inspection | 10/16/2017 | Failed | Donna Frandon |
| Code Pre Board Inspection | 10/23/2017 | Failed | Donna Frandon |

Case Activities

| Activities | Date |
|---------------------|------------|
| Courtesy Notice | 04/21/2017 |
| Notice of Violation | 05/30/2017 |
| Hearing Notice | 09/26/2017 |
| Other | 08/26/2017 |
| Other | 10/18/2017 |

Case Hearings

| Hearing Type | Date | Time | Category |
|------------------------|------------|---------|-----------------|
| Code Enforcement Board | 10/25/2017 | 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-8-10-2762**

Case Type: **Building Code**

Date Case Established: **08/26/2010**

Compliance Deadline: **07/31/2013**

Physical Address:

Parcel No.

**206 Foxtail Dr
Greenacres, FL 33415-**

18424415142060053

Violator Information

Violator Address

Phone

GLENN SCHNEIDER

**206 Foxtail DR Suite E3
Greenacres, FL 33415-6014**

Current Status: **Appeal**

Resolved: **NO**

Compliance Date: **10/12/2017**

Violations

| Code # | Code Text |
|--|---|
| Sec. 109.1 *XXXXXX. SEC 109 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 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. |

Inspections

| Inspections | Date | Status | Inspector |
|----------------------------|------------|--------|-----------------|
| Code Courtesy Inspection | 08/26/2010 | Failed | John Pankiewicz |
| Code First Inspection | 09/09/2010 | Failed | John Pankiewicz |
| Code Courtesy Inspection | 11/17/2010 | Failed | John Pankiewicz |
| Code Extended Inspection | 11/30/2010 | Failed | John Pankiewicz |
| Code Second Inspection | 08/02/2011 | Failed | John Pankiewicz |
| Code Extended Inspection | 08/19/2011 | Failed | John Pankiewicz |
| Code Extended Inspection | 11/22/2011 | Failed | John Pankiewicz |
| Code Extended Inspection | 12/07/2011 | Failed | John Pankiewicz |
| Code Extended Inspection | 12/22/2011 | Failed | John Pankiewicz |
| Code Extended Inspection | 05/31/2012 | Failed | John Pankiewicz |
| Code Extended Inspection | 07/19/2012 | Failed | John Pankiewicz |
| Code Extended Inspection | 08/20/2012 | Failed | John Pankiewicz |
| Code Pre Board Inspection | 01/15/2013 | Failed | John Pankiewicz |
| Posting Inspection | 02/12/2013 | None | John Pankiewicz |
| Code Post Board Inspection | 02/14/2013 | Failed | John Pankiewicz |
| Code Extended Inspection | 03/14/2013 | Failed | John Pankiewicz |
| Posting Inspection | 03/22/2013 | Failed | John Pankiewicz |
| Code Pre Board Inspection | 04/09/2013 | Failed | John Pankiewicz |



CASE DETAIL

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

Case Number: **CASE-8-10-2762**

Case Type: Building Code

Date Case Established: 08/26/2010

Compliance Deadline: 01/31/2013

Physical Address:

Parcel No.

206 Foxtail Dr
Greenacres, FL 33415-

18424415142060053

Violator Information

Violator Address

Phone

GLENN SCHNEIDER

206 Foxtail DR Suite E3
Greenacres, FL 33415-6014

Current Status: Appeal

Resolved: No

Compliance Date: 10/12/2017

| | | | |
|----------------------------|------------|--------------------|-----------------|
| Posting Inspection | 10/17/2013 | None | John Pankiewicz |
| Code Pre Board Inspection | 11/01/2013 | Failed | John Pankiewicz |
| Lien Filing Inspection | 03/24/2014 | None | John Pankiewicz |
| Posting Inspection | 03/31/2014 | Failed | John Pankiewicz |
| Code Post Board Inspection | 10/12/2017 | Passed | John Pankiewicz |
| Lien Accrual Inspection | 12/20/2017 | Pending Inspection | John Pankiewicz |

Case Activities

| Activities | Date |
|-----------------------------|------------|
| Courtesy Notice | 08/26/2010 |
| Site Visit | 11/17/2010 |
| Notice of Violation | 08/02/2011 |
| Hearing Notice | 07/20/2012 |
| Board Order | 01/24/2013 |
| Posted Notice | 02/01/2013 |
| Posted Notice | 03/22/2013 |
| Other | 04/04/2013 |
| Affadavit of Non Compliance | 09/10/2013 |
| Posted Notice | 09/12/2013 |
| Certification of Fines | 11/12/2013 |
| Posted Notice | 01/14/2014 |
| Lien Filed | 03/24/2014 |
| Other | 06/08/2017 |

Case Hearings

| Hearing Type | Date | Time | Category |
|------------------------|------------|---------|-------------------|
| Code Enforcement Board | 04/10/2013 | 3:00 pm | B. Certify Fine |
| Code Enforcement Board | 11/06/2013 | 3:00 pm | B. Certify Fine |
| Code Enforcement Board | 10/25/2017 | 3:00 pm | F. Appeal of Fine |