



## Special Magistrate Hearing City of Greenacres, Florida

Wednesday, November 20, 2024 at 3:00 PM

City Hall Council Chambers | 5800 Melaleuca Lane

### Minutes

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.

#### CALL TO ORDER

Special Magistrate Bernard called to order the Special Magistrate Hearing of Wednesday, November 20, 2024.

Special Magistrate Bernard requested all witnesses present who would provide testimony to stand and be sworn in. She explained the case procedures and stated those persons who admitted a violation existed would coordinate with the City of compliance. For those persons who admitted a violation, the City would present its evidence, the Magistrate would hear the testimony from the property owner/representative and then issue her findings based on the testimony and evidence presented.

#### PLEDGE OF ALLEGIANCE

#### APPROVAL OF MINUTES

October 30, 2024.

#### Next Scheduled Special Magistrate Hearing - January 22, 2025

January 22, 2024.

#### NEW BUSINESS

1. **CASE-10-24-10833 - MAGNIFICENT RECOVERY LLC- DBA THE TECH TOY STORE - 6752 Forest Hill Blvd**

**Initiated By: Jerry Bernal**

**Section: 7-423 (p) - Shutters and Impact Protection**

Special Magistrate Bernard ordered for the case to be moved to the next meeting.

2. **CASE-10-24-10835 - MARIA AND KARAS LLC -DBA CHARLEYS CHEESESTEAKS - 6726 Forest Hill Blvd**

**Initiated By: Jerry Bernal**

**Section: 16-992 - Window signs.**

Special Magistrate Bernard ordered for the case to be moved to the next meeting.

3. **CASE-10-24-10838 - JEAN F VICTOMAR - 340 Walker Ave**

**Initiated By: Jerry Bernal**

**Section: 7-426 (b) - Rubbish & Garbage**

Code Enforcement Jerry Bernal stated a notice was served by certified mail and affidavit of posting was in the file. Mr. Bernal mentioned there was open storage of a refrigerator with door attached on the side of the house.

Representative Jean Victomar stated he had never received the notice of the violation, and he removed the refrigerator on November 20, 2024.

Magistrate Bernard ordered "Finding of Fact".

**4. CASE-11-24-10843 - JOEL & MELINA CESE - 614 Sea Pine Way Suite C2**

**Initiated By: Xavier Morales**

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

Mr. Morales stated a notice was served by affidavit of posting. Mr. Morales mentioned an air conditioner unit was installed without a permit and to date no permit has been applied for. Plumbing/Mechanical Inspector John Pankiewicz stated he noticed the A/C unit while inspecting the roof.

Representative Bill Eldred stated he had emailed the permits in 2023 to the City, but more information was required. After submitting the information to the City, he never received anything back from the City.

Magistrate Bernard scheduled for the case to be moved for the next meeting.

**5. CASE-11-24-10844 - PHILIP LOMBARDO - 614 Sea Pine Way Suite D1**

**Initiated By: Xavier Morales**

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

Mr. Morales stated a notice was served by affidavit of posting. Mr. Morales mentioned an air conditioner unit was installed without a permit and to date no permit has been applied for. Plumbing/Mechanical Inspector John Pankiewicz stated he noticed the A/C unit while inspecting the roof.

Representative Bill Eldred was present. Mr. Eldred is the contractor for the property owner, and stated that he was unaware of the issue.

Magistrate Bernard ordered compliance within 30 days, otherwise a fine of \$100.00 per day would accrue until the violation was corrected.

**6. CASE-11-24-10846 - 601 REAL ESTATE LLC - 623 Sea Pine Way Suite D2**

**Initiated By: Xavier Morales**

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

Mr. Morales stated a notice was served by affidavit of posting and certified mail. Mr. Morales mentioned an air conditioner unit was installed without a permit and to date no permit has been applied for. Mr. Pankiewicz stated he noticed the A/C unit while inspecting the roof.

No representative was present.

Magistrate Bernard ordered compliance within 30 days, otherwise a fine of \$100.00 per day would accrue until the violation was corrected.

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**7. CASE-1-24-10113 - IGLESIA BAUTISTA LIBRE EMMANUEL INC - 5057 Lake Worth Rd**

**Initiated By: Jerry Bernal**

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

**Section: 110.1 - FBC Inspections**

**Section: 16-171 -Statement of Purpose**

**Section: 16-474 (1) - Special Exceptions**

Mr. Bernal stated a notice was served by certified mail and affidavit of posting. Mr. Bernal mentioned interior renovations were done without a permit and inspections. A special exception is required through Planning and Zoning to operate as a house of worship exception. Planner Millie Rivera stated she met with the applicant to go over the site plan and provided information to the applicant of what was required. The applicant submitted a justification for the special exception and site plan amendment. The applicant stated he would resubmit the documents August 2024, but had not done so.

No representative was present.

Magistrate Bernard ordered compliance within 30 days, otherwise a fine of \$100.00 per day would accrue until the violation was corrected.

