



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

**CODE ENFORCEMENT BOARD AGENDA  
March 15, 2017**

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**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.

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**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.

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**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.

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- 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

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.

## 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

**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 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.

**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 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  
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:** 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**

<b>Location:</b>	5521 S 38Th Ct	<b>Mailing Address:</b>	5521 S 38 Ct Greenacres, FL 33463-3263
<b>Parcel Number:</b>	18424423030030010		
<b>Issued:</b>	7/14/2016	<b>Initiated By:</b>	Shirley Diamond
<b>Section:</b>	105.1		
<b>Description:</b>	SEC. 105 Permits		
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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

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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.

**Section:** 110.1

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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

# **CASE DETAIL**

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

**March 15, 2017**



## CASE DETAIL

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

Case Number: **CASE-11-16-5948**

Case Type: **Municipal Code**

Date Case Established: **11/09/2016**

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

Physical Address:

Parcel No.

**4653 Lake Worth Rd  
Greenacres, FL 33463-**

**18424424230000060**

Violator Information

Violator Address

Phone

**CARLOS J MONTECALVO, REG AGENT  
DEL VISO LLC-**

**Po Box 611627  
North Miami, FL 33261-1627**

Current Status: **Pending Board Hearing**

Resolved: **No**

Compliance Date: **Non-Compliant**

## Violations

Code #	Code Text
Sec. 110.1. <b>SEC 110 Inspections</b>	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. 8-46. <b>Business Tax Imposed</b>	A business tax is hereby imposed by the city upon:
Sec. 105.1. <b>SEC. 105 Permits</b>	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	11/09/2016	Failed	Bart Connolly
Code First Inspection	12/07/2016	Failed	Bart Connolly
Code Second Inspection	01/04/2017	Failed	Bart Connolly
Code Pre Board Inspection	03/14/2017	Failed	Bart Connolly

## Case Activities

Activities	Date
Courtesy Notice	11/09/2016
Other	12/02/2016
Hearing Notice	01/20/2017



## CASE DETAIL

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

Case Number: **CASE-11-16-5948**

Case Type: **Municipal Code**

Date Case Established: **11/09/2016**

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

Physical Address:

Parcel No.

**4653 Lake Worth Rd  
Greenacres, FL 33463-**

**18424424230000060**

Violator Information

Violator Address

Phone

**CARLOS J MONTECALVO, REG AGENT  
DEL VISO LLC-**

**Po Box 611627  
North Miami, FL 33261-1627**

Current Status: **Pending Board Hearing**

Resolved: **No**

Compliance Date: **Non-Compliant**

## Case Hearings

Hearing Type	Date	Time	Category
Code Enforcement Board	03/15/2017	3:00 pm	A. New Business

# **CASE DETAIL**

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

**MARCH 15<sup>TH</sup>, 2017**





## CASE DETAIL

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

Case Number: **CASE-10-16-5931**

Case Type: **Building Code**

Date Case Established: **10/26/2016**

Compliance Deadline: **12/30/2016**

Physical Address:

Parcel No.

**301 Perry Ave  
Greenacres, FL 33463-3335**

**18424423010390320**

Violator Information

Violator Address

Phone

**PURE EQUITY LLC**

**12157 Colony Preserve DR  
Boynton Beach, FL 33436-5805**

Current Status: **Board Order**

Resolved: **No**

Compliance Date: **Non-Compliant**

## Violations

Code #	Code Text
Sec. 110.1. <b>SEC 110 Inspections</b>	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. <b>SEC. 105 Permits</b>	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 First Inspection	10/25/2016	Failed	Michael Grimm
Code Second Inspection	11/10/2016	Failed	Shirley Diamond
Code Pre Board Inspection	11/28/2016	Failed	Shirley Diamond
Code Post Board Inspection	01/05/2017	Failed	Shirley Diamond
Posting Inspection	01/10/2017	None	Shirley Diamond
Code Extended Inspection	01/13/2017	Failed	Shirley Diamond
Code Extended Inspection	02/08/2017	Failed	Shirley Diamond
Code Pre Board Inspection	03/10/2017	Failed	Shirley Diamond

## Case Activities

Activities	Date
Hearing Notice	10/26/2016
Board Order	11/30/2016
Posted Notice	12/27/2016
Affidavit of Non Compliance	01/10/2017
Other	01/10/2017



## CASE DETAIL

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

Case Number: **CASE-10-16-5931**

Case Type: **Building Code**

Date Case Established: **10/26/2016**

Compliance Deadline: **12/30/2016**

Physical Address:

Parcel No.

**301 Perry Ave  
Greenacres, FL 33463-3335**

**18424423010390320**

Violator Information

Violator Address

Phone

**PURE EQUITY LLC**

**12157 Colony Preserve DR  
Boynton Beach, FL 33436-5805**

Current Status: **Board Order**

Resolved: **No**

Compliance Date: **Non-Compliant**

Phone Call

02/17/2017

## Case Hearings

Hearing Type	Date	Time	Category
Code Enforcement Board	11/30/2016	3:00 pm	A. New Business
Code Enforcement Board	03/15/2017	3:00 pm	B. Certify Fine



## CASE DETAIL

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

Case Number: **CASE-6-16-5795**

Case Type: **Building Code**

Date Case Established: **06/13/2016**

Compliance Deadline: **01/16/2017**

Physical Address:

Parcel No.

