



Special Magistrate Hearing City of Greenacres, Florida

Wednesday, January 22, 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 January 22, 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 - November 20, 2024.

Next Scheduled Special Magistrate Hearing - February 26, 2025.

NEW BUSINESS

1. CASE-10-24-10833 - REAL SUB LLC - 6752 Forest Hill Blvd

Initiated By: Jerry Bernal

Section: 16-935(15) -Snipe Sign

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

Section:16-935(8) -"A" Frame Sign

Code Enforcement Officer Jerry Bernal stated a notice was served by certified mail. Mr. Bernal mentioned there was "A" signs in front of the business which was not allowed, a delinquent business tax receipt and hurricane shutters were placed on the windows. The violations were compliant on December 26, 2024.

No representative was present.

Magistrate Bernard ordered a "Finding of Fact".

**2. CASE-11-24-10847 - BUTTONWOOD PLAZA LTD -MARC J. GEISERMANN,
REGISTERED AGENT - 3084 S. Jog Rd**

Initiated By: Jerry Bernal

Section:8-46.1 -Business Tax Imposed

Section: 8-48(d) - Inspection

Mr. Bernal stated a notice was served by certified mail and affidavit of posting. Mr. Bernal mentioned a Business was running without a Business Tax Receipt and a life safety inspection was required.

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.

3. CASE-11-24-10849 - LEONARD R & CYNTHIA O'DONNELL - 4736 Chariot Cir

Initiated By: Xavier Morales

Section: 14-28b1e -Parking of motor vehicles, boats and trailers

Section: 7-419 - Motor Vehicles

Section:14-28c1j -Parking-storage of boats, trailers & rec. vehicles

Section:7-420 - Open Storage

Section: 14-28c1c -Parking of motor vehicles, boats and trailers

Section: 14-28c1i - Parking-storage of boats, trailers & rec. vehicles

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

Code Enforcement Officer Xavier Morales stated the case was compliant prior to the meeting.

4. CASE-12-24-10885 - ANGNAR TRETEN - 252 Jackson Ave

Initiated By: Jerry Bernal

Section: 7-419 - Motor Vehicles

Mr. Bernal stated a notice was served by certified mail. Mr. Bernal mentioned there were unregistered vehicles on the property that needed to be removed. To date two vehicles had been removed, but one unregistered vehicle remained.

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-12-24-10902 - TGC GREENACRES LLC - 5055 10Th Ave N

Initiated By: Jerry Bernal

Section: 7-423(a) -Exterior Structure

Section: 16-1334(6)(a) -General Requirements

Section:7-426(c) -Rubbish and Garbage

Mr. Bernal stated a notice was served by certified mail. Mr. Bernal mentioned the exterior structure needed cleaning and painting, a semi trailer truck was parked on the property, and garbage was disposed on the property. Prior to the meeting all violations were compliant. The City was seeking a "Findings of Fact" for the parking of the semi trailer truck.

No representative was present.

Magistrate Bernard ordered "Finding of Fact" for the parking of the semi trailer truck.

6. CASE-12-24-10940 - JUFEC CORP - MARIA BEARD, REGISTERED AGENT - 4931 S Military Trl

Initiated By: Michael McGee

Section: 7-426(a) - Rubbish and Garbage

Section: 7-409 -Vacant Structures and Land

Section:7-423(a) - Exterior Structure

Section: 7-420 -Open Storage

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

Section: 7-412 - Walkways and Driveways

Code Enforcement Officer Michael McGee stated a notice was served by affidavit of posting. Mr. McGee mentioned there was rubbish and garbage on the property, vacant structures and land, exterior structure, open storage, pressure cleaning was required, parking lines had to be redone, and uncontrolled growth of vegetation was on the property. Rubbish and garbage, vacant structures and land, open storage, and uncontrolled growth of vegetation violation were compliant prior to the meeting.

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 for the exterior structure and pressure cleaning of the walkways and driveways.

7. CASE-4-23-9772 - CROWN PLAZA LLC - 6412 Melaleuca Ln

Initiated By: Jade Robinson

Section: 16-1242 -Applicability.

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

Section:105.1 -FBC 105 Permits Required

Section: 110.1 - FBC Inspections

Section:16-1250(b) - Violations and enforcement.

Section: 16-937(c) - Window signs—permit not required

Section:13.5.3.1 NFPA1 - Water Supply

Section:11.4 NFPA1 -Utilities 11.4

Section:NFPA 1 -Covers

Code Enforcement Supervisor Jade Robinson stated a notice was served by certified mail and affidavit of posting. Ms. Robinson stated there had been multiple violations on the property and two meetings were held between the property owners and City Staff to review the violations, but to date no violations had been corrected. The violations were Sections 16-1242 through NFPA 1 which referenced applicability, uncontrolled growth of vegetation, Florida code inspections, violations and enforcement, window sign

illumination, permits were required, sound proof structure was built with no permits, water supply, utilities, and covers of panelboards Window signs and cover violations were compliant prior to the meeting.

