



Special Magistrate Hearing City of Greenacres, Florida

Wednesday, September 25, 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, September 25, 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.

APPROVAL OF MINUTES - August 8, 2024.

Next Scheduled Special Magistrate Hearing - October 30, 2024.

NEW BUSINESS

1. **CASE-3-24-10265- GUSTAVO E VIDAL & OSCAR ARBE E MACFARLANE- 5883 La Paseos Dr Suite -A1**

Parcel Number: 18424423101140011

Initiated By: Xavier Morales

Section: 105.1- FBC 105 Permits Required

Code Enforcement Xavier Morales stated the case was in compliance as of September 25, 2024.

2. **CASE-5-24-10425- JOSEPH W & PAULETTE E CIMINELLI- 4657 Oak Terrace Dr**

Parcel Number: 18424427060004657

Initiated By: Xavier Morales

Section: 105.1 - FBC 105 Permits Required

Section: 110.1 - FBC Inspections

Mr. Morales stated the case was compliance as of September 24, 2024.

3. **CASE-6-24-10476- GERRY TRADER INC - 6295 Lake Worth Rd - Stay Well LLC Suite - SUITE 38**

Parcel Number: 18424422000005030

Initiated By: Xavier Morales

Section: 110.1- FBC Inspections

Section: 14.4.1- Blocked Exit

Section: 105.1- FBC 105 Permits Required

Section: 13.7.1.4.2- FIRE ALARM

Section: 7.3.1.1- Fire Extinguisher

Mr. Morales stated a notice was served by certified mail, and an affidavit of posting was in the file. The property had been sited for obstructions, failure to maintain fire alarm system and failure to maintain fire extinguisher and interior renovations were done without permits. All violations have been corrected, but a permit for interior renovations was not complied. A permit was submitted but had not been approved.

No representative was present.

Magistrate Bernard ordered compliance within 60 days, otherwise a fine of \$100.00 per day would accrue until the violation was corrected.

4. **CASE-6-24-10541- STEVEN J. & VIRGINIA BACCHI- 722 Sunny Pine Way Suite B2**
Parcel Number: 18424415087220022

Initiated By: Jerry Bernal

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

Code Enforcement Officer Jerry Bernal stated a notice was served by certified mail. Mr. Bernal mentioned the property had closed shutters on the 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.

5. **CASE-7-24-10543- ALI BATOOL- 3818 Heather Dr E**
Parcel Number: 18424422050030052

Initiated By: Xavier Morales

Section: 14-28(b)(1)(f)- Parking on private property.

Section: 7-419- Motor Vehicles

Mr. Morales stated a notice was served by certified mail and affidavit of posting was in the file. Mr. Morales mentioned unregistered vehicles were on the property.

Representative Hadi Ali stated the vehicle would be removed after registration.

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

6. **CASE-7-24-10566- REA TRUST & ALISA A LAURETTA TR & NICOLE M REA KOUTSOURAKIS TR- 728 Sunny Pine Way Suite G1**
Parcel Number: 18424415087280071

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 there were closed shutters on the 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.

7. CASE-7-24-10572- MARIA E LEMUS- 5624 S 37 Ct

Parcel Number: 18424423040050170

Initiated By: Melanie Daponte

Section: 14-28 (b)(1)(b)- Parking of motor vehicles, boats and trailers.

Section: 14-28(b)(1)(f)- Parking on private property.

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

Code Enforcement Officer Melanie Daponte stated the case was in compliance as of today's meeting.

8. CASE-7-24-10602- MARTIN SHIO- 102 Pacer Ln

Parcel Number: 18424415280000370

Initiated By: Jerry Bernal

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

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

9. CASE-8-24-10647- ERICK OVILMA- 228 Martin Ave

Parcel Number: 18424423010260080

Initiated By: Jerry Bernal

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

Section: 16-936(a)- Mandatory Signs

Mr. Bernal stated a notice was served by certified mail. Mr. Bernal mentioned the property had closed shutters and the property had missing home numbers. The property numbers have been placed, but hurricane shutters remain on the windows.

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.

10. CASE-8-24-10654- NATIVIDAD GABRIEL- 5648 S 37 St

Parcel Number: 18424423050060190

Initiated By: Melanie Daponte

Section: 7-423(a)- Exterior Structure

Section: 14-28(b)(1)(f)- Parking on private property.

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

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

Section: 7-417- Accessory Structures

Ms. Daponte stated a notice was served by certified mail. Ms. Daponte mentioned the property was first cited on July 18, 2024. The property had vehicles parking in front of the yard's grass, open storage, closed shutters appeared on the southeast side of the house, damaged chain link fence was on the northeast side of the property, weathered, discolored exterior were on the building surfaces, and overgrown grass was throughout the yard and swale.

Ms. Daponte stated the shutters, landscape, and parking on the grass was in compliance, but the fence, exterior maintenance and open storage was not in compliance.

Magistrate Bernard stated she found the property owner to be a violator of Finding of Fact. If the violation occurs again the City would site the property owner as a repeat offender. Magistrate Bernard ordered compliance within 30 days, otherwise a fine of \$50.00 per day would accrue until the violation was corrected.

11. CASE-8-24-10661- BRIAN D/TAMMY L FARLEY- 5669 S 38 Ct

Parcel Number: 18424423030030150

Initiated By: Melanie Daponte

Section:16-1245(a)- General maintenance standards

Section: 14-28(b)(1)(c)- Parking of motor vehicles, boats & trailers

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

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

Section: 14-28(b)(1)(b)-Parking on private property

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

12. CASE-8-24-10669- ROBERTA S BEABRAUT- 4948 Constantine Cir

Parcel Number: 18424425190050190

Initiated By: Xavier Morales

Section:7-420- Open Storage

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

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

13. CASE-8-24-10713- JOANNE REVILLE ATTAWAY- 449 Martin Ave

Parcel Number: 18424423010330220

Initiated By: Jerry Bernal

Section: 7-419- Motor Vehicles

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

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

Mr. Bernal stated a notice was served by certified mail. Mr. Bernal mentioned inoperable vehicles were on the 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.

CERTIFY FINE

None.

TABLED CERT/ASSESSMENT

None.

TABLED CASES

None.

APPEAL OF FINE

None.

ADJOURNMENT

3:47 PM.

Amity R. Barnard, Esquire, Special Magistrate

Quintella Moorer, MMC, City Clerk

Date Approved: _____