**2125 White Pine Cir  
Greenacres, FL 33415-6078**

**18424415200000181**

Violator Information

Violator Address

Phone

**ROSA M ALMENARES**

**2125 White Pine CIR Suite #A  
Greenacres, FL 33415-6078**

Current Status: **Board Order**

Resolved: **No**

Compliance Date: **Non-Compliant**

## Violations

Code #	Code Text
Sec. 110.1. <b>SEC 110 Inspections</b>	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. <b>SEC. 105 Permits</b>	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 First Inspection	06/13/2016	Failed	Shirley Diamond
Code Second Inspection	07/07/2016	Failed	Shirley Diamond
Code Extended Inspection	08/09/2016	Failed	Shirley Diamond
Code Extended Inspection	08/25/2016	Failed	Shirley Diamond
Code Pre Board Inspection	09/02/2016	Failed	Shirley Diamond
Code Post Board Inspection	01/17/2017	Failed	Shirley Diamond
Code Extended Inspection	03/03/2017	Failed	Shirley Diamond
Code Pre Board Inspection	03/10/2017	Failed	Shirley Diamond

## Case Activities

Activities	Date
Hearing Notice	06/13/2016
Other	07/07/2016
Office Visit	07/07/2016
Hearing Notice	08/12/2016
Board Order	09/07/2016



## CASE DETAIL

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

Case Number: **CASE-6-16-5795**

Case Type: **Building Code**

Date Case Established: **06/13/2016**

Compliance Deadline: **01/16/2017**

Physical Address:

Parcel No.

**2125 White Pine Cir  
Greenacres, FL 33415-6078**

**18424415200000181**

Violator Information

Violator Address

Phone

**ROSA M ALMENARES**

**2125 White Pine CIR Suite #A  
Greenacres, FL 33415-6078**

Current Status: **Board Order**

Resolved: **No**

Compliance Date: **Non-Compliant**

Affidavit of Non Compliance

02/08/2017

## Case Hearings

Hearing Type	Date	Time	Category
Code Enforcement Board	09/07/2016	3:00 pm	A. New Business
Code Enforcement Board	03/15/2017	3:00 pm	B. Certify Fine



## CASE DETAIL

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

Case Number: **CASE-1-17-6016**

Case Type: **Property Maintenance Code**

Date Case Established: **01/17/2017**

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

Physical Address:

Parcel No.

**800 Nottingham Cir  
Greenacres, FL 33463-**

**none**

Violator Information

Violator Address

Phone

**C/O CHAPMAN LAW FIRM PA  
LAKEVIEW GARDENS OF PALM BEACH  
CONDO ASSN**

**7200 W Camino Real Suite #102  
Boca Raton, FL 33433-5511**

Current Status: **Hearing Notice**

Resolved: **No**

Compliance Date: **Non-Compliant**

## Violations

Code #	Code Text
Sec. 303.2. 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.

## Inspections

Inspections	Date	Status	Inspector
Code First Inspection	01/17/2017	Failed	Shirley Diamond
Code Second Inspection	02/09/2017	Failed	Shirley Diamond
Code Pre Board Inspection	03/10/2017	Failed	Shirley Diamond

## Case Activities

Activities	Date
Site Visit	01/18/2017
Hearing Notice	01/19/2017
Phone Call	02/16/2017

## Case Hearings

Hearing Type	Date	Time	Category
Code Enforcement Board	03/15/2017	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-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: **Board Order**

Resolved: **No**

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

## Violations

Code #	Code Text
<b>Sec. 105.1. SEC. 105 Permits</b>	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.
<b>Sec. 110.1. SEC 110 Inspections</b>	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

## Case Activities

Activities	Date



## 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: **Board Order**

Resolved: **No**

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

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

## 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



## CASE DETAIL

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

Case Number: **CASE-8-16-5857**

Case Type: **Municipal Code**

Date Case Established: **08/09/2016**

Compliance Deadline: **12/30/2016**

# Case Detail

Physical Address:

Parcel No.

**5580 S 37Th St  
Greenacres, FL 33463-3218**

**18424423050060130**

Violator Information

Violator Address

Phone

**ELISEO & CRUSITA CANTU**

**5580 S 37Th St  
Greenacres, FL 33463-3218**

Current Status: **Board Order**

Resolved: **No**

Compliance Date: **Non-Compliant**

## Violations

Code #	Code Text
Sec. 110.1. <b>SEC 110 Inspections</b>	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. 7-27.4. <b>Property Maintenance Nuisance Declared</b>	(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. 302.1. <b>Sanitation</b>	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.
Sec. 7-27.11. <b>Property Maintenance Nuisance Declared</b>	(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.
Sec. 7-27.7. <b>Property Maintenance Nuisance Declared</b>	(7) The presence, accumulation, open storage, or otherwise keeping, of any abandoned, discarded, or unused chattel; or
Sec. 105.1. <b>SEC. 105 Permits</b>	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 First Inspection	08/09/2016	Failed	Shirley Diamond
Code Second Inspection	09/14/2016	Failed	Shirley Diamond
Posting Inspection	09/30/2016	None	Shirley Diamond





## CASE DETAIL

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

Case Number: **CASE-8-16-5857**

Case Type: **Municipal Code**

Date Case Established: **08/09/2016**

# Case Detail

Compliance Deadline: **12/30/2016**

Physical Address:

Parcel No.

**5580 S 37Th St  
Greenacres, FL 33463-3218**

**18424423050060130**

Violator Information

Violator Address

Phone

**ELISEO & CRUSITA CANTU**

**5580 S 37Th ST  
Greenacres, FL 33463-3218**

Current Status: **Board Order**

Resolved: **No**

Compliance Date: **Non-Compliant**

Posting Inspection	11/15/2016	None	Shirley Diamond
Code Pre Board Inspection	11/28/2016	Failed	Shirley Diamond
Code Post Board Inspection	01/04/2017	Failed	Shirley Diamond
Code Extended Inspection	01/24/2017	Failed	Shirley Diamond
Code Pre Board Inspection	03/10/2017	Failed	Shirley Diamond

## Case Activities

Activities	Date
Notice of Violation	08/09/2016
Posted Notice	09/14/2016
Other	09/30/2016
Hearing Notice	10/03/2016
Posted Notice	11/03/2016
Other	11/15/2016
Board Order	11/30/2016
Affadavit of Non Compliance	01/05/2017
Office Visit	03/07/2017

## Case Hearings

Hearing Type	Date	Time	Category
Code Enforcement Board	11/30/2016	3:00 pm	A. New Business
Code Enforcement Board	03/15/2017	3:00 pm	B. Certify Fine



## CASE DETAIL

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

Case Number: **CASE-11-16-5937**

Case Type: **Municipal Code**

Date Case Established: **11/01/2016**

Compliance Deadline: **12/30/2016**

Physical Address:

Parcel No.

