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CITY OF GREENACRES

JUL 2 2021

City of Greenacres  
Application for Variance

PLANNING & ENGINEERING

**Instructions to Applicant:**

Answer all questions completely.

A filing fee in the amount of \$220.00 and advertising fees in the amount of \$200.00 for Residential Uses **OR** \$550.00 and advertising fees in the amount of \$200.00 for Non-Residential Uses must accompany this application. **Since advertising costs vary, the final amount will be reconciled upon receipt of invoice from the newspaper.** Provide required attachments (warranty deed, survey and plans) as shown on the attached checklist.

Provide required attachments (warranty deed, survey, list of property owners and plans) as shown on the attached checklist.

**Project Name** 333 Jackson Ave \_\_\_\_\_

**Agent's Name** \_\_\_\_\_

**Address** \_\_\_\_\_

**City** \_\_\_\_\_ **State** \_\_\_\_\_ **Zip** \_\_\_\_\_

**Phone** \_\_\_\_\_ **Fax** \_\_\_\_\_

**Email** \_\_\_\_\_

**Owner's Name** Jason Abrams \_\_\_\_\_

**Address** 333 Jackson Ave \_\_\_\_\_

**City** Greenacres **State** FL **Zip** 33463

**Phone** 347-248-9864 **Fax** \_\_\_\_\_

**Email** Jabrams@carbn.net \_\_\_\_\_

**Correspondence Address:** *(If different than agent or owner)*

**Address** \_\_\_\_\_

**City** \_\_\_\_\_ **State** \_\_\_\_\_ **Zip** \_\_\_\_\_

**Phone** \_\_\_\_\_ **Fax** \_\_\_\_\_

**Email** \_\_\_\_\_

**This is the address to which all agendas, letters and other materials will be forwarded.**

BA-21-02

Site Address 333 Jackson Ave, Greenacres, FL 33463

JUL 2 2021

Parcel Identification Number(s) 18-42-44-23-01-010-0270

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Property Size (Square feet/Acres) 1178 sqft/0.1493 acres

Existing Use of Property Residential

Existing Zoning of Property RL-3

A Variance is requested from Article \_\_\_\_\_, Section \_\_\_\_\_  
of the City of Greenacres Zoning Regulations.

**Describe Variance Requested.**

**Petitioner's Statement:** (Explanation, extent and nature of your request) **Provide attachments as necessary.**

**Applicant's Statement of Justification:** (Attach additional sheets as necessary).

The applicant is to explain how the request conforms to the following findings:

- A. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district.

B. That special conditions and circumstances do not result from the actions of the applicant.

C. That granting the variance request will not confer on the applicant any special privilege that is denied by the Zoning Code to the other lands, buildings or structures in the same zoning district.

D. That literal interpretation of the provisions of the Zoning Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Zoning Code.

E. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

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The Applicant Affirm and Certify that the information supplied on this Application is complete and accurate, and that the request for Variance, if approved, will be completed and the premises used as stipulated by the Zoning Board of Adjustments and Appeals regarding this request.

Signature of Applicant or Agent JAB Print Name JASON ABRAMS

**OWNER (If other than above):**

I have read and familiarized myself with the contents of this application and do hereby consent to it being submitted and processed. If owner using an agent, please use attached form.

Signature of Owner(s) of Record \_\_\_\_\_ Print Name \_\_\_\_\_

Sworn to and subscribed before me this 30 day of June 2021 by Jason Abrams who is personally known to me, or who has produced Florida Driver License as identification.

Signature of Notary Public [Signature] Print Name Rene A. Guerra

Notary Public State of Florida County of Palm Beach

Commission Number GG 138337 Commission Expires Aug 27, 2021

Notary Seal \_\_\_\_\_



(Print, Type, or Stamp Commissioned Name of Notary Public)

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**Affidavit**

State of Florida  
County of Palm Beach  
City of Greenacres

Before me this day personally appeared JASON ABRAMS who being duly sworn, deposes and says:

That the accompany list of property owners, mailing addresses and legal descriptions of all property within 300 feet of the below described parcel of land is, to the best of his or her knowledge, complete and accurate as recorded in the latest official tax rolls in the Palm Beach County Courthouse.

The subject Property is Legally described as follows. **See attached.**  
Further Affiant sayeth not.

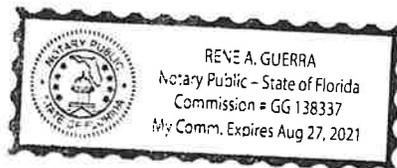
Signature J. Abrams

Sworn to and subscribed before me this 30 day of June 2021 by JASON ABRAMS who is personally known to me, or who has produced Florida Driver License as identification.

Signature of Notary Public [Signature] Print Name Rene A. Guerra

Commission Number 66138337 Commission Expires Aug 27, 2021

Notary Seal



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(Print, Type, or Stamp Commissioned Name of Notary Public)

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Foreword:

At the time of this report, the city of Greenacres and myself, Jason Abrams, are at odds due to the structures on the site in addition to an ongoing code case from a previous owner who neglected the property. The city and I have not been able to reach an agreement about what must take place to bring it into compliance. It is my desire to do what's necessary to see the neighborhood brought up to a standard that everyone will benefit from, but not at the expense of deny my legal rights and flagrant misinterpretation of local codes. I hope, through this report, and at close of this variance request, to have a resolution come of our impasse.

Annexation/Zoning History:

The approximately 0.1492 acre site is located at 333 Jackson Ave. The property is within the Original Section of Greenacres and was initially incorporated as the City of Greenacres, along with all of the other properties in Greenacres Plat #2, in 1926. The Original development was subdivided into a grid pattern layout, creating a number of lots typically 50' x 130' within 53 separate blocks. The Comprehensive Plan Amendment, in 1981, designated this parcel, and other parcels located in the Original Section, as Residential-Low Density. The lot was zoned to its current Residential Low-3 district on February 29th, 1988 with petition ZC-87-02 through Ordinance 1988-05.

Description of the variances requested:

The requested variances are for the east, west and south side setbacks. All sides encroach on the city's current zoning regulations, but meet the regulations of the time in which the structures were built. Through this document, I will define and explain why all variances should be approved.

Petitioner's statement:

The reasons for the requested variances are to keep my home in its current state without losing defining elements to its existence. It is my goal to have a very defining renovation to the lot, but not at the cost of losing what I will prove to be legal and integral to the structure(s). Should I not be given these requested variances, then it would mean an unjustifiable physical, financial and emotional loss to what I have worked hard to bring back from a state of neglect that the home had gone through with the previous owner.

The requests that I am petitioning for would mean that I can continue to use my house, as it was intended, when it was built in 1925. Furthermore, through the approval of this variance, I will have the opportunity to add value back my property, and as a result, increase property values of the neighborhood as a whole.

Applicant's Statements of Justification:

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A. That the special conditions and circumstances exist which are peculiar to the land.

Rear/west setback:

According to *today's* zoning ordinance, single family dwellings have a minimum rear setback of 20'. However, this structure, which sits at the rear of the property, according to the *Palm Beach Property Appraiser (PAPA)* was constructed, along with the main house, in 1925 (Doc 1) which predate all current ordinances. According to (Doc 2), which is the earliest recoded zoning code, and established 21 years *after* the subject property was constructed, states that the minimum rear and side setback guidelines were 2.5'.

Therefore, as an existing structure, built approximately 8-10 decades *prior* to current codes, it meets justification (Doc 7). Additionally, special conditions, peculiar to the land, exist which are outlined below:

- Existence of an FPL panel

While the city refutes this structure's legality, on its western facade, is a panel installed by FPL (Doc 3-A). I have attached my electric bill (Doc 3-B) as evidence of its operation. If the structure in question was built illegally, then how would a *legal* panel have gotten there? What structure built "without permits", according to the city, could have an FPL meter and cable installed to the local power pole?

