



Special Magistrate Hearing

City of Greenacres, Florida

Tuesday, April 15, 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 April 15, 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

March 26, 2025.

Next Scheduled Special Magistrate Hearing - May 20, 2025.

NEW BUSINESS

1. CASE-1-25-10951 - JAIME E VILORIA - 301 Martin Ave

Initiated By: Jerry Bernal

Section: 7-417 - Accessory Structures

Code Enforcement Officer Xavier Morales stated a notice was served by affidavit of posting and certified mail. Mr. Morales stated Section 7-417 was violated.

No representative was present.

Magistrate Bernard ordered compliance within 30 days, otherwise a fine of \$10.00 per day would accrue until the violation was corrected.

2. CASE-1-25-11001 - WILEINE NORREUS & HILARION BERNARD - 4725 Empire Way

Initiated By: Xavier Morales

Section: 7-420 - Open Storage

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

Section: 7-423(a) - Exterior Structure

Mr. Morales stated a notice was served by affidavit of posting and certified mail. Mr. Morales mentioned Sections 7-420 through 7-423(a) were violated. Mr. Morales also mentioned Sections 7-420 and 7-423(a) were complied prior to the meeting, but Section 7-43 was still violated. The owner to the property mentioned to Mr. Morales through a phone call that he would need time to fix the violation due to financial reasoning.

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.

3. CASE-1-25-11011 - JEFFREY LOSCHIN - 3413 Jog Park Dr

Initiated By: Xavier Morales

Section: 7-423(r) - Exterior Doors

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

Mr. Morales stated a notice was served by affidavit of posting and certified mail. Mr. Morales mentioned Sections 7-423 through 7-423(p) were 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.

4. CASE-3-25-11181 - PENTECOSTAL TABERNACLE INTERNATIONAL INC. - 6030 Lake Worth Rd

Initiated By: Xavier Morales

Section: 105.1 - FBC 105 Permits Required

Section: 110.1 - FBC Inspections

Code Enforcement Supervisor Jade Robinson stated the case would be moved to the next meeting.

5. CASE-3-25-11187 - GITA PATEL GITA PATEL TR TITL HLDR - 5025 Nautica Lake Cir

Initiated By: Michael McGee

Section: 105.1 - FBC 105 Permits Required

Ms. Robinson stated the case was in compliance prior to the meeting.

6. CASE-3-25-11188 - NOLA PIERRE & MARLISSA SALOMON - 5065 Nautica Lake Cir

Initiated By: Michael McGee

Section: 105.1 - FBC 105 Permits Required

Code Enforcement Officer Michael McGee stated the notice was served by certified mail. Mr. McGee mentioned Section 105.1 was violated due to pavers being extended to the drive way.

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.

7. CASE-3-25-11208 - GEKVT LLC - 549 Walker Ave

Initiated By: Jerry Bernal

Section: 105.1 -FBC 105 Permits Required

Mr. Morales stated a notice was served by affidavit of posting and certified mail. Mr. Morales mentioned Section 105.1 was violated. Mr. Morales stated he had spoken to the property owner in the morning who had stated they were currently working with an engineer to obtain a permit.

No representative was present.

Magistrate Bernard ordered compliance within 45 days, otherwise a fine of \$100.00 per day would accrue until the violation was corrected.

8. CASE-3-25-11232 - MONIQUE JEAN & JOSUE JUSMA - 5318 Island Gypsy Dr

Initiated By: Michael McGee

Section:16-1249(a) - Building permit for vegetation removal required

Section: 105.1 - FBC 105 Permits Required

Mr. McGee stated a notice was served by affidavit of posting. Mr. McGee mentioned Sections 16-1249(a) through 105.1 were violated. Prior to the meeting Section 16-249(a) was compliant, but Section 105.1 remained violated.

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.

9. CASE-3-25-11233 - VANESSA EDMOND & JEAN PIERRE LAFLEUR BIENTA & MELANDIEU LOUIS - 5341 Island Gypsy Dr

Initiated By: Michael McGee

Section: 16-1249(a) - Building permit for vegetation removal required

Mr. McGee stated a notice was served by affidavit of posting and certified mail. Section 16-1249(a) was violated.

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.

DISCUSSION ITEM

Ms. Robinson stated Case 1-25-11010 notices were not filed nor sent out to the property owner. Code Enforcement Officer Carlos Maldonado stated Case 1-25-11010 was heard on March 26, 2025. City staff asked for the case to be brought back to the next upcoming hearing. City Attorney Amelia Jadoo stated the property owner was not present at the hearing, and no notices were filed.

Magistrate Bernard stated an amended order could be filed for the next upcoming hearing.

ADJOURNMENT

1:43 PM.

Amity R. Barnard, Esquire, Special Magistrate

Quintella Moorer, MMC, City Clerk

Date Approved: _____