**3720 S 57Th Ave  
Greenacres, FL 33463-3252**

**18424423050070210**

Violator Information

Violator Address

Phone

**DAVID KISLAK COMPANY LLC**

**Po Box 5507**

**Lake Worth, FL 33466-5507**

Current Status: **Complied**

Resolved: **No**

Compliance Date: **2/27/2017**

## Violations

Code #	Code Text
<b>Sec. 7-27.11 Property Maintenance Nuisance Declared</b>	(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	10/28/2016	Failed	Shirley Diamond
Code Second Inspection	11/15/2016	Failed	Shirley Diamond
Code Pre Board Inspection	11/28/2016	Failed	Shirley Diamond
Posting Inspection	11/28/2016	None	Shirley Diamond
Code Post Board Inspection	01/04/2017	Failed	Shirley Diamond
Posting Inspection	01/19/2017	None	Shirley Diamond
Code Extended Inspection	01/30/2017	None	Shirley Diamond
Code Extended Inspection	02/27/2017	Passed	Shirley Diamond
Code Pre Board Inspection	03/10/2017	None	Shirley Diamond

## Case Activities

Activities	Date
Hearing Notice	10/28/2016
Hearing Notice	11/01/2016
Posted Notice	11/15/2016
Other	11/28/2016
Board Order	11/30/2016
Posted Notice	01/05/2017
Other	01/19/2017
Affadavit of Non Compliance	02/08/2017
Posted Notice	03/02/2017
Affadavit of Non Compliance	03/02/2017



## CASE DETAIL

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

Case Number: **CASE-11-16-5937**

Case Type: **Municipal Code**

Date Case Established: **11/01/2016**

Compliance Deadline: **12/30/2016**

Physical Address:

Parcel No.

**3720 S 57Th Ave  
Greenacres, FL 33463-3252**

**18424423050070210**

Violator Information

Violator Address

Phone

**DAVID KISLAK COMPANY LLC**

Po Box 5507  
Lake Worth, FL 33466-5507

Current Status: **Complied**

Resolved: **No**

Compliance Date: **2/27/2017**

## Case Hearings

Hearing Type	Date	Time	Category
Code Enforcement Board	11/30/2016	3:00 pm	A. New Business
Code Enforcement Board	03/15/2017	3:00 pm	B. Certify Fine



## CASE DETAIL

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

Case Number: **CASE-11-15-5475**

Case Type: **Building Code**

Date Case Established: **11/18/2015**

Compliance Deadline: **03/25/2016**

Physical Address:

Parcel No.

**5695 S 37Th Ct  
Greenacres, FL 33463-4728**

**18424423040070200**

Violator Information

Violator Address

Phone

**HUY NGUYEN AND TO NGA THI**

**158 Bella Vista WAY  
Royal Palm Beach, FL 33411-4308**

**(561)271-9350**

Current Status: **Lien**

Resolved: **No**

Compliance Date: **1/25/2017**

## Violations

Code #	Code Text
<b>Sec. 105.1. SEC. 105 Permits</b>	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.
<b>Sec. 110.1. SEC 110 Inspections</b>	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	11/18/2015	Failed	Shirley Diamond
Code Second Inspection	12/14/2015	Failed	Shirley Diamond
Code Post Board Inspection	05/26/2016	Failed	Shirley Diamond
Code Extended Inspection	06/23/2016	Failed	Shirley Diamond
Code Pre Board Inspection	07/22/2016	Failed	Shirley Diamond
Lien Filing Inspection	08/29/2016	None	Shirley Diamond
Lien Update Inspection	09/28/2016	None	Shirley Diamond
Lien Update Inspection	12/28/2016	None	Shirley Diamond
Code Extended Inspection	01/25/2017	Passed	Shirley Diamond
Code Pre Board Inspection	03/10/2017	Pending Inspection	Shirley Diamond
Lien Update Inspection	12/26/2017	Pending Inspection	Shirley Diamond

## Case Activities

Activities	Date
Hearing Notice	11/18/2015
Phone Call	12/14/2015



## CASE DETAIL

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

Case Number: **CASE-11-15-5475**

Case Type: **Building Code**

Date Case Established: **11/18/2015**

Compliance Deadline: **03/25/2016**

Physical Address:

Parcel No.

**5695 S 37Th Ct  
Greenacres, FL 33463-4728**

**18424423040070200**

Violator Information

Violator Address

Phone

**HUY NGUYEN AND TO NGA THI**

**158 Bella Vista WAY  
Royal Palm Beach, FL 33411-4308**

**(561)271-9350**

Current Status: **Lien**

Resolved: **No**

Compliance Date: **1/25/2017**

Board Order	01/28/2016
Phone Call	05/12/2016
Affadavit of Non Compliance	05/26/2016
Certification of Fines	07/27/2016
Lien Filing	08/29/2016
Lien Filed	09/28/2016
Lien Accural Notice	12/28/2016
Request for Appeal	01/30/2017

## Case Hearings

Hearing Type	Date	Time	Category
Code Enforcement Board	01/27/2016	3:00 pm	A. New Business
Code Enforcement Board	07/27/2016	3:00 pm	B. Certify Fine
Code Enforcement Board	03/15/2017	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-2-15-5090**

