



Special Magistrate Hearing

City of Greenacres, Florida

Wednesday, February 26, 2025 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 February 26, 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.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES - January 22, 2025.

Next Scheduled Special Magistrate Hearing - March 26, 2025.

NEW BUSINESS

1. **CASE-11-24-10863 - JULIO ALTIDOR - 6581 Dillman Rd**

Initiated By: Jerry Bernal

Section: 105.1 - FBC 105 Permits Required

Code Enforcement Officer Jerry Bernal stated a notice was served by certified mail. Mr. Bernal stated Section 105.1 was violated, when a pool was built without a permit.

Representative Julio Altidor was present. Mr. Altidor stated he had a contractor assisting with the permit process of the pool, but complications occurred.

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

2. **CASE-1-25-10966 - JOSE & MARIA SOTO - 312 Broward Ave**

Initiated By: Jerry Bernal

Section: 7-419 - Motor Vehicles

Mr. Bernal stated a notice was served by certified mail. Mr. Bernal stated Section 7-419 was violated due to a motor vehicle being on the premises that needed repairs.

Representative Oscar Soto was present. Mr. Soto stated the vehicle had transmission issues, but was in the process of fixing the vehicle.

Magistrate Bernard ordered compliance within 14 days, otherwise a fine of \$50.00 per day would accrue until the violation was corrected.

3. CASE-1-25-10994 - FRANZEN & VANESSA M VOLPE - 317 Martin Ave

Initiated By: Jerry Bernal

Section:7-410(a)(1) - Exterior Property Areas

Section:7-419 - Motor Vehicles

Mr. Bernal stated a notice was served by certified mail. Mr. Bernal mentioned Sections 7-410(a)(1) through 7-419 was violated due to open storage on the driveway and two unregistered vehicles on the property. Prior to the meetings the violations were compliant prior to the meeting.

No representative was present.

Magistrate Bernard ordered a "Finding of Fact".

4. CASE-1-25-11053 - ARMANDO J LEANDRY COLLAZO - 2551 Egret Lake Dr

Initiated By: Jerry Bernal

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

Mr. Bernal stated a notice was served by certified mail. Mr. Bernal mentioned Section 7-423(p) was violated.

No representative was present.

Magistrate Bernard ordered compliance within 14 days, otherwise a fine of \$50.00 per day would accrue until the violation was corrected.

5. CASE-4-24-10326 - MUSHFIQUL I CHOYONI & SANJANA T RIMU - 1027 Island Manor Dr

Initiated By: Jerry Bernal

Section:7-423(g) - Roofs and Drainage

Mr. Bernal stated a notice was served by certified mail. Mr. Bernal mentioned Section 7-423(g) was violated.

Representative Sanjana Rimu was present. Ms. Rimu stated she was going through a litigation case due to the roof.

Magistrate Bernard ordered compliance within 90 days, otherwise a fine of \$50.00 per day would accrue until the violation was corrected.

6. CASE-6-24-10537 - JAIME & IRMA M ORTEGA - 515 Jackson Ave

Initiated By: Jerry Bernal

Section:7-410(a)(2) - Exterior Property Areas

Section: 7-423 (c) -Exterior Structure

Mr. Bernal stated a notice was served by certified mail. Mr. Bernal mentioned Sections 7-410(a)(2) through 7-423(c) were violated. The violations were compliant prior to the meeting.

Representative Jaime and Irma Ortega were present. They mentioned they were going to demolish the carport.

Magistrate Bernard ordered a "Finding of Fact".

7. CASE-7-24-10596 - BENJAMIN & CHARLENE FORD - 153 Harbor Lake Cir

Initiated By: Jerry Bernal

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

Mr. Bernal stated the case was in compliance prior to the meeting.

8. CASE-7-24-10608 - SYLVIA PERLMUTTER - 6089 Peachtree Ln

Initiated By: Michael McGee

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

Code Enforcement Officer Michael McGee stated a notice was served by affidavit of posting. Mr. McGee mentioned Section 7-423(p) was violated. The violation was compliant prior to the meeting.

Representatives Sylvia and Peter Perlumutter were present. Ms. Perlumutter stated she was unaware of the hurricane shutter restrictions.

Magistrate Bernard Ordered a "Finding of Fact".

9. CASE-9-24-10816 - OKEE PLAZA LTD - 3818 Jog Rd

Initiated By: Xavier Morales

Section: 16-935(19) - Prohibited Signs

Mr. Morales stated a notice was served by affidavit of posting. Mr. Morales mentioned Section 16-935(19) was violated.

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.

ADJOURNMENT

4:18 PM.

Amity R. Barnard, Esquire, Special Magistrate

Quintella Moorer, MMC, City Clerk

Date Approved: _____

