



## **SPECIAL MAGISTRATE HEARING**

**City of Greenacres, Florida**

Tuesday, May 20, 2025 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 - June 17, 2025**

#### **NEW BUSINESS**

1. **CASE-1-25-10988 - RALPH E & RONA A COPPIN FIELDS - 6725 Stonecreek St**  
**Initiated By: Carlos Maldonado**  
**Section:7-423(g) - Roofs and Drainage**
2. **CASE-3-25-11192 - ZOYA V MOZGOVAYA - 3199 Santa Catalina Pl**  
**Initiated By: Xavier Morales**  
**Section:7-423(a) - Exterior Structure**
3. **CASE-3-25-11210 - STAFFORD MORRISON - 4131 Oak Terrace Dr**  
**Initiated By: Xavier Morales**  
**Section:7-410(a)(1) - Exterior Property Areas**  
**Section: 7-423(a) - Exterior Structure**  
**Section:7-415 - Rodent and pest harborage**
4. **CASE-4-25-11255 - JADE SOLUTIONS LLC - 4605 Melaleuca Ln**  
**Initiated By: Michael McGee**  
**Section:7-409 - Vacant Structures and Land**
5. **CASE-4-25-11261 - O'DONNELL PROPERTY MANAGEMENT LLC - 4736 Chariot Cir**  
**Initiated By: Michael McGee**  
**Section: 7-423(p) - Shutters and Impact Protection**  
**Section: 14-28b1e - Parking of motor vehicles, boats and trailers**  
**Section: 14-28(b)1(f) - Parking on private property**

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**Section:14-28c1f - Parking & storage of boats, trailers & RV's**

**Section:7-420 - Open Storage**

**6. CASE-4-25-11262 - CYNTHIA & LEONARD R OCONNELL - 4734 Chariot Cir**

**Initiated By: Michael McGee**

**Section:14-28c1c - Parking of motor vehicles, boats and trailers**

**Section: 7-420 - Open Storage**

**Section: 14-28c1b - Parking of motor vehicles, boats and trailers**

**7. CASE-4-25-11265 - ROBERTA S BEABRAUT & BRYAN K SIMS - 4709 Chariot Cir**

**Initiated By: Michael McGee**

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

**8. CASE-4-25-11267 - MAHA & HAIFA INC - 5050 Lake Worth Rd**

**Initiated By: Michael McGee**

**Section:16-1334(6) - General requirements.**

**Section: 14-28c1 - Parking of Motor Vehicles, Boats and Trailers**

**Section:105.1 - FBC 105 Permits Required**

**9. CASE-4-25-11269 - KAREN M POLLACK & HAYLEE T PERRY - 4846 Pond Pine Way**

**Initiated By: Xavier Morales**

**Section: 7-419 - Motor Vehicles**

**10. CASE-4-25-11270 - WIENDIE CHEVELON & PIERRE R LAFAILLE - 4216 Caesar Cir**

**Initiated By: Michael McGee**

**Section:105.1 - FBC 105 Permits Required**

**ADJOURNMENT**

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**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 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.