Case Type: **Property Maintenance Code**

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

# Case Detail

Compliance Deadline: **03/04/2015**

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: **Lien**

Resolved: **No**

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

## Violations

Code #	Code Text
<b>Sec. 8-46.1. Business Tax Imposed</b>	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 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 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
Site Visit	04/24/2015



## 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**

# Case Detail

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: **Lien**

Resolved: **No**

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

Board Order	04/29/2015
Affidavit 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

## 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

# JUMBO Supermarket

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**M1 5100 Corp**  
5100 Lake worth Road  
Greenacres, FL 33463  
561-434-2870/561-963-2464

11/7/2016

To: CITY OF GREENACRES CODE ENFORCEMENT BOARD

From: JUMBO SUPERMARKET 

REFERENCE: Case-6-16-5801



Subject: REQUEST TO NOT VALIDATE CODE ENFORCEMENT  
FINES

JUMBO SUPERMARKET has been working toward resolving the issues associated with the above code violation as follows:

07/01/2016

Official notification for case-6-16-5801, was received



# JUMBO Supermarket

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**M1 5100 Corp**  
5100 Lake worth Road  
Greenacres, FL 33463  
561-434-2870/561-963-2464

MOTIFF GROUP LLC, Jaime Flórez CGC 157731 was retained as a general contractor in charge to do the corrective actions as needed to cure the violations.

Mr. Jaime Flórez had a meeting with Mr. Michael Grimm, Greenacres Chief Building Official to review alternatives to resolve the violations.

A site visit to the premises was scheduled for after Mr. Grimm will return from his vacations to do an on-site review of the corrective alternatives, especially those associated with the handicap violations and the proposed relocation of the handicap parking spaces.

At this time, Mr. Flórez asked Mr. Grimm for a period of 5 to 6 months time frame to secure and architect or engineer and to do the work. Mr. Grimm replied that it could be possible, but that the city wanted to see some corrective actions implemented; that could be in the form of individual permits taking care of individual items in the code violation report.

# JUMBO Supermarket

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**M1 5100 Corp**  
5100 Lake worth Road  
Greenacres, FL 33463  
561-434-2870/561-963-2464

07/05/2016

A contract was signed with SPREM SERVICES, LLC for the drafting of plans with the corrective actions.

08/19/2016

SPREM SERVICES LLC, after seven (7) weeks, cancelled the contract since its resident engineer refused to participate in the design, seal and signing of plans associated with this commercial code violation.

A message was left for Mr. Grimm from Mr. Flórez, to report our problems securing an architect or engineer capable of doing the corrective plans

08/23/2016

A contract was signed with NEW LINE DRAFTING, again, for the drafting of plans with the corrective actions.

# JUMBO Supermarket

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**M1 5100 Corp**  
5100 Lake worth Road  
Greenacres, FL 33463  
561-434-2870/561-963-2464

The damaged wheel stops were replaced to correct item one in the code violation report.

The ice vending machine was removed from the handicap access area, also in compliance with the code violation.

10/04/2016

A written report was submitted to Mr. Grimm to inform our progress, to acknowledge the finding of the 09/07/2016 Board Meeting and to request a ninety (90) day extension to comply with the violation corrective actions. Mr. Grimm indicated that he will pass our request to code enforcement, but, we did not received any official notification.

10/14/2016

NEW LINE DRAFTING, after almost eight (8) weeks, cancelled the contract, again its resident engineer was also refusing to participate in the design, seal and signing of plans associated with this commercial code violation.

# JUMBO Supermarket

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**M1 5100 Corp**  
5100 Lake worth Road  
Greenacres, FL 33463  
561-434-2870/561-963-2464

10/31/2016

After searching the original plans going from Eckerd Drugs to Monterrey Supermarket, Mr. Flórez contacted the original architect Mr. John Duranko. He agreed to undertake the job and to do all the corrective drawings.

Mr. Duranko suggested, not to relocated the handicap parking slots, but, to cut the existing concrete by the store entrance and resurface with new asphalt providing the code mandated slope of 1.5% maximum.

Mr. Flórez had a meeting with Mr. Grimm to check-out the feasibility of this new alternative and to comment our delays and problems securing an engineer able to sign the corrective plans. At this time we were informed, by the first time, that the Board had imposed the fines

11/02/2016

The store front drawings were completed by Mr. Duranko and the permit application 2017-00000220 was submitted.

This plans and permit application is submitting corrective actions to comply with:

- Handicap parking spaces proper slope
- New location for the ice vending machine and its associated outlet
- To document the existing location for the water vending machine
- To document the existing location for the gas canisters cabinets
- To rebuild the knee wall secluding the shopping cars storage area

# JUMBO Supermarket

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**M1 5100 Corp**  
5100 Lake worth Road  
Greenacres, FL 33463  
561-434-2870/561-963-2464

Trying to correct this violations we did encounter an unforeseeable and difficult situation since the engineers we contacted accepted the job, but after several weeks (7 & 8 weeks) of measuring and drafting, cancelled the job.

Please keep in consideration that although, this violations were not caused by the current ownership, but by Monterrey's Management, we, as the current owners, are doing everything possible to correct them. Also keep in consideration that we have been in constant communication with Mr. Grimm, making him aware of our problems. We will appreciate your favorable reply by not validating the fines imposed by the Board.

We, also, request a maximum of ninety (90) additional days to finish complying with the corrective actions. This will allow time for the architect, Mr. Duranko to complete the as built drawings and will allow us time to submit the required permit applications and to do any needed work.

CC: Michael Grimm, Greenacres Chief Building Official

Donna Frandon, Code Enforcement Officer

# **CASE DETAIL**

**Cases to be presented by  
Inspector Yerkes**

**MARCH 15<sup>TH</sup>, 2017**



## CASE DETAIL

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

Case Number: **CASE-1-17-6020**

Case Type: **Municipal Code**

Date Case Established: **01/20/2017**

Compliance Deadline: **02/03/2017**

Physical Address:

Parcel No.