- Existence of a concrete septic tank

On March 30th 2006, the then owner pulled a legal permit to have his septic tank inspected (Doc 4-A). In the description of the tank, the material clearly states a 750-gallon *concrete* tank. After I purchased the property, I had the septic tanks pumped by Bradford Septic (Doc 4-B). Upon pumping the tanks, the attendants showed that one tank was made of concrete (rear/west structure - Doc 5) and the other of fiberglass (main house - Doc 6). You will find, within the metadata of each photo, it shows the GPS location where they were taken. If the city's logic is true and this structure was built "without permit", then how would the property owner pull a *legal* permit from the city of Greenacres, and the Health Department, for their septic tank to be inspected?

Front/east setback:

The city is making an attempt to impose its current zoning ordinances, on my home, in order to make all of the structures conform to their new construction standards. However, the evidence in (Doc 1 - A4) shows the main house, and the front overhang in question, were built when the minimum front setback was 20' (Doc 2). As you can see from the survey in (Doc 7), the house has a front setback of 19'8" therefore the variance needed is for approximately 4". However, due to the structural integrity of the overhang, denying the variance of this minor encroachment would cause the structure to fall.

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Side/south setback:

The south side of the property has a setback that is approximately 2.5' wide which is inside of the current minimum setback of 7.5'. The structure on the south side of the property is an existing non-conformity since the property was built in 1925 despite the city making a claim that the structure was an "addition". According to (Doc 8), which is the earliest digital recording of the property from PAPA, it shows the structure's existence as early as 1977, negating the city's statement that the structure was added in 2009 "without a permit or an inspection".

In 2006, the then owner of 333 Jackson Ave sold lot 28 (of lots 27 & 28) to Dream Builders Construction Inc (*DBC Inc*) to construct a new house. The city of Greenacres is making an attempt to absolve themselves of culpability by claiming the owner bisected his lots and obtained a property control number and used it to file for building permits.

However, during the entire construction phase of this new house, the city never questioned the legality of this condition nor did they question where the lot line for the new structure sat in relation to the existing. Even though the city used, and continues to use, inspectors to comb neighborhoods and note violations.

In other words, in 2006 DBC Inc went through numerous site visits and inspections, yet at no point did the city file a claim, state a violation, or make note, in any documented form, of an illegal non-conformity to the existing house. Yet, three years *later*, they flagged it for a violation. Now, 15 years later, the city wants me to take responsibility for the actions of that homeowner as well as a lack of their own due diligence.

B. That special conditions do not result from the actions of the applicant

Rear/west setback:

This structure was built in 1925, and thus, not the actions of myself, the property owner.

Front/east setback:

This structure was built in 1925, and thus, not the actions of myself, the property owner.

Side/south setback:

According to the city's defense, they claim that this structure is "clearly an add-on" referenced by case number 03-09-1667 (Doc 9) in which one of their staffers claimed there was an "addition on south side of house". Yet, as previously mentioned, (Doc 8) shows this portion of the main house existed prior to 1977. So, how would it be possible that this structure existed for, *at least*, 30 years before the city noticed its existence and flagged it for a violation?

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The city of Greenacres has not maintained any permits for this property, including the main house, other than enclosing a carport and a storage shed. As a result, they are falsely claiming that this structure, along with the rear structure, were built without permits. However, these structures were all built legally, based on the findings of facts, at a time that predate the current code and are now existing conditions to the site, thus, not the results of my actions, the property owner.

C. That granting the variance will not confer on the applicant any special privileges that is denied by this chapter.

Rear/west setback:

A special privilege will not be granted because this structure is an existing legal, non-conformity. New construction doesn't allow for multifamily dwellings or expansions thereof for non-conformities, but no new dwellings or expansions are being completed. And what is an existing condition is therefore not a special privilege.

Front/east setback:

No special privileges will be given based on the fact that nearly every house on Jackson Ave, and throughout the Original Section, all fall within a 25' minimum *new construction* setback. Additionally, the city has chosen to ignore this minimum setback depending on the property in question. Please refer to (Doc 10 A-B) where in both instances, the city selectively chose not to have the homeowners reduce their setback to 25' or apply for variances. These are only a few instances where the city *grants* special privileges to homeowners of their choosing. But due to an ongoing disagreement between myself and the city, they are requiring that I prove special privileges *aren't* being given to me. In order for me to keep what is an existing condition, commonly enjoyed by many homes throughout the neighborhood (Doc 10 A-D), I have to apply for this variance.

Side/south setback:

No special privileges exist on the south side of the property as other homes, within the Original Section of Greenacres, share a narrow side setback condition as well. Example - (Doc 11). The current side setback for the subject property is 3' which meets the setback regulations for when the structure was built, according to (Doc 2), which was 2'6".

D. That literal interpretation of the provisions of the zoning code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this zoning code.

Rear/west setback:

According to the new zoning provisions, I would be denied my rights as they do not allow for multi-family or auxiliary dwellings. While auxiliary conditions aren't "common"

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throughout the neighborhood, some properties, in the RL-3 district, do have these structures, including - 352 Jackson Ave, 436 Broward Ave and 525 Fleming Ave. Additionally, as a legal entity, that met the conditions required, per its date of construction, rights should be granted.

Front/east setback:

Literal interpretation of the code would deprive me of common rights as dozens of properties within the neighborhood all fall under the minimum 25' setback per the city's new codes. Most of these structures were established prior to the first ordinance issued by Greenacres, in 1947.

Side/south setback:

To reiterate, this structure, established prior to current codes would also be deprived of its legal rights as it falls within the minimum setback required. But given its minimum date of construction and the codes of its time, the structure should be granted its due rights as well.

E. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

Rear/west setback:

The request is the minimum variance needed to maintain its existence. This structure is my primary residence. I have made improvements to the floors, kitchen, bathroom tile etc. As such, the cost of those improvements will be lost. Secondly, requesting my house to be torn down will satisfy nothing other than the city's desire to have the structure removed. If that were to take place, it would force me out of my residence and then I would have to seek an alternative housing option.

Front/east setback:

This request is the minimum variance needed for the overhang to remain structurally sound. Removing the few inches, in which this structure falls in the setback, will jeopardize the integrity of the overhang since the columns that support the load (1'x1') are near its furthest point. Additionally, tearing off the front overhang, completely, would leave the front door exposed, when entering or exiting, as there would be no shelter from the elements.

Side/south setback:

Without this portion of the home, and with the garage converted back to storage, the net square footage of the main house would approximately be 520ft<sup>2</sup>. According to the city of Greenacres Code of Ordinance, 16-341 (1), it states - *Single-family dwellings, one thousand (1,000) square feet for a one-bedroom dwelling unit, plus two hundred (200) square feet for each additional bedroom* (Doc 12).

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As the house sits, the house is a one bedroom and is approximately 700ft<sup>2</sup> which is a *permitted* use size for existing residential conditions, however it is roughly 300ft<sup>2</sup> *undersized* for today's new construction standards. Since the city is requesting it to be removed, the structure must now meet standards set by the Florida Building Code as well as the city's own code of ordinances. So, by tearing off 180ft<sup>2</sup> (the size of the southern portion) it would mean that the house further reduces itself from the *minimum* requirements the city has set for a one-bedroom.

