



SPECIAL MAGISTRATE HEARING

City of Greenacres, Florida

Tuesday, January 20, 2026 at 1:00 PM

City Hall Council Chambers | 5800 Melaleuca Lane

AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

Next Scheduled Special Magistrate Hearing - February 17, 2026

NEW BUSINESS

1. **CASE-8-25-11337 - PEDRO RAMON LEYVA PEREZ & JULIO CESAR PEREZ VICIT
- 505 FLEMING AVE**

Initiated By: Carlos Maldonado

Code Number: 105.1 - Amendments to the FBC 105 Permits Required.

2. **CC-25-16 - 3719 3745 MILITARY TRL HOLDINGS LLC - 3745 S MILITARY TRL**

Initiated By: Michael McGee

Code Number: 105.1 - Amendments to the FBC 105 Permits Required.

Code Number: 16-1245(b)(2) - General maintenance standards.

Code Number: 16-609(b)(1) - Live entertainment permit.

3. **CC-25-17 - 3719 3745 MILITARY TRL HOLDINGS LLC - 3735 S MILITARY TRL**

Initiated By: Michael McGee

Code Number: 16-1245(b)(2) - General maintenance standards.

4. **CC-25-24 - AMERICAN POLISH CLUB INC - 4725 LAKE WORTH RD**

Initiated By: Michael McGee

Code Number: 16-1245(b)(1)c. - General maintenance standards.

5. **CC-25-26 - JPMORGAN CHASE BANK NATIONAL ASSOCIATION - 6710 FOREST
HILL BLVD**

Initiated By: Bernard Heriveaux

Code Number: 16-1245(a)(b)(1) - General maintenance standards.

Code Number: 16-1248(b) - Building permit for landscaping and inspections.

Code Number: 16-1310(2) - Ground cover.

Code Number: 16-1335(18)(d) - Location and design requirements.

Code Number: 7-423(c) - Exterior Structure.

6. CC-25-34 - 3747 S MILITARY LLC - 3747 S MILITARY TRAIL

Initiated By: Carlos Maldonado

Code Number: 105.1 - Amendments to the FBC 105 Permits Required.

Code Number: 115.3 - Amendments to the FBC Unlawful Continuance.

Code Number: 16-1332(6) - Applicability.

Code Number: 16-1334(11)b. - General Requirements.

Code Number: 7-423(f) - Exterior Structure.

Foreclosure

7. Case 10-21-8789 - PIERRE AUTO SALES INC - 257 BROWARD AVE

Presented By: Christy Goddeau (City's Attorney)

8. CASE-9-24-10773 - PIERRE AUTO SALES INC - 257 BROWARD AVE

Presented By: Christy Goddeau (City's Attorney)

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.