**8. CASE-6-24-10527 - ALEXIS ACOSTA VEGA - 1-A Ricks Dr Suite - LAGO PALMA**

**Initiated By: Xavier Morales**

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

**Section: 110.1 - FBC Inspections**

**Section: 7-423 (p) - Shutters and Impact Protection**

**Section: 8-66 (a) - Business Tax Receipt**

**Section: 7-412 - Walkways and Driveways**

Mr. Morales stated a notice was served by affidavit of posting. Mr. Morales mentioned there were air conditioner units installed without a permit, an awning was over the carport without a permit. Pavers were also installed without a permit, and there were hurricane shutters on the windows with a wood panel covering a window. The property owner had tried obtaining the permits for some time, but Mr. Morales never heard back. On October 31, 2024 a notice was served by affidavit of posting to notify for the Business Tax Receipt to be able to rent out the property. The City screen shot copies of the permits that have been applied for the property address.

No representative was present.

Magistrate Davis ordered compliance within 30 days, otherwise a fine of \$100.00 per day would accrue until the violation was corrected.

**9. CASE-7-24-10559 - CHURCH OF GOD SEVENTH DAY OF PALM BEACH INC - 3565 Jog Rd**

**Initiated By: Xavier Morales**

**Section: 105.1 - FBC 105 Permits Required****Section:7-423 (p) - Shutters and Impact Protection****Section: 7-423 (a) - Exterior Structure****Section: 7-420 -Open Storage**

Mr. Morales stated a notice was served by affidavit of posting. Mr. Morales mentioned the property had open storage items on the side of the house. There was also construction equipment and materials behind the house. The house needed the walls cleaned or painted and a permit for the concrete shed that was located in the rear of the property. There was also hurricane shutters placed on the windows. Mr. Morales also mentioned the open storage had been removed and the wood panels on the windows have been removed, but no permits have been applied for. Ms. Robinson stated the City had been in contact with the property owners and they would soon apply for the permits.

No representative was present.

Magistrate Bernard also ordered "Finding of Fact" for the hurricane shutters and ordered compliance within 7 days, otherwise a fine of \$100.00 per day would accrue until the violation for the open storage and exterior structure. Magistrate Bernard ordered compliance within 30 days, otherwise a fine of \$100.00 per day would accrue until the violation was corrected for the shed.

**10. CASE-7-24-10576 - VERONA PALMS HOA INC. - 4511 Macarthur Palm Trl**

**Initiated By: Xavier Morales**

**Section: 105.1 -FBC 105 Permits Required****Section: 110.1 - FBC Inspections****Section: 5-11 (a) - Fire Prevention & Protection****Section: 5-11 (c) -Fire Prevention & Protection****Section: 5-11 (d) - Fire Prevention & Protection**

Mr. Morales stated a notice was served by certified mail and affidavit of posting. Mr. Morales mentioned the installation of the Click 2 Enter gate entry system was installed without a permit. A permit was issued on November 20, 2024, but an inspection is still required.

No representative was present.

Magistrate Bernard ordered a "Finding of Fact" on the permit, but ordered compliance within 30 days, otherwise a fine of \$100.00 per day would accrue until the violation was corrected for the inspection of the Click 2 Enter system.

**11. CASE-7-24-10578 - JAMES J RONAN - 330 Pine Ridge Cir Suite - A 2**

**Initiated By: Xavier Morales**

**Section:105.1 -FBC 105 Permits Required****Section: 110.1 -FBC Inspections**

Mr. Morales mentioned the case was in compliance prior to the meeting.

**12. CASE-7-24-10622 - CHINNIAH CHIDAMBARAM - 5086 Bright Galaxy Ln**

**Initiated By: Xavier Morales**

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

**Section: 110.1 -FBC Inspections**

Mr. Morales stated a notice was served by affidavit of posting. Mr. Morales mentioned the air conditioner unit was installed without a permit. Mr. Pankiewicz stated he noticed the A/C unit while inspecting the neighbors property.

No representative was present.

Magistrate Bernard ordered compliance within 30 days, otherwise a fine of \$100.00 per day would accrue until the violation was corrected.

**13. CASE-9-24-10759 - BENJAMIN & ERIK KARUBI - 910 Harbour Pointe Way**

**Initiated By: Jerry Bernal**

**Section: 7-424 (f)(2) -Handrails and guardrails.**

Mr. Bernal mentioned a notice was served by certified mail and affidavit of posting. Mr. Bernal mentioned handrails were missing from the stairway, which is required having more than four risers.

No representative was present.

Magistrate Bernard ordered compliance within 30 days, otherwise a fine of \$100.00 per day would accrue until the violation was corrected.

**OLD BUSINESS**

**14. CASE-6-24-10514 - CARLOS D GASPERI & YACILYN M DOMINGUEZ - 6016 Osprey Wood Ln**

**Initiated By: Jerry Bernal**

**Section: 7-56 (2) - Radio, TV, musical instrument, electronic audio**

**Section:7-52(a)(3) -Noise General Prohibitions**

Mr. Bernal stated the complainant requested for the case to be dismissed.

**ADJOURNMENT**

4:43 PM.