**5521 S 35Th Ct  
Greenacres, FL 33412-1874**

**18424423060110010**

Violator Information

Violator Address

Phone

**BRYAN C SINGH, REG. AGENT  
SHIPPING INVESTMENT INC**

**7899 Seminole Pratt Whitney RD  
Loxahatchee, FL 33470-3103**

Current Status: **Hearing Notice**

Resolved: **No**

Compliance Date: **Non-Compliant**

## Violations

Code #	Code Text
Sec. 7-27.11. <b>Property Maintenance Nuisance Declared</b>	(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	01/20/2017	Failed	George Yerkes
Code Second Inspection	02/13/2017	Failed	George Yerkes
Code Extended Inspection	02/28/2017	Failed	George Yerkes
Code Pre Board Inspection	03/10/2017	Failed	George Yerkes

## Case Activities

Activities	Date
Hearing Notice	01/20/2017

## Case Hearings

Hearing Type	Date	Time	Category
Code Enforcement Board	03/15/2017	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-9-16-5901**

Case Type: **Building Code**

Date Case Established: **09/26/2016**

Compliance Deadline: **10/10/2016**

Physical Address:

Parcel No.

**5731 S 38Th Ct  
Greenacres, FL 33463-3236**

**18424423070000291**

Violator Information

Violator Address

Phone

**MARIA R BETANCOURT**

**12394 West Hampton CIR  
Wellington, FL 33414-5546**

Current Status: **Pending Board Hearing**

Resolved: **No**

Compliance Date: **Non-Compliant**

## Violations

Code #	Code Text
Sec. 105.1. <b>SEC. 105 Permits</b>	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. <b>SEC 110 Inspections</b>	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	09/26/2016	Failed	George Yerkes
Code Second Inspection	10/20/2016	Failed	George Yerkes
Code Extended Inspection	12/01/2016	Failed	George Yerkes
Code Extended Inspection	01/03/2017	Failed	George Yerkes
Code Pre Board Inspection	03/08/2017	Failed	George Yerkes

## Case Activities

Activities	Date
Notice of Violation	09/26/2016
Notice to Appear Before CEB	01/04/2017

## Case Hearings

Hearing Type	Date	Time	Category
Code Enforcement Board	03/15/2017	3:00 pm	A. New Business



# **CASE DETAIL**

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

**March 15, 2017**



## CASE DETAIL

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

Case Number: **CASE-10-16-5904**

Case Type: **Municipal Code**

Date Case Established: **10/03/2016**

Compliance Deadline: **12/30/2016**

Physical Address:

Parcel No.

**3766 Heather Dr  
Greenacres, FL 33463-3016**

**18424422050030012**

### Violator Information

### Violator Address

### Phone

**KENNETH H GOODRUM**

**3766 E Heather DR  
Greenacres, FL 33463-3016**

**(561)309-6112**

Current Status: **Certification/Assessment**

Resolved: **No**

Compliance Date: **2/13/2017**

## Violations

Code #	Code Text
<b>Sec. 7-27.7. Property Maintenance Nuisance Declared</b>	(7) The presence, accumulation, open storage, or otherwise keeping, of any abandoned, discarded, or unused chattel; or
<b>Sec. 304.1. General</b>	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.
<b>Sec. 7-27.11. Property Maintenance Nuisance Declared</b>	(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.
<b>Sec. 302.1. Sanitation</b>	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.
<b>Sec. 14-28b5. Parking of Motor Vehicles, Boats and Trailers</b>	(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.
<b>Sec. 302.9.1. Parking</b>	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).

## Inspections

Inspections	Date	Status	Inspector
Code First Inspection	09/27/2016	Failed	Donna Frandon
Posting Inspection	11/14/2016	None	Donna Frandon
Code Second Inspection	11/17/2016	Failed	Donna Frandon
Code Pre Board Inspection	11/29/2016	Failed	Donna Frandon
Code Post Board Inspection	01/03/2017	Failed	Donna Frandon
Posting Inspection	02/07/2017	None	Donna Frandon
Code Post Board Inspection	02/13/2017	Passed	Donna Frandon



## CASE DETAIL

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

Case Number: **CASE-10-16-5904**

Case Type: **Municipal Code**

Date Case Established: **10/03/2016**

Compliance Deadline: **12/30/2016**

Physical Address:

Parcel No.

**3766 Heather Dr  
Greenacres, FL 33463-3016**

**18424422050030012**

Violator Information

Violator Address

Phone

**KENNETH H GOODRUM**

**3766 E Heather DR  
Greenacres, FL 33463-3016**

**(561)309-6112**

Current Status: **Certification/Assessment**

Resolved: **No**

Compliance Date: **2/13/2017**

## Case Activities

Activities	Date
Hearing Notice	10/03/2016
Posted Notice	11/04/2016
Board Order	12/01/2016
Posted Notice	01/26/2017
Office Visit	01/26/2017
Affadavit of Non Compliance	02/07/2017

## Case Hearings

Hearing Type	Date	Time	Category
Code Enforcement Board	11/30/2016	3:00 pm	A. New Business
Code Enforcement Board	03/15/2017	3:00 pm	B. Certify Fine



## CASE DETAIL

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

Case Number: **CASE-6-16-5801**

Case Type: **Municipal Code**

Date Case Established: **06/20/2016**

Compliance Deadline: **09/30/2016**

Physical Address:

Parcel No.