F. No nonconforming use of neighboring lands, structures or buildings in other districts and no permitted use of land, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

1. shall not be contrary to the public interest

Rear/west setback:

The rear setback is not contrary to public interest, because the structure was built, legally, in 1925 according to the Palm Beach County Appraiser's office. Any attempt, by the city, to make a claim that the structure was built "without a permit" is unsubstantiated and has no merit. This structure is not contrary to public interest as there are other homes in the neighborhood that, too, have mother-in-law quarters on their site, including 352 Jackson Ave, 436 Broward Ave and 525 Fleming Ave to name a few. Additionally, these lots, as well, measure 50' x 130' with some of the examples being constructed as late as 1984 (Doc 13).

Front/east setback:

The front setback which is under the current 25' setback is common throughout the original section of Greenacres. No special privileges will be given since most homes fall in the same category. 322 Jackson Ave with a setback of 19.98', 345 Jackson Ave with a setback of 14' and 132 Jackson with a setback of 12' 10" are a few examples. (Doc 10 A-D)

Side/south setback:

According to the city staff's report, the adjacent public's interest would be a detriment due to this setback. Their defense is it would encourage other homeowners to perform work without a permit or review. However, nothing the then property owner did was without a permit based on the findings of facts. As previously mentioned, the city has no documented permits of construction for my home, yet PAPA very clearly states all structures on the lot were built in 1925, so how can they make a claim that the then homeowner was responsible for constructing one or doing so without a permit?

Additionally, in order to obtain a property control number and use it to build a house, it means that the owner must've legally submitted their information for county approval.

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Following obtaining this information, the property was sold to a third party, recorded into the city and county tax record and permits were applied for to construct a home.

Site visits, property inspections, sign-offs for local and city codes of compliance were all completed as well as other city and county regulated measures to erect what is now 329 Jackson Ave. Yet, the city continues to absolve themselves of any culpability and place blame, solely, on the then homeowner for illegally obtaining a property control number and constructing an unpermitted "addition" that had been there for a minimum of three decades prior.

The city's lack of record keeping and continued deflection of their involvement only serves to prop-up their position that this structure must be torn down. And any acknowledgement of negligence would be a detriment to their argument.

2. May be authorized if, where owing to special conditions, a literal enforcement of the provisions of this chapter will result in unnecessary and undue hardship

West/rear setback:

This property is my FL homestead and this particular structure is my home. The literal interpretation of today's code would require that I tear my house down, even though the main house is currently uninhabitable. The request is unnecessary because the structure is legal and the results would force me into seeking an alternative living situation.

Front/east setback:

The request to remove the front porch would, unquestionably, be unnecessary. It is an integral piece of the home, providing shelter from the elements, hence, the desire to keep it in its current state. It is short of the setback requirements of 1947, but removing the minor encroachment necessary to meet that setback would cause the structure to fall. Not to mention, other homes in the neighborhood are also given the privilege of a less-than-25'-setback. An undue hardship would result in having to tear down the home's history, character and shelter.

Side/south setback:

An unnecessary hardship would occur because the city is asking to remove a piece of the home's footprint for the sake of pursuing an unjustifiable claim which was made, in error, back in 2009.

G. Financial hardship is not to be considered alone as sufficient evidence of a hardship.

In addition to the numerous reasons I've listed above for why I should be granted these variances, the last year has been extraordinarily difficult on myself and my family. This

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ongoing disagreement between myself and the city of Greenacres hasn't made things any better.

I purchased this property on Feb 27th of 2020, the week prior to the COVID-19 outbreak, with a vision of a much larger plan that I shared with the director of planning. During that time, we seemed to have found some common ground and were looking at moving things along. However, within a few weeks of our conversation, my business had suffered substantially and I could no longer afford the major renovation that I envisioned for my home. A year later and my financial situation has improved, but not to the extent my business needs in order to reach my goal with the property. So, while financial hardship isn't my only reason for a desired variance to be granted, it is a contributing factor to the challenges I face.

Final Statement:

In closing, I hope that this document outlined the frustration I've faced when presenting my case to the city. I have struggled to receive consistent application of how the city interprets their code. In one case they allow permits for the main house to justify its legality, yet deny the rear structure's legality despite a legal FPL panel installed and a permitted septic tank.

I have also faced inconsistencies in their ruling and blatant singling-out when making an effort to move the process along. I.e., giving out permits to structures that don't meet their setbacks, yet requiring that I file for a variance under the same conditions such as in 322 and 345 Jackson.

I am not asking for favors, nor a hand-out. What I'm requesting is a fair ruling based on the findings of facts and for rights commonly enjoyed throughout the neighborhood, as well as my own legal rights, to be applied impartially, equally and consistently.

It is my hope that with the evidence outlined above that I'm granted my variances requested so I may continue to improve my home, as I should rightfully be allowed to, and to make the neighborhood better through its renovation.

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Property Information	
Subarea and Sq. Footage	
Code Description	
UDU Unfinished Det. Utility	
FEP Finished Enclosed Porch	
BAS Base Area	
FDU Finished Det. Utility	
SFB Semi Finished Base Area	
UOP Unfinished Open Porch	
UST Unfinished Storage	
Total	
Total	
Number of Units	1
Total Square Feet*	1513
Acres	0.1493
Property Use Code	0100 -
Zoning	RL-3 -
	18-GR

Parcel Control Number: 18-42-44-23-01-010-0270

Location Address: 333 JACKSON AVE 1

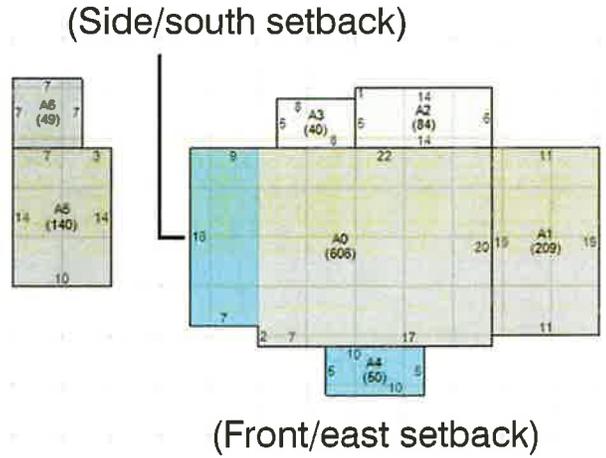
**Structural Details**

Building 1 Building 2

**Structural Element for Building 1**

- Exterior Wall 1 WSF: STUCCO
- Year Built 1925
- Air Condition Desc. HTG & AC
- Heat Type FORCED AIR DUCT
- Heat Fuel ELECTRIC
- Bed Rooms 0
- Full Baths 1
- Half Baths 0
- Exterior Wall 2 NONE
- Roof Structure GABLE/HIP
- Roof Cover ASPHALT/COMPOSITION  
WALL BOARD OR WOOD

**Sketch for Building 1**



333 Jackson.pdf Modification cklist.pdf 11-5-19 - NV - Re...pdf 200622049-PLM-R.pdf 200702008-VAL re...pdf

Code Description	
UST Unfinished Storage	
FEP Finished Enclosed Porch	
BAS Base Area	
FDU Finished Det. Utility	
SFB Semi Finished Base Area	
UDU Unfinished Det. Utility	
UOP Unfinished Open Porch	
Total Square	
Total Area	
Number of Units	1
Total Square Feet*	1513
Acres	0.1493
Property Use Code	0100 - SINGLE FAMILY
Zoning	RL-3 - Residential Low (GREENACRES)
Request Structural Details Change	
Appraisals	
Tax Year	
Improvement Value	
Land Value	
Total Market Value	
P - Preliminary	
Assessed and Taxable Values	

