



SPECIAL MAGISTRATE HEARING

City of Greenacres, Florida

Tuesday, July 15, 2025 at 1:00 PM

City Hall Council Chambers | 5800 Melaleuca Lane

AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

Next Scheduled Special Magistrate Hearing - August 19, 2025

NEW BUSINESS

1. **CASE 11-24-10860 - VILLAGES OF WOODLAKE HOA INC - 101 Wedgewood Lk**
Initiated by: Michael McGee
Section: 105.1 - FBC 105 Permits Required

2. **CASE 3-24-10295 - ALEX LOMOSI - 1001 Island Manor Dr**
Initiated by: Carlos Maldonado
Section: 105.1 - Conditions of the Permit
Section: 7-423 (g) - Roofs and Drainage
Section: 105.4.1 - FBC Permit Intent

3. **CASE 4-25-11246 - REBECCA DEJADIN - 127 Rosewood Ln**
Initiated by: Carlos Maldonado
Section: 7-413 - landscaping & Uncontrolled Growth of Vegetation
Section: 105.1 - FBC Permits Required
Section: 16-1249 (a) - Building Permit for Vegetation Removal Required
Section: 7-423 (g) - Roofs and Drainage

4. **CASE 4-25-11260 - VICMY E DA GAMA HERNANDEZ - 436 Perry Ave**
Initiated by: Xavier Morales
Section: 7-432 (b) - Sanitary drainage system

5. CASE 6-25-11297 - HAPPY FRIENDS ENT LLC - 4378 Nicia Way**Initiated by: Michael McGee****Section: 8-69a - Engaging in business without local business tax receipt****Section: 105.1 - FBC 105 Permits Required****Section: 14-28(b)1(f) - Parking on private property****Section: 14-28(b)1(b) - Parking on private property****Section: 7-420 - Open Storage****6. CASE 6-25-11299 - CHURCH IN THE PALMS INC - 3812 Jog Rd****Initiated by: Michael McGee****Section: 8-47 - BTR Required****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.