



SPECIAL MAGISTRATE HEARING

City of Greenacres, Florida

Wednesday, January 22, 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 - February 26, 2025

NEW BUSINESS

1. **CASE-10-24-10833 - REAL SUB LLC - 6752 Forest Hill Blvd**
Initiated By: Jerry Bernal
Section: 16-935(15) -Snipe Sign
Section: 7-423(p) - Shutters and Impact Protection
Section:16-935(8) -"A" Frame Sign

2. **CASE-11-24-10847 - BUTTONWOOD PLAZA LTD -MARC J. GEISERMANN, REGISTERED AGENT - 3084 S. Jog Rd**
Initiated By: Jerry Bernal
Section:8-46.1 -Business Tax Imposed
Section: 8-48(d) - Inspection

3. **CASE-11-24-10849 - LEONARD R & CYNTHIA O'DONNELL - 4736 Chariot Cir**
Initiated By: Xavier Morales
Section: 14-28b1e -Parking of motor vehicles, boats and trailers
Section: 7-419 - Motor Vehicles
Section:14-28c1j -Parking-storage of boats, trailers & rec. vehicles
Section:7-420 - Open Storage
Section: 14-28c1c -Parking of motor vehicles, boats and trailers
Section: 14-28c1i - Parking-storage of boats, trailers & rec. vehicles
Section: 14-28(b)(1)(b) -Parking on private property

4. **CASE-12-24-10885 - ANGNAR TRETEN - 252 Jackson Ave**

Initiated By: Jerry Bernal

Section: 7-419 - Motor Vehicles

5. CASE-12-24-10902 - TGC GREENACRES LLC - 5055 10Th Ave N

Initiated By: Jerry Bernal

Section: 7-423(a) -Exterior Structure

Section: 16-1334(6)(a) -General Requirements

Section:7-426(c) -Rubbish and Garbage

6. CASE-12-24-10940 - JUFEC CORP - MARIA BEARD, REGISTERED AGENT - 4931 S Military Trl

Initiated By: Michael McGee

Section: 7-426(a) - Rubbish and Garbage

Section: 7-409 -Vacant Structures and Land

Section:7-423(a) - Exterior Structure

Section: 7-420 -Open Storage

Section:7-413 - Landscaping & Uncontrolled Growth of Vegetation

Section: 7-412 - Walkways and Driveways

7. CASE-4-23-9772 - CROWN PLAZA LLC - 6412 Melaleuca Ln

Initiated By: Jade Robinson

Section: 16-1242 -Applicability.

Section:7-413 - Landscaping & Uncontrolled Growth of Vegetation

Section:105.1 -FBC 105 Permits Required

Section: 110.1 - FBC Inspections

Section:16-1250(b) - Violations and enforcement.

Section: 16-937(c) - Window signs—permit not required

Section:13.5.3.1 NFPA1 - Water Supply

Section:11.4 NFPA1 -Utilities 11.4

Section:NFPA 1 -Covers

8. CASE-4-24-10376 - JAVIER I PAXTAIN FERMAN & MERCY M DUARTE MURILLO - 345 Jennings Ave

Initiated By: Jerry Bernal

Section:105.1 - FBC 105 Permits Required

9. **CASE-5-24-10392 - ESTELA, LUIS, OSEAS, PABLO DILONE/ CARMEN & VICTOR MARTINEZ & ALBA PEREZ & JULIA RAMIREZ - 4684 Rome Ct**
Initiated By: Xavier Morales
Section: 7-423(a) - Exterior Structure
Section:7-413 - Landscaping & Uncontrolled Growth of Vegetation
Section:7-412 - Walkways and Driveways
Section: 7-423(g) - Roofs and Drainage
Section:7-417 - Accessory Structures
Section:7-438 - Holiday lights and decorations

10. **CASE-8-24-10680 - FLORENZA PAUL TIFTON LLC & RAINER PAUL TIFTON LLC - 6250 Lake Worth Rd**
Initiated By: Xavier Morales
Section:16-935(a) -Maintenance, alteration & removal of signs
Section: 16-1249(a) - Building permit for vegetation removal required
Section:16-1250(a) - Violations and Enforcement

11. **CASE-8-24-10746 - CATALINA ESTATES HOA INC - PROPERTY KEEPERS MANAGEMENT LLC -**
Initiated By: Xavier Morales
Section: 16-1249(a)(1) - Building permit for vegetation removal required.
Section: 16-1250(a) - Violations and Enforcement
Section: 16-1245b.1.a - General maintenance standards.

12. **CASE-8-24-10748 - ALINE CHARLES - 4507 Catalina Way**
Initiated By: Xavier Morales
Section: 16-1249(a)(1) - Building permit for vegetation removal required.
Section: 16-1250(a) - Violations and Enforcement
Section: 16-1245b.1.a - General maintenance standards.

13. **CASE-8-24-10750 - HONG THUY NGUYEN - 4511 Catalina Way**
Initiated By: Xavier Morales
Section:16-1245b.1.a - General maintenance standards.
Section: 16-1249(a)(1) - Building permit for vegetation removal required.

Section: 16-1250(a) - Violations and Enforcement

14. CASE-9-24-10802 - HOLY MADINAH LLC - NASRIN KHAN, REG AGENT

Initiated By: Jerry Bernal

Section: 7-410(a)(1) - Exterior Property Areas

Section: 7-426(a) - Rubbish and Garbage

Section:7-420 -Open Storage

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.