Parcel Control Number: 18-42-44-23-01-010-0270

Location Address: 333 JACKSON AVE 1

**Structural Details**

Building 1 Building 2

**Structural Element for Building 2**

- Exterior Wall 1 MSY: CB STUCCO
- Year Built 1925
- Air Condition Desc. NO HTG/AC
- Heat Type NONE
- Heat Fuel NONE
- Bed Rooms 0
- Full Baths 1
- Half Baths 0
- Exterior Wall 2 NONE
- Roof Structure GABLE/HIP
- Roof Cover BUILT-UP TAR/GRAVEL
- Interior Wall 1 WALL BOARD OR WOOD WALL
- Interior Wall 2 N/A
- Floor Type 1 ASPHALT TILE
- Floor Type 2 N/A
- Stories 1

**Sketch for Building 2**

(Rear/west setback structure)



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Print Drawing/Sketch only

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2016  
\$50,038  
\$34,919  
\$84,957

An Ordinance of the Town of Greenacres City, Palm Beach County, Florida, relating to and restricting the erection, construction, alteration, location, maintenance of lands and buildings, restriction and use of buildings, structures, lands for trade, industry, residence and other purposes; designating and establishing sidewalk and parkway strips; repealing all Ordinances in conflict herewith; and prescribing penalties for violation of this Ordinance.

Be it ordained by the Town Council of the Town of Greenacres City, Florida:

**SECTION I - Setbacks Established.**

That the minimum front setback of buildings erected hereafter, and including any porch, overhang or projection, from the front lot line, shall be 20 feet. No building having a floor area of less than 480 square feet shall be erected within 75 feet of the front lot line. No building shall be erected within 2 1/2 feet of the side and back lot lines of the property, excepting that no building shall be erected within 5 feet of a side line when said side line is adjacent to a street. There is expressly omitted from these restrictions any building used for commercial purposes.

**SECTION II - Sidewalk and Parkway Strips Established.**

That there is hereby established and designated a sidewalk strip adjacent to the front line of all property within the limits of this Town. Said sidewalk strip shall be immediately adjacent to the property line and shall be 4 ft. in width extending from the property line toward the street line. There is hereby established a parkway strip, said parkway strip being immediately adjacent to and parallel to the said sidewalk strip and extending 6 feet in width from the sidewalk strip to the curb of the street line. The sidewalk strips and parkway strips as aforesaid shall be maintained by the adjacent property owners and must always be kept free and clear of trees and any other obstructions.

All easements or right of ways shall be kept free and

**SECTION XI**

All Ordinances and all other part or parts of Ordinances in conflict with this Ordinance are hereby repealed.

**SECTION XII - Violation and Penalty**

Any person, firm or corporation who shall violate or fail to comply with any of the provisions of this Ordinance shall be punished by a fine not exceeding \$500, or imprisonment for a term not exceeding 60 days, or both. Each day that a violation is permitted to exist shall constitute a separate offense.

**SECTION XIII**

Any contractor or other builder violating any part of this Ordinance or starting to build without a permit becomes separately liable and is subject to a fine not exceeding \$100.00, nor less than 25 <sup>more than</sup> 30 days confinement, or both, for each violation.

**SECTION XIV**

This Ordinance shall take effect upon its passage and adoption pursuant to law. *Dec. 28<sup>th</sup> 1947*

COUNCILMEN:

William W. Boyer

Paul Raabe

Robert H. Boyd

H. N. Dickey

Earl Rasor  
MAYOR

Attest:  
William W. Boyer (acting clerk)  
Town Clerk

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**Electric Bill Statement**

**For:** May 5, 2021 to Jun 4, 2021 (30 days)

**Statement Date:** Jun 4, 2021

**Account Number:** 52416-09345

**Service Address:**

333 1/2 JACKSON AVE  
GREENACRES, FL 33463

Hello Jason B Abrams,  
Here's what you owe for this billing period.

**CURRENT BILL**

**\$29.53**

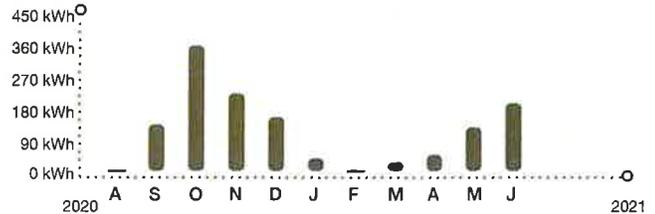
TOTAL AMOUNT YOU OWE

**Jun 25, 2021**

NEW CHARGES DUE BY

Receive predictable bills all year. Enroll in FPL Budget Billing®. [FPL.com/BB](http://FPL.com/BB)

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	24.50
Payments received	-24.50
Additional Activity	-2.97
Balance before new charges	-2.97
<hr/>	
Total new charges	32.50
<b>Total amount you owe</b>	<b>\$29.53</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payments received after June 25, 2021 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.

FPL filed a request with the Public Service Commission for a new four-year rate plan, beginning in 2022, to support continued investments in clean energy, the grid and technology. Visit: [FPL.com/Answers](http://FPL.com/Answers)

BA-21-021

Customer Service: (561) 697-8000  
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)



/ 27

297 4203524160934583592000000

JASON B ABRAMS  
7178 GOLF COLONY CT APT 104  
LAKE WORTH FL 33467-8811

The amount enclosed includes  
Receiving donation:  
CITY OF GREENACRES  
FPL Care To Share: \_\_\_\_\_

Make check payable to FPL  
in U.S. funds and mail along with  
this coupon to:

JUL 2 2021

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

PLANNING & ENGINEERING



STATE OF FLORIDA  
DEPARTMENT OF HEALTH  
ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM  
CONSTRUCTION INSPECTION AND FINAL APPROVAL

APPLICATION #: AP878028  
PERMIT #: 50-SW-18295  
DOCUMENT #: FI702372  
DATE PAID: 03/30/2006  
FEE PAID: 190.00  
RECEIPT #: S060330017

APPLICANT: Raymond Loukinen  
AGENT: DAVID BLACK (DOLPHIN POOLS & SPAS)  
PROPERTY ADDRESS: 333 Jackson Ave Lake Worth, FL 33463  
LOT: 27/2 BLOCK: 10  
SUBDIVISION: GREENACRES PLAT #2 ID#: 18424423010100270

CHECKED [X] ITEMS ARE NOT IN COMPLIANCE WITH STATUTE OR RULE AND MUST BE CORRECTED.