**5100 Lake Worth Rd  
Greenacres, FL 33467-**

**18424426020000010**

### Violator Information

### Violator Address

### Phone

**JCS REAL ESTATE MNMGT CO M1 5100  
CORP  
THIRTY EIGHT DIVERSIFIED**

**350 Lexington AVE Suite SUITE 204  
New York, NY 10016-0946**

**(212)697-6500**

Current Status: **Certification/Assessment**

Resolved: **No**

Compliance Date: **1/27/2017**

## Violations

Code #	Code Text
Sec. 16-1335.18d. <b>Curbs and wheel stops</b>	Wheel-stops shall be properly anchored and shall be continuously maintained in good unbroken condition.
Sec. 105.1. <b>SEC. 105 Permits</b>	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. SP-95-03(A) 7.8.. <b>Violation of approved site plan - outdoor storage</b>	Outdoor display/storage of merchandise, materials and equipment is prohibited.
Sec. 605.1. <b>Installation</b>	All electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner.
Sec. 16-1334.4. <b>Use of Loading Area for Parking</b>	No required off-street loading area shall be used to satisfy the space requirement for any off-street parking spaces.
Sec. 110.1. <b>SEC 110 Inspections</b>	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. 16-1335.12d. <b>Handicapped Parking</b>	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.



## CASE DETAIL

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

Case Number: **CASE-6-16-5801**

Case Type: **Municipal Code**

Date Case Established: **06/20/2016**

Compliance Deadline: **09/30/2016**

Physical Address:

Parcel No.

**5100 Lake Worth Rd  
Greenacres, FL 33467-**

**18424426020000010**

Violator Information

Violator Address

Phone

**JCS REAL ESTATE MNMGT CO M1 5100  
CORP  
THIRTY EIGHT DIVERSIFIED**

**350 Lexington AVE Suite SUITE 204  
New York, NY 10016-0946**

**(212)697-6500**

Current Status: **Certification/Assessment**

Resolved: **No**

Compliance Date: **1/27/2017**

## Inspections

Inspection:	Date	Status	Inspector
Code First Inspection	06/17/2016	Failed	Michael Grimm
Code Second Inspection	08/01/2016	Failed	Donna Frandon
Code Pre Board Inspection	09/06/2016	Failed	Donna Frandon
Code Post Board Inspection	10/03/2016	Failed	Donna Frandon
Code Post Board Inspection	01/27/2017	Passed	Michael Grimm

## Case Activities

Activities	Date
Hearing Notice	06/20/2016
Phone Call	07/05/2016
Board Order	09/08/2016
Office Visit	11/08/2016
Affadavit of Non Compliance	11/08/2016
Site Visit	11/09/2016
Phone Call	11/10/2016
Affadavit of Non Compliance	01/31/2017

## Case Hearings

Hearing Type	Date	Time	Category
Code Enforcement Board	09/07/2016	3:00 pm	A. New Business
Code Enforcement Board	03/15/2017	3:00 pm	B. Certify Fine



## CASE DETAIL

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

Case Number: **CASE-2-13-4293**

Case Type: **Building Code**

Date Case Established: **02/19/2013**

Compliance Deadline: **08/01/2013**

Physical Address:

Parcel No.

**4659 Centurian Cir  
Greenacres, FL 33463**

**18424425190030130**

Violator Information

Violator Address

Phone

**BANK OF AMERICA NA**

**400 Countrywide WAY  
Simi Valley, CA 93065-6298**

Current Status: **Appeal**

Resolved: **No**

Compliance Date: **1/18/2017**

## Violations

Code #	Code Text
Sec. 105.1. <b>SEC. 105 Permits</b>	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. <b>SEC 110 Inspections</b>	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	02/11/2013	Failed	Michael Grimm
Code Second Inspection	03/05/2013	Failed	Donna Frandon
Code Pre Board Inspection	04/08/2013	Failed	Donna Frandon
Code Pre Board Inspection	05/28/2013	Failed	Donna Frandon
Code Post Board Inspection	08/02/2013	Failed	Donna Frandon
Lien Update Inspection	12/19/2013	None	Donna Frandon
Lien Filing Inspection	01/22/2014	None	Donna Frandon
Lien Update Inspection	02/11/2014	None	Donna Frandon
Lien Update Inspection	01/06/2017	None	Donna Frandon
Code Post Board Inspection	01/18/2017	Passed	Michael Grimm
Lien Update Inspection	12/28/2017	Pending Inspection	Donna Frandon

## Case Activities

Activities	Date
Hearing Notice	02/19/2013
Other	04/09/2013



## CASE DETAIL

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

Case Number: **CASE-2-13-4293**

Case Type: **Building Code**  
Date Case Established: **02/19/2013**  
Compliance Deadline: **08/01/2013**

Physical Address:

Parcel No.

**4659 Centurian Cir  
Greenacres, FL 33463**

**18424425190030130**

Violator Information

Violator Address

Phone

**BANK OF AMERICA NA**

**400 Countrywide WAY  
Simi Valley, CA 93065-6298**

Current Status: **Appeal**

Resolved: **No**

Compliance Date: **1/18/2017**

Notice to Appear Before CEB	04/15/2013
Board Order	05/30/2013
Other	06/04/2013
Affadavit of Non Compliance	09/17/2013
Final Order	11/12/2013
Lien Filing	12/19/2013
Phone Call	07/16/2014
Lien Accural Notice	01/06/2017

## Case Hearings

Hearing Type	Date	Time	Category
Code Enforcement Board	05/29/2013	3:00 pm	A. New Business
Code Enforcement Board	11/06/2013	3:00 pm	B. Certify Fine
Code Enforcement Board	03/15/2017	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-4-10-2461**

Case Type: **Municipal Code**

Date Case Established: **04/07/2010**

Compliance Deadline: **08/06/2010**

Physical Address:

Parcel No.