The representative of the plaza stated her previous spouse handled the paperwork, and she was currently learning how to fix all of the violations by hiring a contractor.

Magistrate Bernard ordered compliance within 60 days, otherwise a fine of \$100.00 per day would accrue until the violation was corrected for applicability, landscaping and uncontrolled growth of vegetation, Florida inspections, violations and enforcement, soundproof structure, water supply and utilities. A " Finding of Fact" was issued for the window signs and covers.

**8. CASE-4-24-10376 - JAVIER I PAXTAIN FERMAN & MERCY M DUARTE MURILLO
- 345 Jennings Ave**

Initiated By: Jerry Bernal

Section:105.1 - FBC 105 Permits Required

Mr. Bernal stated a notice was served by certified mail. Mr. Bernal mentioned there was a structure on the rear part of the property without a permit.

Representative Javier I Paxtain Ferman was present. Mr. Paxtain Ferman stated he would remove the structure.

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

**9. CASE-5-24-10392 - ESTELA, LUIS, OSEAS, PABLO DILONE/ CARMEN & VICTOR
MARTINEZ & ALBA PEREZ & JULIA RAMIREZ - 4684 Rome Ct**

Initiated By: Xavier Morales

Section: 7-423(a) - Exterior Structure

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

Section:7-412 - Walkways and Driveways

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

Section:7-417 - Accessory Structures

Section:7-438 - Holiday lights and decorations

Mr. Morales stated a notice was served by affidavit of posting. Mr. Morales mentioned cleaning and maintenance of the roof, driveway, sidewalk, and painting or replacement of the front door and garage door. Repair of the fence, mailbox, and removal of holiday lights hanging above the garage and trimming of the overgrown lawn.

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-8-24-10680 - FLORENZA PAUL TIFTON LLC & RAINER PAUL TIFTON LLC
- 6250 Lake Worth Rd**

Initiated By: Xavier Morales

Section:16-935(a) -Maintenance, alteration & removal of signs**Section: 16-1249(a) - Building permit for vegetation removal required****Section:16-1250(a) - Violations and Enforcement**

Mr. Morales stated a notice was served by certified mail. Mr. Morales mentioned maintenance was required, building permit for a vegetation removal was required, and failure to install or maintain the landscaping.

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.

11. CASE-8-24-10746 - CATALINA ESTATES HOA INC - PROPERTY KEEPERS MANAGEMENT LLC -

Initiated By: Xavier Morales

Section: 16-1249(a)(1) - Building permit for vegetation removal required.

Section: 16-1250(a) - Violations and Enforcement

Section: 16-1245b.1.a - General maintenance standards.

Mr. Morales stated a notice was served by certified mail. Mr. Morales mentioned a permit was required for vegetation for removal of six oak trees. Senior Planner Gionni Gallier stated the trees that were removed were required as a part of the property.

Representative Heather Veloz stated the project was soon to be started to install the trees.

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

12. CASE-8-24-10748 - ALINE CHARLES - 4507 Catalina Way

Initiated By: Xavier Morales

Section: 16-1249(a)(1) - Building permit for vegetation removal required.

Section: 16-1250(a) - Violations and Enforcement

Section: 16-1245b.1.a - General maintenance standards.

Mr. Morales stated a notice was served by certified mail affidavit of posting. Mr. Morales mentioned a removal of tress was done without a permit.

No representative was present.

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

13. CASE-8-24-10750 - HONG THUY NGUYEN - 4511 Catalina Way

Initiated By: Xavier Morales

Section:16-1245b.1.a - General maintenance standards.

Section: 16-1249(a)(1) - Building permit for vegetation removal required.

Section: 16-1250(a) - Violations and Enforcement

Mr. Morales stated a notice was served by certified mail and affidavit of posting. Mr. Morales mentioned missing landscape was on the property. The site plan required landscape on the property.

No representative was present.

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

14. CASE-9-24-10802 - HOLY MADINAH LLC - NASRIN KHAN, REG AGENT

Initiated By: Jerry Bernal

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

Section: 7-426(a) - Rubbish and Garbage

Section:7-420 -Open Storage

Mr. Bernal stated a notice was served by certified mail. Mr. Bernal mentioned there was open storage of miscellaneous items in the front yard and driveway. Accumulation of trash and debris was in front of the property and swale. To date all of the trash, debris and open storage in front of the yard and driveway had been cleared. The carport still had open storage of bins and appliances.

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

4:47 PM.

Amity R. Barnard, Esquire, Special Magistrate

Quintella Moorer, MMC, City Clerk

Date Approved: _____