- |                            |  |                        |   |
|----------------------------|--|------------------------|---|
| TANK INSTALLATION          |  | SETBACKS               |   |
| [ ]                        | [01] TANK SIZE [1] <u>750.00</u> [2] _____             | [ ]                    | [27] SURFACE WATER _____ FT                           |
| [ ]                        | [02] TANK MATERIAL <u>CONCRETE</u>                     | [ ]                    | [28] DITCHES _____ FT                                 |
| [ ]                        | [03] OUTLET DEVICE _____                               | [ ]                    | [29] PRIVATE WELLS _____ FT                           |
| [ ]                        | [04] MULTI-CHAMBERED [ Y / N ] _____                   | [ ]                    | [30] PUBLIC WELLS _____ FT                            |
| [ ]                        | [05] OUTLET FILTER _____                               | [ ]                    | [31] IRRIGATION WELLS _____ FT                        |
| [ ]                        | [06] LEGEND 1. <u>Unknown</u> 2. _____                 | [ ]                    | [32] POTABLE WATER _____ FT                           |
| [ ]                        | [07] WATERTIGHT _____                                  | [ ]                    | [33] BUILDING FOUNDATIONS _____ FT                    |
| [ ]                        | [08] LEVEL _____                                       | [ ]                    | [34] PROPERTY LINES _____ FT                          |
| [ ]                        | [09] DEPTH TO LID _____                                | [X]                    | [35] OTHER <u>SPOIL MATERIAL</u> FT                   |
| DRAINFIELD INSTALLATION    |  | FILLED / MOUND SYSTEM  |   |
| [ ]                        | [10] AREA [1] <u>200</u> [2] <u>0</u> SQFT             | [ ]                    | [36] DRAINFIELD COVER _____                           |
| [ ]                        | [11] DISTRIBUTION BOX _____ HEADER _____               | [ ]                    | [37] SHOULDERS _____                                  |
| [ ]                        | [12] NUMBER OF DRAINLINES 1. <u>4.00</u> 2. _____      | [ ]                    | [38] SLOPES _____                                     |
| [ ]                        | [13] DRAINLINE SEPARATION _____                        | [ ]                    | [39] STABILIZATION _____                              |
| [ ]                        | [14] DRAINLINE SLOPE _____                             | ADDITIONAL INFORMATION |   |
| [ ]                        | [15] DEPTH OF COVER _____                              | [ ]                    | [40] UNOBSTRUCTED AREA <u>BA-21-02</u>                |
| [ ]                        | [16] ELEVATION [ ABOVE / <u>BELOW</u> ] BM <u>0.00</u> | [ ]                    | [41] STORMWATER RUNOFF _____                          |
| [ ]                        | [17] SYSTEM LOCATION _____                             | [ ]                    | [42] ALARMS _____                                     |
| [ ]                        | [18] DOSING PUMPS _____                                | [ ]                    | [43] MAINTENANCE AGREEMENT _____                      |
| [ ]                        | [19] AGGREGATE SIZE _____                              | [ ]                    | [44] BUILDING AREA _____                              |
| [ ]                        | [20] AGGREGATE EXCESSIVE FINES _____                   | [ ]                    | [45] LOCATION CONFORMS WITH SITE PLAN _____           |
| [ ]                        | [21] AGGREGATE DEPTH _____                             | [ ]                    | [46] FINAL SITE GRADING _____                         |
| FILL / EXCAVATION MATERIAL |  | [ ]                    | [47] CONTRACTOR <u>Richard K Gillikin (Honeywago)</u> |
| [ ]                        | [22] FILL AMOUNT _____                                 | [ ]                    | [48] OTHER <u>INFILTRATOR EQ36 (Single Chambe</u>     |
| [ ]                        | [23] FILL TEXTURE _____                                | ABANDONMENT            |   |
| [ ]                        | [24] EXCAVATION DEPTH _____                            | [ ]                    | [49] TANK PUMPED <u>03/01/2006</u>                    |
| [ ]                        | [25] AREA REPLACED _____                               | [ ]                    | [50] TANK CRUSHED & FILLED _____                      |
| [ ]                        | [26] REPLACEMENT MATERIAL _____                        |                        |   |

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Comments:

CONSTRUCTION [ APPROVED ] / DISAPPROVED 1: \_\_\_\_\_ Palm Beach CHD DATE: 05/19/2006  
FINAL SYSTEM [ APPROVED ] / DISAPPROVED 1: \_\_\_\_\_ Palm Beach CHD DATE: 05/19/2006

# BRADFORD SEPTIC TANK CO.

P.O. Box 14975  
North Palm Beach, Florida 33408  
561-848-2928

1-3

Customer JASON ABRAMS Phone 347-248-9864  
Address 333 TALKERSON AVE  
Directions GREENACRES

Reason for call \_\_\_\_\_ 1925  
815

DATE 7/8/2020 OPERATOR KEVIN FIGUEROA

## WORK PERFORMED

- PUMP SEPTIC TANK
- CLEAR INLET BAFFLE
- CLEAR OUTLET FILTER
- MACHINE LINE - HOUSE TO SEPTIC TANK
- PUMP GREASE TRAP
- OTHER
- SERVICE CALL

1 900  
SECTION  
LID  
1 1000 F.G.  
(fiberglass)

## \$ AMOUNT

345.00

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TOTAL \$ 345.00

FINDINGS / COMMENTS PLANNING & ENGINEERING

CHARGE	<u>C.O.D.</u>	CASH	CHECK	CHECK #
CREDIT CARD	MC / VISA / AMEX / DISC			<u>9071</u>
NUMBER #				EXP DATE

Signature shows that the above work was performed to my satisfaction

CUSTOMER SIGNATURE X

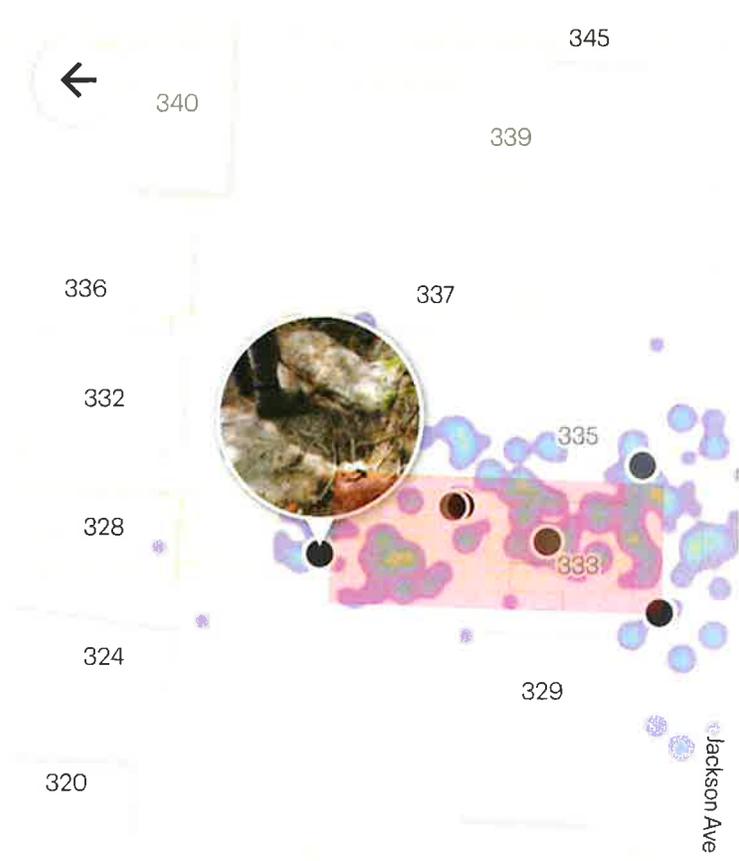
TERMS: NET CASH  
If not paid by the 10th of  
\$50.00 or ANNUAL