**204 Broward Ave  
Greenacres, FL 33463-**

**18424423010140010**

Violator Information

Violator Address

Phone

**MAUREEN DOMBEK**

**3045 Gulfstream RD  
Lake Worth, FL 33461**

**(561)317-0096**

Current Status: **Appeal**

Resolved: **No**

Compliance Date: **1/12/2017**

## Violations

Code #	Code Text
Sec. 7-27.11. <b>Property Maintenance Nuisance Declared</b>	(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.
Sec. 302.9. <b>Parking</b>	Motor vehicles are to be parked in a garage/carport or on a driveway that has been designed and permitted for that purpose. Motor vehicles may not be parked on lawns or on areas designed and planned for vegetation or in front or side yards unless part of an approved driveway system. (See City Code Section 16-1335 (7)a).
Sec. 7-27.7. <b>Property Maintenance Nuisance Declared</b>	(7) The presence, accumulation, open storage, or otherwise keeping, of any abandoned, discarded, or unused chattel; or
Sec. 7-27.4. <b>Property Maintenance Nuisance Declared</b>	(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

## Inspections

Inspections	Date	Status	Inspector
Code First Inspection	04/07/2010	Failed	Donna Frandon
Code Second Inspection	04/23/2010	Failed	Donna Frandon
Code Pre Board Inspection	06/26/2010	Failed	Donna Frandon
Code Post Board Inspection	08/06/2010	Failed	Donna Frandon
Lien Update Inspection	12/06/2010	None	Donna Frandon
Lien Filing Inspection	12/29/2010	None	Donna Frandon
Lien Update Inspection	01/13/2012	None	Donna Frandon
Lien Update Inspection	03/08/2013	None	Donna Frandon
Lien Update Inspection	12/18/2013	None	Donna Frandon
Lien Update Inspection	02/12/2014	None	Donna Frandon
Lien Update Inspection	12/30/2016	None	Donna Frandon
Code Post Board Inspection	01/12/2017	Passed	Donna Frandon
Lien Update Inspection	12/28/2017	Pending Inspection	Donna Frandon





## CASE DETAIL

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

Case Number: **CASE-4-10-2461**

Case Type: Municipal Code

Date Case Established: 04/07/2010

Compliance Deadline: 08/06/2010

Physical Address:

Parcel No.

**204 Broward Ave  
Greenacres, FL 33463-**

**18424423010140010**

Violator Information

Violator Address

Phone

**MAUREEN DOMBEK**

**3045 Gulfstream RD  
Lake Worth, FL 33461**

**(561)317-0096**

Current Status: **Appeal**

Resolved: **No**

Compliance Date: **1/12/2017**

## Case Activities

Activities	Date
Notice of Violation	04/07/2010
Notice to Appear Before CEB	06/08/2010
Board Order	07/01/2010
Affadavit of Non Compliance	10/01/2010
Final Order	10/28/2010
Phone Call	11/16/2010
Site Visit	11/23/2010
Lien Accural Notice	01/13/2012
Lien Accural Notice	03/08/2013
Phone Call	09/17/2013
Lien Accural Notice	02/12/2014
Lien Accural Notice	12/30/2016
Phone Call	01/12/2017
Other	01/13/2017

## Case Hearings

Hearing Type	Date	Time	Category
Code Enforcement Board	06/30/2010	3:00 pm	A. New Business
Code Enforcement Board	10/27/2010	3:00 pm	B. Certify Fine
Code Enforcement Board	03/15/2017	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-5-12-3924**

Case Type: **Municipal Code**

Date Case Established: **05/16/2012**

Compliance Deadline: **09/28/2012**

Physical Address:

Parcel No.

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

**18424423010120250**

Violator Information

Violator Address

Phone

**WALTER & JOAN MCMURTRY**

**4270 Chelson LN  
Woodbridge, VA 22192**

Current Status: **Appeal**

Resolved: **No**

Compliance Date: **4/1/2015**

## 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. 304.6. 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. 304.13.2. Openable windows	Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
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. 304.7*. 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.
Sec. 304.15. 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.

## Inspections

Inspections	Date	Status	Inspector
Code First Inspection	05/15/2012	Failed	Michael Grimm
Code Second Inspection	06/15/2012	Failed	Donna Frandon
Code Pre Board Inspection	08/21/2012	Failed	Donna Frandon
Code Post Board Inspection	10/01/2012	Failed	Donna Frandon
Posting Inspection	02/06/2013	None	Donna Frandon
Lien Filing Inspection	03/14/2013	None	Donna Frandon
Lien Update Inspection	02/05/2014	None	Donna Frandon
Lien Update Inspection	01/12/2015	None	Donna Frandon
Code Post Board Inspection	04/01/2015	Passed	Donna Frandon
Lien Update Inspection	01/06/2017	None	Donna Frandon
Lien Update Inspection	12/28/2017	Pending Inspection	Donna Frandon



## CASE DETAIL

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

Case Number: **CASE-5-12-3924**

Case Type: **Municipal Code**

Date Case Established: **05/16/2012**

Compliance Deadline: **09/28/2012**

Physical Address:

Parcel No.

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

**18424423010120250**

Violator Information

Violator Address

Phone

**WALTER & JOAN MCMURTRY**

**4270 Chelson LN  
Woodbridge, VA 22192**

Current Status: **Appeal**

Resolved: **No**

Compliance Date: **4/1/2015**

## Case Activities

Activities	Date
Hearing Notice	05/16/2012
Board Order	08/24/2012
Affadavit of Non Compliance	10/26/2012
Certification of Fines	11/30/2012
Posted Notice	01/26/2013
Other	01/28/2013
Lien Filing	02/15/2013
Lien Accural Notice	02/05/2014
Phone Call	02/12/2014
Phone Call	02/13/2014
Phone Call	01/30/2015
Lien Accural Notice	01/06/2017
Other	01/12/2017
Phone Call	01/12/2017

## Case Hearings

Hearing Type	Date	Time	Category
Code Enforcement Board	08/22/2012	3:00 pm	A. New Business
Code Enforcement Board	11/28/2012	3:00 pm	B. Certify Fine
Code Enforcement Board	03/15/2017	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-8-12-4075**

Case Type: **Municipal Code**

Date Case Established: **08/31/2012**

Compliance Deadline: **12/28/2012**

Physical Address:

Parcel No.

