



Special Magistrate Hearing

City of Greenacres, Florida

Tuesday, June 17, 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 Davis called to order the Special Magistrate Hearing of Tuesday June 17, 2025.

Special Magistrate Davis 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

May 20, 2025.

Next Scheduled Special Magistrate Hearing - July 15, 2025

NEW BUSINESS

- 1. 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 Coordinator Xavier Morales stated a notice was served by an affidavit of posting and certified mail. Mr. Morales mentioned Sections 105.1 through 110.1 was violated.

Representative Howard Aarons was present with the contractor. Mr. Aarons stated they would work with the City to correct the issue.

Assistant Director of Development and Neighborhood Services Gionni Gallier stated the applicant applied for a variance. He also mentioned a permit was received to remove the fence.

Magistrate Davis ordered compliance within 30 days, otherwise a fine of \$100.00 per day would accrue until the violations were corrected.

2. CASE-3-25-11234 - KARINA & LUIS A RICO - 360 Fleming Ave**Initiated By: Xavier Morales****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. He also stated one of the structures may be removed, due to the approval of Planning and Engineering.

Representative Luis Rico was present. Mr. Rico stated he would start the permit process to correct the violation.

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

3. CASE-4-25-11244 - FLORIDA CONFERENCE ASSN OF SEVENTH DAY ADVENTIST - 116 Swain Blvd**Initiated By: Xavier Morales****Section: 7-423 (p) - Shutters and Impact Protection****Section: 16-171 - Statement of Purpose****Section: 7-417 - Accessory Structures****Section: 7-420 - Open Storage****Section: 8-46.1 - Business Tax Imposed****Section: 16-172 - Special Exceptions - General Provisions****Section: 16-196 - Zoning**

Code Enforcement Supervisor Jade Robinson stated the case had been removed prior to the meeting.

4. CASE-4-25-11245 - FLORIDA CONFERENCE ASSN OF SEVENTH DAY ADVENTIST - 124 Swain Blvd**Initiated By: Xavier Morales****Section: 16-171 - Statement of Purpose****Section: 7-420 - Open Storage****Section: 7-423(p) - Shutters and Impact Protection****Section: 16-196 - Zoning****Section: 8-46.1 - Business Tax Imposed****Section: 16-172 - Special Exceptions - General Provisions**

Ms. Robinson stated the case had been removed prior to the meeting.

**5. CASE-6-25-11293 - PALM BEACH CHRISTIAN PREPARTORY - 4900 52nd CT N
INITIATED BY: Michael McGee****Section: 7-413 - Landscape & Uncontrolled Growth of Vegetation****Section: 7-410 - Exterior Property Areas**

Section: 16-611(c) - Placement of Portable Storage Units**Section: 7-411 - Grading and Drainage****Section: 7-420 - Open Storage****Section: 7-409 - Vacant Structures and Land****Section: 7-417 - Accessory Structures****Section: 8-46.1 - Business Tax Imposed****Section: 16-611(b) - Placement and Use of Portable Storage Units**

The next four cases would be presented and ordered together, due to the property having three different parcels, but same property owner.

Code Enforcement Officer Michael McGee stated the notices were served by affidavit of posting and certified mail. Mr. McGee mentioned Sections 7-413 through 16-611(b) were violated.

Ms. Robinson stated Section 8-46.1 had been removed.

Representative Sofia Snead was present. Ms. Snead stated the properties became too much to handle overtime, and had a buyer in the process to purchase the property.

Mr. Gallier stated the buyer had a pre-application meeting with Staff about the property.

Ms. Robinson mentioned the violations had been going on for some time.

Magistrate Davis ordered compliance by October 17, 2025, otherwise a fine of \$100.00 per day would accrue until the violation was corrected.

6. CASE-6-25-11294 - PALM BEACH CHRISTIAN PREPARATORY - Canal 14 RD

Initiated by: Michael McGee

Section: 7-420 - Open Storage**Section: 7-411 - Grading and Drainage****Section: 7-409 - Vacant Structures and Land****Section: 7-413 - Landscaping & Uncontrolled Growth of Vegetation****7. CASE-6-25-11295 - PALM BEACH CHRISTIAN PREPARATORY - 5234 Haverhill RD**

Initiated By: Michael McGee

Section: 7-423(a) - Exterior Structure**8. CASE-6-25-11296 - PALM BEACH CHRISTIAN PREPARATORY - 5200 Haverhill RD**

Initiated By: Michael McGee

Section: 7-426(a) - Rubbish and Garbage**Section: 7-420 - Open Storage****Section: 7-409 - Vacant Structures and Land****Section: 7-417 - Accessory Structures****Section: 7-411 - Grading and Drainage**

9. CASE-6-25-11299 - CHURCH IN THE PALMS INC - 3812 S Jog RD

Initiated By: Michael McGee

Section: 8-46.1 - Business Tax Imposed

Ms. Robinson stated the case had been moved to the next meeting.

ADJOURNMENT

2:01 PM.

Amity R. Barnard, Esquire, Special Magistrate

Quintella Moorer, MMC, City Clerk

Date Approved: _____