BA-21-021

Leave a FINANCE CHARGE of



Concrete section lid



July 8, 2020

Greenacres

DETAILS



20200708\_145243.jpg  
9.1MP 2268 x 4032 5.6 MB



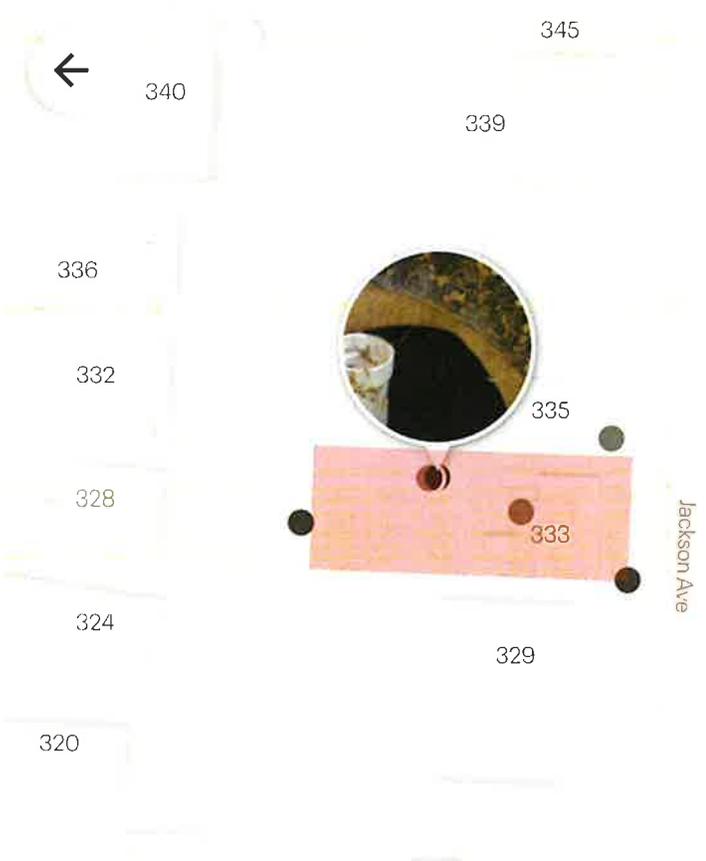
samsung SM-N975U1  
f/2.4 1/199 4.30mm ISO50

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BA-21-02



July 8, 2020

Greenacres

DETAILS



20200708\_142429.jpg  
9.1MP 4032x2268 4.3 MB



samsung SM-N975U1  
f/2.4 1/137 4.30mm ISO50

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PROPERTY ADDRESS  
 HSE. BOX NO. STREET NAME - RURAL ROUTE NO.  
**333 JACKSON AVE**  
**GREENACRES PL 2**  
**LTS 27 & 28 BLK 10**

BATCH NO. 77AR

**PALM BEACH COUNTY FLORIDA**

18	42	44	23	01	010	027.0
CITY	RG.	TWP.	SEC.	SUBD.	BLOCK	LOT
PARCEL IDENTIFICATION NUMBER						
06/11/77 1 OF 2						
APPRAISED VALUE RECAP						
			THIS CARD	THIS PARCEL		
IMPR.			4654			
LAND			4550			
TOTAL			9204			

FOUNDATION CONTINUOUS FOOTING  
 FLOOR SYSTEM SLAB ON GRADE HF1.00  
 EXT WALL WOOD STUCCO PWF1.00  
 STRUCT FRAME NONE  
 ROOF FRAMING GABLE / HIP  
 ROOF COV-DEC COMPOSITION SHINGLE  
 CAB-MILLWORK AVERAGE  
 FLOOR FINISH ASPHALT TILE  
 INTER FINISH WOOD WALLS  
 PAINT-DECOR AVERAGE  
 HTG/AIR COND NONE  
 PLUMBING NO. OF FIXTURES 3  
 BATH TILE NONE  
 ELECTRICAL AVERAGE  
 QUAL FACTOR AVERAGE

\*---\*  
 IDUF1  
 I 110  
 \*---\*  
 14

BUILDING DIMENSIONS  
 BASE-131\*218\*27\*32\*2  
 7\*117\*22\*118  
 A-OPU-35\*210  
 B-CPU-311\*218  
 C-EPF-16\*214  
 DUF-110\*214

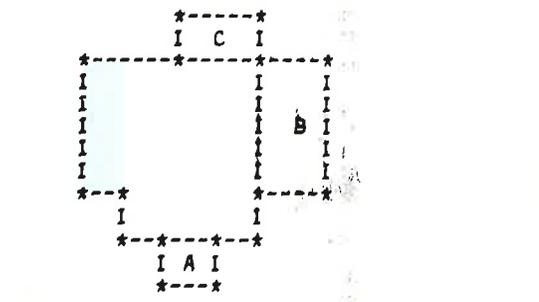
69	100	104	72	14.35	10.33	01	25	42
TOTAL UNITS	SHAPE FACTORS	SIZE	ADJ'D UNITS	BASE RATE	ADJ'D BASE RATE	IMPR TYPE	ACT YEAR BUILT	EFF.

AREA DESC	% OF RATE	ADJ'D SQ FOOT RATE	AREA RATE	NO OF SQ FEET	REF. COST NEW
BASE	100	10.33	10.33	606	6260
EPF	80	10.33	8.26	84	694
DUF	60	10.33	6.20	140	868
OPU	15	10.33	1.55	50	78
CPU	20	10.33	2.07	198	410

TOTAL AREAS →	AUX. =	472	BASE =	606
AGE	DEPRECIATION	% COND	REPL COST NEW	DEPR REPL COST
34	44	0	0	56
			8310	4654

DESCRIPTION OF EX FEAT./SPEC BLDG	NO. OF UNITS	UNIT PRICE	UNITS	VALUE
1				
2				
3				
4				
5				
6				
7				
8				

LAND DESCRIPTION	SOIL/USE CODES	FACTORS	UNIT LAND PRICE	ADJ'D UNIT LAND PRICE	LAND UNITS	LAND VALUE
1 RESIDENT.		100 70	65.00	45.50	100.00	4550
2						
3						
4						
5						
6						
TOTAL	CALCULATED	LAND	VALUE			4550



MARKET DATA	GENERAL PARCEL DATA
YR. PRICE PER AC. BLOCK PAGE V. I. TEST. Q. NO. OF STORIES	LAND APPRAISAL DATE BY STATUS BY TOPO OWNER ROAD NUMBER TYPE
	05 12 77 59 2 0 0 0 15
TOTAL CALCULATED IMPROVEMENT VALUE ↓	GENERAL CARD DATA
4654	LAND USE BUILDING APPRAISAL DATE EST. SOURCE NO. OF UNITS
	111 04 14 76 11 IN 1
	UTILITIES ZONING BUILDING PERMITS
	3 3 2 25 R D 0
	PERMIT NO. F. H. A. NUMBER
	INCOME DATA SOURCE RENTAL SCHEDULE

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STARTED 5-22-07

GARAGE TURN INTO BEDROOM  
ADDITION ON SOUTH SIDE OF HOU.  
SHED TURNED INTO LIVING SPACE  
UTILITY SHED W/OUT PERMITS

~~UTILITY SHED BROKE~~  
90 DAYS TO GET PERMITS  
\$75.00 FINE

This document has been edited  
for space, but all contents of this  
report are shown in its entirety