**4659 Centurian Cir  
Greenacres, FL 33463**

**18424425190030130**

Violator Information

Violator Address

Phone

**BANK OF AMERICA NA**

**400 Countrywide WAY  
Simi Valley, CA 93065-6298**

Current Status: **Appeal**

Resolved: **No**

Compliance Date: **2/7/2014**

## Violations

Code #	Code Text
<b>Sec. 304.7*. Roofs and drainage</b>	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.

## Inspections

Inspections	Date	Status	Inspector
Code First Inspection	08/30/2012	Failed	Donna Frandon
Code Second Inspection	10/01/2012	Failed	Donna Frandon
Code Pre Board Inspection	11/27/2012	Failed	Donna Frandon
Code Post Board Inspection	12/28/2012	Failed	Donna Frandon
Lien Update Inspection	12/19/2013	None	Donna Frandon
Lien Filing Inspection	01/22/2014	None	Donna Frandon
Code Post Board Inspection	02/07/2014	Passed	Wayne Williams
Lien Update Inspection	02/11/2014	None	Donna Frandon
Lien Update Inspection	01/06/2017	None	Donna Frandon
Lien Update Inspection	12/28/2017	Pending Inspection	Donna Frandon

## Case Activities

Activities	Date
Hearing Notice	08/31/2012
Phone Call	11/15/2012
Phone Call	11/27/2012
Board Order	11/29/2012
Phone Call	02/06/2013
Site Visit	02/07/2013
Affadavit of Non Compliance	03/05/2013
Other	04/09/2013
Affadavit of Non Compliance	04/15/2013
Phone Call	05/24/2013
Notice to Appear Before CEB - Tabled Cert	09/17/2013
Final Order	11/15/2013



## CASE DETAIL

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

Case Number: **CASE-8-12-4075**

Case Type: **Municipal Code**

Date Case Established: **08/31/2012**

Compliance Deadline: **12/28/2012**

Physical Address:

Parcel No.

**4659 Centurian Cir  
Greenacres, FL 33463**

**18424425190030130**

Violator Information

Violator Address

Phone

**BANK OF AMERICA NA**

**400 Countrywide WAY  
Simi Valley, CA 93065-6298**

Current Status: **Appeal**

Resolved: **No**

Compliance Date: **2/7/2014**

Lien Filing	12/19/2013
Lien Accrual Notice	02/11/2014
Lien Accrual Notice	01/06/2017

## Case Hearings

Hearing Type	Date	Time	Category
Code Enforcement Board	11/28/2012	3:00 pm	A. New Business
Code Enforcement Board	05/29/2013	3:00 pm	B. Certify Fine
Code Enforcement Board	11/06/2013	3:00 pm	D. Tabled Cert/Asse:
Code Enforcement Board	03/15/2017	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-8-14-4951**

Case Type: **Municipal Code**

Date Case Established: **08/21/2014**

Compliance Deadline: **01/10/2015**

Physical Address:

Parcel No.

**4659 Centurian Cir  
Greenacres, FL 33463**

**18424425190030130**

Violator Information

Violator Address

Phone

**BANK OF AMERICA NA**

**400 Countrywide WAY  
Simi Valley, CA 93065-6298**

Current Status: **Appeal**

Resolved: **No**

Compliance Date: **1/18/2017**

## Violations

Code #	Code Text
<b>Sec. 7-27.4. Property Maintenance Nuisance Declared</b>	(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
<b>Sec. 105.1. SEC. 105 Permits</b>	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.
<b>Sec. 304.2. Protective treatment</b>	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.
<b>Sec. 301.3. Vacant structures and land</b>	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.
<b>Sec. 304.7*. Roofs and drainage</b>	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.
<b>Sec. 110.1. SEC 110 Inspections</b>	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.



## CASE DETAIL

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

Case Number: **CASE-8-14-4951**

Case Type: **Municipal Code**

Date Case Established: **08/21/2014**

Compliance Deadline: **01/10/2015**

Physical Address:

Parcel No.

**4659 Centurian Cir  
Greenacres, FL 33463**

**18424425190030130**

Violator Information

Violator Address

Phone

**BANK OF AMERICA NA**

**400 Countrywide WAY  
Simi Valley, CA 93065-6298**

Current Status: **Appeal**

Resolved: **No**

Compliance Date: **1/18/2017**

## Inspections

Inspection	Date	Status	Inspector
Code First Inspection	08/21/2014	Failed	Donna Frandon
Code Second Inspection	09/19/2014	Failed	Donna Frandon
Code Pre Board Inspection	12/08/2014	Failed	Donna Frandon
Code Post Board Inspection	01/12/2015	Failed	Donna Frandon
Lien Filing Inspection	05/05/2015	None	Donna Frandon
Lien Update Inspection	01/10/2017	None	Donna Frandon
Code Post Board Inspection	01/18/2017	Passed	Michael Grimm
Lien Update Inspection	12/28/2017	Pending Inspection	Donna Frandon

## Case Activities

Activities	Date
Hearing Notice	08/21/2014
Other	11/25/2014
Board Order	12/11/2014
Affadavit of Non Compliance	02/19/2015
Phone Call	03/09/2015
Final Order	03/11/2015
Lien Filing	04/16/2015
Phone Call	04/23/2015
Other	05/12/2015
Lien Accural Notice	01/10/2017

## Case Hearings

Hearing Type	Date	Time	Category
Code Enforcement Board	12/10/2014	3:00 pm	A. New Business
Code Enforcement Board	03/11/2015	3:00 pm	B. Certify Fine
Code Enforcement Board	03/15/2017	3:00 pm	F. Appeal of Fine