



Special Magistrate Hearing

City of Greenacres, Florida

Tuesday, August 19, 2025 at 1:00 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 Tuesday, August 19, 2025.

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.

OATH - SWEAR IN

APPROVAL OF MINUTES - July 15, 2025.

NEW BUSINESS

1. CASE 2-25-11128 - MAURO A & LEIDY ALVARADO - 3097 Fleming Ave

Initiated by: Xavier Morales

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

Section: 16-630(e)(3) - Yards

Section: 14-28(c)(1)(i) - Parking-Storage of Boats, Trailers & RV's

Section: 7-420 - Open Storage

Section: 105.1 - FBC Permits Required

Code Enforcement Officer Xavier Morales stated a notice was served by certified mail. Mr. Morales stated Sections 7-413 through 105.1 were violated. Mr. Morales mentioned Sections 7-413, 14-28c1i, and 4-420 were complied prior to the meeting. Section 16-630(e)(3) was violated due to fence and pavers. The fence had been removed prior to the meeting, but pavers still remained.

No representative was present.

Magistrate Bernard ordered compliance within 30 days, otherwise a fine of \$50.00 per day would accrue until the violation was corrected for Sections 16-630(e)(3) and 105.1.

2. CASE 3-25-11176 - ENRIQUE & KARINA E ALVARADO - 3116 Martin Ave

Initiated by: Xavier Morales

Section: 7-419 - Motor Vehicles

Section: 14-28(b)(1)(f) - Parking on Private Property

Section: 7-420 - Open Storage

Section: 14-28(c)(1)(j) - Parking Storage of Boats, Trailers & RV's

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

Section: 14-28(c)(1)(i) - Parking Storage of Boats, Trailers & RV's

Mr. Morales stated a notice was served by certified mail and affidavit of posting. Mr. Morales mentioned Sections 7-419 through 14-28c1i. Section 14-28c1i was complied prior to the meeting.

No representative was present.

Magistrate Bernard ordered compliance by September 19, 2025, otherwise a fine of \$100.00 per day would accrue until the violation was corrected.

3. CASE 7-25-11320 - JUNAID AKTHER SHURMA HOLDINGS LLC - 5097 Bright Galaxy Ln

Initiated by: Michael McGee

Section: 7-423(b)(12) - Exterior Structure

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

Section: 7-423(a) - Exterior Structure

Code Enforcement Officer Michael McGee stated notices were served by affidavit of posting and certified mail. Mr. McGee mentioned Sections 7-423(b)(12) through 7-423(a) were violated. Section 7-413 was complied prior to the meeting. For Section 4-123 (b)(12) an engineer would have to inspect the structure and must determine if the structure is permitted and start the permit process.

Code Enforcement Supervisor Jade Robinson stated there was an unsafe structure on the property, and the City would like to see the property complied as soon as possible.

Representative Junaid Akther was present. Mr. Akther stated there was a tenant on the property who was not caring for the property. He also mentioned he had been out of town due to personal reasons and was unaware of the violations. A contractor had been hired to assist in the construction of the property.

City Attorney Tanya Earley stated the City would like to see the property in compliance soon due to safety.

Magistrate Bernard ordered compliance within 90 days, otherwise a fine of \$100.00 per day would accrue until the violation was corrected.

TABLED CASES

None.

Next Scheduled Special Magistrate Hearing - September 16, 2025

ADJOURNMENT

1:47 PM.

Amity R. Barnard, Esquire, Special Magistrate

Quintella Moorer, MMC, City Clerk

Date Approved: _____