



SPECIAL MAGISTRATE HEARING

City of Greenacres, Florida

Thursday, November 20, 2025 at 3:00 PM

City Hall Council Chambers | 5800 Melaleuca Lane

AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

Next Scheduled Special Magistrate Hearing - January 22, 2025

NEW BUSINESS

1. **CASE-10-24-10833 - MAGNIFICENT RECOVERY LLC- DBA THE TECH TOY STORE - 6752 Forest Hill Blvd**
Initiated By: Jerry Bernal
Section: 7-423 (p) - Shutters and Impact Protection

2. **CASE-10-24-10835 - MARIA AND KARAS LLC -DBA CHARLEYS CHEESESTEAKS - 6726 Forest Hill Blvd**
Initiated By: Jerry Bernal
Section: 16-992 - Window signs.

3. **CASE-10-24-10838 - JEAN F VICTOMAR - 340 Walker Ave**
Initiated By: Jerry Bernal
Section: 7-426 (b) - Rubbish & Garbage

4. **CASE-11-24-10843 - JOEL & MELINA CESE - 614 Sea Pine Way Suite C2**
Initiated By: Xavier Morales
Section: 105.1 - FBC 105 Permits Required

5. **CASE-11-24-10844 - PHILIP LOMBARDO - 614 Sea Pine Way Suite D1**
Initiated By: Xavier Morales
Section:105.1 - FBC 105 Permits Required

6. **CASE-11-24-10846 - 601 REAL ESTATE LLC - 623 Sea Pine Way Suite D2**
Initiated By: Xavier Morales

Section:105.1 -FBC 105 Permits Required

7. **CASE-1-24-10113 - IGLESIA BAUTISTA LIBRE EMMANUEL INC - 5057 Lake Worth Rd**

Initiated By: Jerry Bernal

Section: 105.1 -FBC 105 Permits Required

Section: 110.1 - FBC Inspections

Section: 16-171 -Statement of Purpose

Section: 16-474 (1) - Special Exceptions

8. **CASE-6-24-10527 - ALEXIS ACOSTA VEGA - 1-A Ricks Dr Suite - LAGO PALMA**

Initiated By: Xavier Morales

Section: 105.1 - FBC 105 Permits Required

Section: 110.1 - FBC Inspections

Section: 7-423 (p) - Shutters and Impact Protection

Section: 8-66 (a) - Business Tax Receipt

Section: 7-412 - Walkways and Driveways

9. **CASE-7-24-10559 - CHURCH OF GOD SEVENTH DAY OF PALM BEACH INC - 3565 Jog Rd**

Initiated By: Xavier Morales

Section: 105.1 - FBC 105 Permits Required

Section:7-423 (p) - Shutters and Impact Protection

Section: 7-423 (a) - Exterior Structure

Section: 7-420 -Open Storage

10. **CASE-7-24-10576 - VERONA PALMS HOA INC. - 4511 Macarthur Palm Trl**

Initiated By: Xavier Morales

Section: 105.1 -FBC 105 Permits Required

Section: 110.1 - FBC Inspections

Section: 5-11 (a) - Fire Prevention & Protection

Section: 5-11 (c) -Fire Prevention & Protection

Section: 5-11 (d) - Fire Prevention & Protection

11. **CASE-7-24-10578 - JAMES J RONAN - 330 Pine Ridge Cir Suite - A 2**
Initiated By: Xavier Morales
Section:105.1 -FBC 105 Permits Required
Section: 110.1 -FBC Inspections

12. **CASE-7-24-10622 - CHINNIAH CHIDAMBARAM - 5086 Bright Galaxy Ln**
Initiated By: Xavier Morales
Section:105.1 - FBC 105 Permits Required
Section: 110.1 -FBC Inspections

13. **CASE-9-24-10759 - BENJAMIN & ERIK KARUBI - 910 Harbour Pointe Way**
Initiated By: Jerry Bernal
Section: 7-424 (f)(2) -Handrails and guardrails.

OLD BUSINESS

14. **CASE-6-24-10514 - CARLOS D GASPERI & YACILYN M DOMINGUEZ - 6016 Osprey Wood Ln**
Initiated By: Jerry Bernal
Section: 7-56 (2) - Radio, TV, musical instrument, electronic audio
Section:7-52(a)(3) -Noise General Prohibitions

ADJOURNMENT

Meeting Records Request

Any person requesting the appeal of a decision will require a verbatim record of the proceedings and for that purpose will need to ensure that such verbatim record is made. Pursuant to FS. 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.

Notice of Meetings and Agendas

Meetings may be called based on an application and whenever necessary. Agendas are posted on the City's website on the Friday prior to each scheduled meeting. A copy of the meeting audio and the complete agenda may be requested at cityclerk@greenacresfl.gov or 561-642-2006.

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 upon request. Special accommodations can be provided upon request with three (3) days advance notice of any meeting, by contacting City Clerk Quintella Moorer 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.