BA-21-02

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# CASE-3-09-1667

## 333 JACKSON AVENUE

JUL 2 2021

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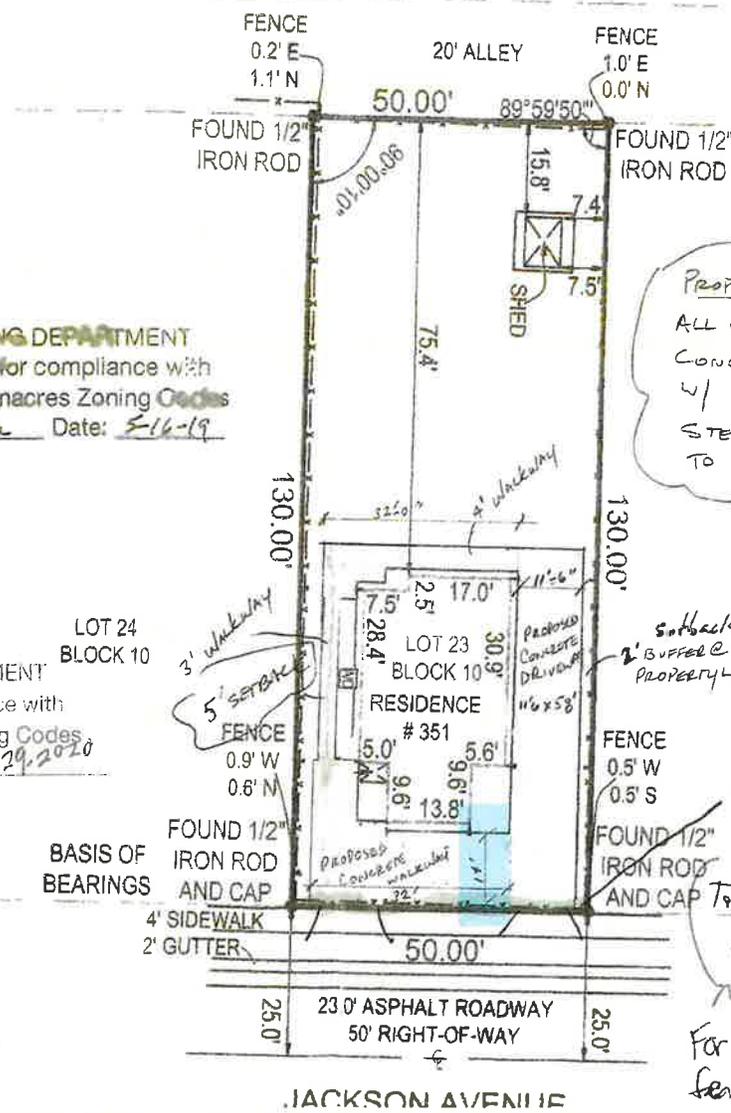
SHEET 1 OF 2 (SKETCH OF SURVEY) - SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION AND OTHER SURVEY RELATED DATA. SURVEYS NOT COMPLETE WITHOUT ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

PLANNING DEPARTMENT  
 Reviewed for compliance with  
 City of Greenacres Zoning Codes  
 By: O. McNeal Date: 5-16-19

PLANNING DEPARTMENT  
 Reviewed for compliance with  
 City of Greenacres Zoning Codes  
 By: S. [unclear] Date: 1-29-2020

LOT 11 BLOCK 10      LOT 12 BLOCK 10      LOT 13 BLOCK 10

SCALE: 1"=30'



**PROPOSED CONCRETE:**  
 ALL CONCRETE SHALL BE 4" THICK  
 CONCRETE MIX SHALL BE 3,000  
 W/ FIBERS ADDED IN LIEU OF  
 STEEL W.W.M. CONCRETE SUR-  
 TO BE "BROOM FINISHED"

**\*\* No work shall be  
 @ R.O.W.**

Setback  
 2' BUFFER @  
 PROPERTY LINE BLOCK 10

See through  
 Aluminum  
 4 Ft  
 Tall fence  
 258.48' (P)  
 max allowed  
 For non opaque  
 fence

AERIAL PHOTO  
 NOT TO SCALE

<b>Owner(s)</b> S RYAN L	<b>Mailing Address</b> 345 JACKSON AVE LAKE WORTH FL 33463 3317
-----------------------------	---

**BA-21-02**

Subarea and Sq. Footage for Building 1		Structural Element for Building 1		Sketch for Building 1
Net Description	Sq. Footage	1. Exterior Wall 1	WSF: STUCCO	
Finished Storage	208	2. Year Built	1925	
Base Area	854	3. Air Condition Desc.	HTG & AC	
<b>Total Square Footage : 1062</b>		4. Heat Type	FORCED AIR DUCT	
<b>Total Area Under Air : 854</b>		5. Heat Fuel	ELECTRIC	

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**345 Jackson Ave**  
 14' existing setback

JUL 2 2021



**109 Jackson Ave**  
25' new construction setback

Owner Name: SHARMIN SHAKILA &  
Parcel Control Number: 18-42-44-23-01-012-029D  
Location Address: 109 JACKSON AVE

Structural Details	
Building 1	
Structural Element for Building 1	Sketch for Building 1
1. Exterior Wall 1 MSY: CB STUCCO	
2. Year Built 2020	



**120 Jackson Ave**  
19'5" existing setback

Owner Name: SIEBERG RICHARD J  
Parcel Control Number: 18-42-44-23-01-001-006D  
Location Address: 120 JACKSON AVE

Structural Details	
Building 1	
Structural Element for Building 1	Sketch for Building 1
1. Exterior Wall 1 WSF: WOOD SIDING	
2. Year Built 1925	
3. Air Condition Desc. NO HTG/AC	



**132 Jackson Ave**  
19'8" existing setback

Owner Name: MONTERO DANIEL &  
Parcel Control Number: 18-42-44-23-01-001-0100  
Location Address: 132 JACKSON AVE

Structural Details	
Building 1	
Structural Element for Building 1	Sketch for Building 1
1. Exterior Wall 1 WSF: STUCCO	
2. Year Built 1920	



**132 Jackson Ave**  
12'10" existing setback

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Owner Name: CLAUDIO REJAS LEMUS  
Parcel Control Number: 18-42-44-23-01-011-029D  
Location Address: 255 JACKSON AVE

Structural Details	
Building 1	
Structural Element for Building 1	Sketch for Building 1
1. Exterior Wall 1 WSF: STUCCO	
2. Year Built 1928	



240 Walker Ave



**333 Jackson Ave - subject property**  
 19'8" existing setback

Parcel Control Number: 19-42-44 23 01-010-0270

Location Address: 333 JACKSON AVE 1

**Structural Details**

Building 1 Building 2

Structural Element for Building 1

1. Exterior Wall 1 WSF STUCCO

2. Year Built 1925

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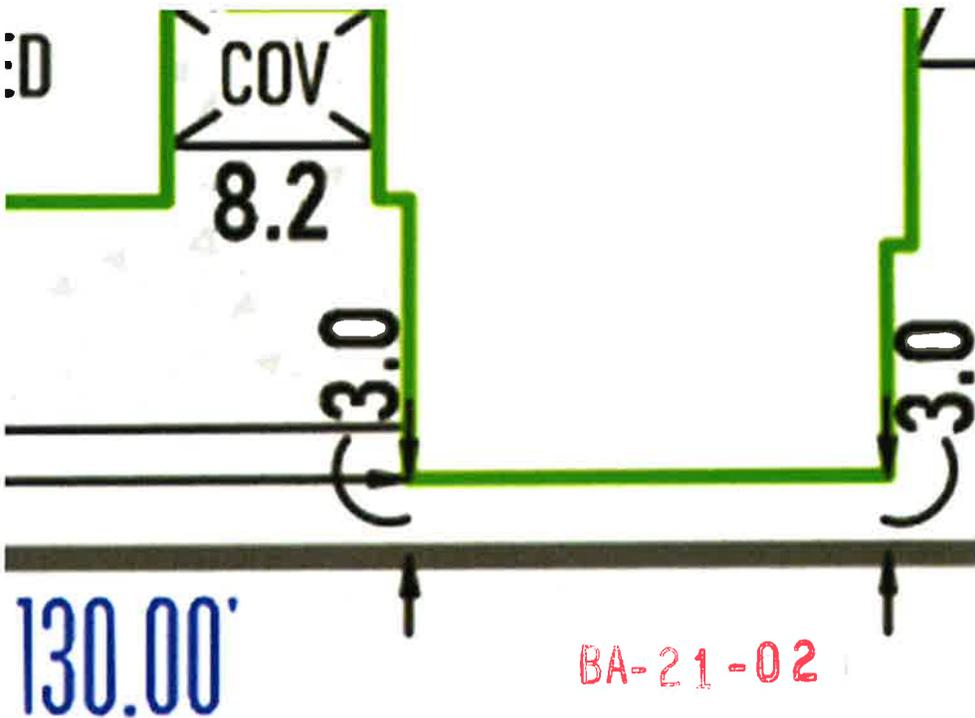
BA-21-02



## 201 Jennings Ave 2'7" existing setback (side)

201 JENNINGS AVE  
GREENACRES  
18-42-44-23-01-047-0340

Structural Element for Building 1		
1. Exterior Wall 1	WSF STUCCO	
2. Year Built	1926	
3. Air Condition Desc.	HTG & AC	
4. Heat Type	FORCED AIR DUCT	
5. Heat Fuel	NONE	
6. Bed Rooms	0	



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Parcel Control Number: 18-42-44-23-01-010-0270

Location Address: 333 JACKSON AVE 1

### Structural Details

Building 1	Building 2
Structural Element for Building 1	
1. Exterior Wall 1	WSF STUCCO
2. Year Built	1925

333 Jackson Ave - subject property  
3' existing setback (side)

- **Sec. 16-340. - Height restrictions.**

height of all structures in the residential medium density (RM) district shall be thirty-five (35) feet.

