



## **Special Magistrate Hearing City of Greenacres, Florida**

Tuesday, January 20, 2026 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, January 20, 2026.

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 21, 2025 and December 3, 2025.

**Next Scheduled Special Magistrate Hearing - February 17, 2026.**

#### **NEW BUSINESS**

- 1. CASE-8-25-11337 - PEDRO RAMON LEYVA PEREZ & JULIO CESAR PEREZ VICIT  
- 505 FLEMING AVE**

**Initiated By: Carlos Maldonado**

**Code Number: 105.1 - Amendments to the FBC 105 Permits Required.**

Code Enforcement Officer Carlos Maldonado stated a notice was served by regular and certified mail, and a affidavit of posting. Mr. Maldonado stated Code 105.1 was violated.

Planner Millie Rivera stated the permit filed, and reviewed.

Representative Sandry Classe stated she was the contractor and asked for more than 30 days to comply.

Magistrate Bernard ordered compliance within 60 days, otherwise a fine of \$250.00 per day would accrue until the violation was corrected.

- 2. CC-25-16 - 3719 3745 MILITARY TRL HOLDINGS LLC - 3745 S MILITARY TRL**

**Initiated By: Michael McGee**

**Code Number: 105.1 - Amendments to the FBC 105 Permits Required.**

**Code Number: 16-1245(b)(2) - General maintenance standards.**

---

**Code Number: 16-609(b)(1) - Live entertainment permit.**

Code Enforcement Supervisor Jade Robinson stated a notice was served by certified mail and affidavit of posting. Ms. Robinson stated Codes 105.1 through 16-609(b)(1) were violated.

Ms. Rivera stated a live entertainment permit was filed, and was on hold due to work being done without a permit.

Building Official Durrani Guy stated a stage was on the premises with other new items, and no permits were filed.

Ms. Rivera added the landscape had not been maintained.

No representative was present.

Magistrate Bernard ordered compliance within 30 days, otherwise a fine of \$250.00 per day would accrue until the violation was corrected.

**3. CC-25-17 - 3719 3745 MILITARY TRL HOLDINGS LLC - 3735 S MILITARY TRL**

**Initiated By: Michael McGee**

**Code Number: 16-1245(b)(2) - General maintenance standards.**

Ms. Robinson stated a notice was served by regular and certified mail, and a affidavit of posting. Ms. Robinson mentioned Code 16-1245(b)(2) was violated. The dumpsters were required to be removed, and the property had no landscape plan but it needs to be sodded or apply for a driveway.

Ms. Rivera stated no landscape plan was issued, but the property was required to maintain the landscape.

No representative was present.

Magistrate Bernard ordered compliance within 30 days, otherwise a fine of \$250.00 per day would accrue until the violation was corrected.

**4. CC-25-24 - AMERICAN POLISH CLUB INC - 4725 LAKE WORTH RD**

**Initiated By: Michael McGee**

**Code Number: 16-1245(b)(1)c. - General maintenance standards.**

Ms. Robinson stated a notice was served by regular and certified mail and a affidavit of posting. Ms. Robinson stated Code 16-1245(b)(1)c was violated.

Ms. Rivera stated the parking needed to be reevaluated. The parking must be double stripe parking, and a building permit is required.

No representative was present.

Magistrate Bernard ordered compliance within 60 days, otherwise a fine of \$250.00 per day would accrue until the violation was corrected.

**5. CC-25-26 - JPMORGAN CHASE BANK NATIONAL ASSOCIATION - 6710 FOREST HILL BLVD**

**Initiated By: Bernard Heriveaux**

**Code Number: 16-1245(a)(b)(1) - General maintenance standards.**

---

**Code Number: 16-1248(b) - Building permit for landscaping and inspections.**

**Code Number: 16-1310(2) - Ground cover.**

**Code Number: 16-1335(18)(d) - Location and design requirements.**

**Code Number: 7-423(c) - Exterior Structure.**

Ms. Robinson stated a notice was served by certified and regular mail, and affidavit of posting. Ms. Robinson stated Code 16-1245(b)(1) through 7-423(c) were violated.

Ms. Rivera stated the landscape permit was not difficult to obtain. The landscape plans were old and new plans were required to update the landscape.

No representative was present.

Magistrate Bernard ordered compliance within 60 days, otherwise a fine of \$250.00 per day would accrue until the violation was corrected.

**6. CC-25-34 - 3747 S MILITARY LLC - 3747 S MILITARY TRAIL**

**Initiated By: Carlos Maldonado**

**Code Number: 105.1 - Amendments to the FBC 105 Permits Required.**

**Code Number: 115.3 - Amendments to the FBC Unlawful Continuance.**

**Code Number: 16-1332(6) - Applicability.**

**Code Number: 16-1334(11)b. - General Requirements.**

**Code Number: 7-423(f) - Exterior Structure.**

Mr. Maldonado stated a notice was served by certified mail and affidavit of posting. Mr. Maldonado stated Code 105.1 through 7-423(f) were violated.

Mr. Maldonado mentioned a representative reached out stating they would be making sure the violations were corrected.

Ms. Rivera stated an application was submitted for the site plan amendment.

Mr. Maldonado mentioned a Stop Work Order was issued in November of 2025.

No representative was present.

Magistrate Bernard ordered a compliance within 60 days, otherwise a fine of \$250.00 per day would accrue until the violation was corrected.

**Foreclosure**

**7. Case 10-21-8789 - PIERRE AUTO SALES INC - 257 BROWARD AVE**

**Presented By: Christy Goddeau (City's Attorney)**

City Attorney Christy Goddeau stated the next two cases would be presented together.

Ms. Goddeau stated notices were served by certified mail and affidavit of posting.

Ms. Goddeau stated back in 2022 the property had violations due to no business tax receipt, work without permits, and the parking of unregistered vehicles on the property. The violations were repeated over time. Liens were accruing at \$1,000 per day.

No representative was present.

---

Magistrate Bernard ordered the property go into foreclosure.

**8. CASE-9-24-10773 - PIERRE AUTO SALES INC - 257 BROWARD AVE**

**Presented By: Christy Goddeau (City's Attorney)**

No representative was present.

Magistrate Bernard ordered the property go into foreclosure.

**ADJOURNMENT**

2:33 PM.

---

Amity R. Barnard, Esquire, Special Magistrate

---

Quintella Moorer, MMC, City Clerk

Date Approved: \_\_\_\_\_