



# SPECIAL MAGISTRATE HEARING

City of Greenacres, Florida

Wednesday, August 28, 2024 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 - Month DD, 202Y

### NEW BUSINESS

1. **Case 3-24-10294 - Gerline Pierre, Reg Agent - Tenancy Enterprise Llc - 353 Walker Ave**

Building materials on side and front of property

Section: 7-420 - Open Storage - It shall be unlawful for the owner or occupant of a residential building or structure or property to utilize the premises for the open storage or any appliance or other item of personal property, building materials, rubbish, or similar items.

Section: 7-410(a)(2) – Exterior Property Areas - Exterior Property Areas - Safety and Sanitation. All exterior property and premises shall be maintained in a clean, orderly, safe and sanitary condition. The following is prohibited: (2) The outdoor storage, presence, accumulation, display or otherwise keeping of any debris, appliances, tools, equipment, chemicals, automotive parts, building materials, or other material of any kind on the ground, leaning against any building or structure, or upon the roof or top of any building or structure.

2. **Case 4-24-10306 - Elena Bravo - 8 Bridgette Blvd**

Closed shutters

Section: 7-423 (p) – Shutter and Impact Protection – (p) Shutters and Impact Protection Hurricane protective devices on all buildings must be removed and/or opened no later than fourteen (14) days after the termination of the hurricane event (watch, warning, and actual hurricane or tornado) unless another hurricane event is predicted to occur within the fourteen (14) day time period

3. **Case 4-24-10372 - Sunset Drive Llc, Reg Agent - 4870 Gladiator Cir**

Inoperative & unregistered vehicles

Sec. 7-419. - Motor Vehicles.

Except as provided for in the Greenacres Code, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth. The exception to this requirement is a vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed

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inside a structure or similarly enclosed area designed and approved for such purposes. and is not otherwise violating any other code or ordinance.

4. Case 5-24-10434 - Nancy I Bronsweig - 600 Crosswinds Dr #F1

Closed and partially opened shutters

Section: 7-423 (p) – Shutter and Impact Protection – (p) Shutters and Impact Protection Hurricane protective devices on all buildings must be removed and/or opened no later than fourteen (14) days after the termination of the hurricane event (watch, warning, and actual hurricane or tornado) unless another hurricane event is predicted to occur within the fourteen (14) day time period.

5. Case 6-24-10514 - Carlos D Gasperi & Yacilyn M Dominguez - 6016 Osprey Woods Ln

Various complaints about loud music. The Sheriff's office has also been called.

Section: 7-56 (2) – Radio, Tv, musical instrument, electronic audio – *General prohibition*. It shall be unlawful and a violation of this article for any person to make, cause or allow the making of any unreasonably loud, excessive, unnecessary or unusual noise. The following acts, among others, are declared to be unreasonably loud, excessive, unnecessary or unusual noises in violation of this section, but this enumeration shall not be deemed to be exclusive:

(2) *Radios, televisions, electronic audio equipment, musical instruments and similar devices*. The using, operating, or permitting to be played, used or operated any radio, "boom box," tape player, CD player, television, electronic audio equipment, musical instrument, sound amplifier or other mechanical, electronic, or similar sound making device that produces, reproduces or amplifies sound (collectively, "sound devices") in such a manner as to disturb the peace, quiet and comfort of neighboring inhabitants or visitors or at any time louder than is necessary for the convenient hearing of the person or persons who are in the room, vehicle, chamber or other area in which such machine or device is operated and who are voluntary listeners thereto. The operation of any sound device between the hours of 10:00 p.m. and 7:00 a.m. in such manner as to be plainly audible shall be prima facie evidence of a violation of this section. Even if the plainly audible standard is not met, the city may otherwise prove that the noise was unreasonably loud, excessive, unnecessary or unusual.

7-52 (a)(3) – Noise General Prohibitions: (a) Unreasonably loud, excessive, unnecessary or unusual noise disturbs the peace, quiet and comfort of neighboring inhabitants and visitors and degrades the environment of the city to a degree that: (3) Interferes with the wellbeing, tranquility, and privacy of the home; and

6. Case 7-24-10614 - Nguyen Vu H & Ho Hoa T - 348 Martin Ave

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Vehicle parked over sidewalk & food vending truck parked at property

Section: 14 28(b)1b - Description: Parking of motor vehicles, boats and trailers  
The vehicle is parked in a safe manner so as not to cause hazards such as encroachment on sidewalks, or roadways, or obstructing visibility of motorists.

Section: 14-28(b)1e – Parking of motor vehicles, boats and trailers - The vehicle cannot be; a bus, a trailer except as allowed by section 14 28(c), a semi trailer, a pole trailer, a tow truck, or construction and industrial equipment.

**Old Business**

**7. Case 10-23-10004 - Leslie Weintraub - 6367 Summer Sky Ln - Bees extermination -**

Bee infestation in rear of property

Section: 7-427(b) – Extermination- Owner. The owner of any structure shall be responsible for extermination within the structure.

Section: 7-427(a) Infestation. All structures shall be kept free from insect, pest, and rodent infestation. All structures in which insects, pests, or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re infestation.

**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](mailto: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 Moorner 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.