(Code 1966, § 32-22(j); Ord. No. 99-41, § 1, 9-21-99)

- **Sec. 16-341. - Minimum living area.**

(a)  
The minimum required living area requirements in the residential medium density (RM) district shall be:

(1)  
Single-family dwellings, one thousand (1,000) square feet for a one-bedroom dwelling unit, plus two hundred (200) square feet for each additional bedroom.

(2)  
All other permitted residential types:

a.  
Efficiency, six hundred eighty (680) square feet.

b.  
One-bedroom, seven hundred (700) square feet.

c.  
Two-bedroom, nine hundred (900) square feet.

d.  
Three-bedroom, one thousand one hundred (1,100) square feet.

(b)  
The provisions contained in subsection (a) above shall only apply to the construction of new units and shall not apply to existing dwellings undergoing alterations or that are altered in the future.

(Code 1966, § 32-22(k); Ord. No. 95-02, § 3, 2-21-95; Ord. No. 99-41, § 1, 9-21-99)

- **Sec. 16-342. - Sign regulations.**

The regulations regarding signs in the residential medium density district are in article VI, div. 4, sign standards.

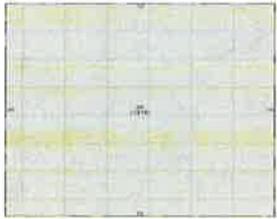
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**Property Detail**  
Parcel Control Number: 18-42-44-23-01-053-0070 Location Address: 525 FLEMING AVE  
Owners: RIQUELME ABEL  
Mailing Address: 525 FLEMING AVE, LAKE WORTH FL 33463 2011  
Last Sale: MAY-2005 Book/Page#: 18645 / 787 Price: \$10  
Property Use Code: 0100 - SINGLE FAMILY Zoning: RL-3 - Residential Low Density - 3 ( 18-GREENACRES )  
Legal Description: GREENACRES PL 2 LT 7 BLK 53 Total SF: 1948 Acres: 0.1368

**Building Footprint (Building 1)**  
  
**Subarea and Square Footage (Building 1)**  
Description Area Sq. Footage  
BAS Base Area 1216  
Total Square Footage: 1216  
Total Area Under Air: 1216  
**Extra Features**  
Description Year Built Unit  
No Extra Feature Available

**Structural Details (Building 1)**  
Description  
1. Exterior Wall 1 WSF: STUCCO  
2. Year Built 1984  
3. Air Condition Desc. HTG & AC

**MAP**  


**Building Footprint (Building 2)**  
Owner Name: RIQUELME ABEL  
PCN: 18-42-44-23-01-053-0070

**Building Footprint (Building 2)**  


**525 Fleming Ave**

**Structural Details (Building 2)**  
Description Area Sq. Ft.  
1. Exterior Wall 1 WSF: WOOD SIDING BAS BASE AREA 1  
2. Year Built 1984 UOP UNFINISHED OPEN PORCH 1  
3. Air Condition Desc. NO HTG/AC UOP UNFINISHED SCR. PORCH 3

**Property Detail**  
Parcel Control Number: 18-42-44-23-01-016-0100 Location Address: 436 BROWARD AVE  
Owners: TONS OF EQUITY L.L.C.  
Mailing Address: 5955 LONGBOW LN APT 9, WEST PALM BEACH FL 33415 7059  
Last Sale: MAY-2014 Book/Page#: 26855 / 1924 Price: \$10  
Property Use Code: 0100 - SINGLE FAMILY Zoning: RL-3 - Residential Low Density - 3 ( 18-GREENACRES )  
Legal Description: GREENACRES PL 2 LT 10 BLK 16 Total SF: 1219 Acres: 0.1493

**Building Footprint (Building 1)**  
  
**Subarea and Square Footage (Building 1)**  
Description Area Sq. Footage  
BAS Base Area 704  
FSP Finished Screened Porch 80  
Total Square Footage: 784  
Total Area Under Air: 704  
**Extra Features**  
Description Year Built Unit  
No Extra Feature Available

**Structural Details (Building 1)**  
Description  
1. Exterior Wall 1 MSY: CB STUCCO  
2. Year Built 1950  
3. Air Condition Desc. HTG & AC

**MAP**  

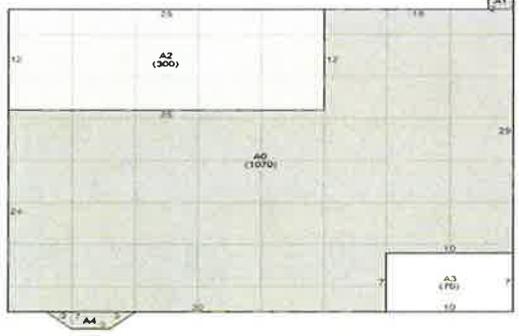

**Building Footprint (Building 2)**  
Owner Name: TONS OF EQUITY L.L.C.  
PCN: 18-42-44-23-01-016-0100

**Building Footprint (Building 2)**  


**436 Broward Ave**

**Structural Details (Building 2)**  
No Description Area Sq. Footage  
1. Exterior Wall 1 WSF: PLYWD/STL/ALUM SHTH BAS BASE AREA 1 323  
2. Year Built 1950 UOP UNFINISHED OPEN PORCH 2 112  
3. Air Condition Desc. NO HTG/AC  
4. Heat Type NONE  
5. Heat Fuel NONE  
Total Square Footage: 435 435

**Property Detail**  
Parcel Control Number: 18-42-44-23-01-003-0140 Location Address: 352 JACKSON AVE  
Owners: PEREZ LURDES R ,PEREZ SERAFIN A  
Mailing Address: 352 JACKSON AVE, GREENACRES FL 33463 3318  
Last Sale: NOV-1991 Book/Page#: 07195 / 1390 Price: \$100  
Property Use Code: 0100 - SINGLE FAMILY Zoning: RL-3 - Residential Low Density - 3 ( 18-GREENACRES )  
Legal Description: GREENACRES PL 2 LT 14 (LESS E 5 FT RD R/W) BLK 3 Total SF: 1959 Acres: 0.1413

**Building Footprint (Building 1)**  


**Building Footprint (Building 2)**  
Owner Name: PEREZ LURDES R ,PEREZ SERAFIN A &  
PCN: 18-42-44-23-01-003-0140

**Building Footprint (Building 2)**  


**352 Jackson Ave**

**Structural Details (Building 1)**  
Description  
1. Exterior Wall 1 MSY: CB STUCCO  
2. Year Built 1980

**Structural Details (Building 2)**  
No Description  
1. Exterior Wall 1 WSF: WOOD SIDING  
2. Year Built 1981  
3. Air Condition Desc. NO HTG/AC  
4. Heat Type NONE

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