



Special Magistrate Hearing City of Greenacres, Florida

Tuesday, July 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 July 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.

APPROVAL OF MINUTES

June 17, 2025.

Next Scheduled Special Magistrate Hearing - August 19, 2025.

NEW BUSINESS

1. CASE 11-24-10860 - VILLAGES OF WOODLAKE HOA INC - 101 Wedgewood Lk

Initiated by: Michael McGee

Section: 105.1 - FBC 105 Permits Required

Code Enforcement Supervisor Jade Robinson stated the case was compliant prior to the meeting.

2. CASE 3-24-10295 - ALEX LOMOSI - 1001 Island Manor Dr

Initiated by: Carlos Maldonado

Section: 105.1 - Conditions of the Permit

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

Section: 105.4.1 - FBC Permit Intent

Code Enforcement Officer Carlos Maldonado stated a notice was served by affidavit of posting, certified mail, and hand delivery. Mr. Maldonado mentioned Sections 105.4 through 105.4.1 were violated. Sections 104.4 and 105.4.1 were dismissed prior to the meeting. The owner must reinstate the permit application.

Representative Alex Lomosi was present. Mr. Lomosi stated he was involved in a insurance and contract litigation case and had not been able to address the violation.

Magistrate Bernard ordered compliance within 60 days, otherwise a fine of \$50.00 per day would accrue until the violation was corrected for Section 4-423(g).

3. CASE 4-25-11246 - REBECCA DEJADIN - 127 Rosewood Ln

Initiated by: Carlos Maldonado

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

Section: 105.1 - FBC Permits Required

Section: 16-1249 (a) - Building Permit for Vegetation Removal Required

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

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

4. CASE 4-25-11260 - VICMY E DA GAMA HERNANDEZ - 436 Perry Ave

Initiated by: Xavier Morales

Section: 7-432 (b) - Sanitary drainage system

Ms. Robinson stated the case was compliant prior to the meeting.

5. CASE 6-25-11297 - HAPPY FRIENDS ENT LLC - 4378 Nicia Way

Initiated by: Michael McGee

Section: 8-69a - Engaging in business without local business tax receipt

Section: 105.1 - FBC 105 Permits Required

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

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

Section: 7-420 - Open Storage

Ms. Robinson stated the case was compliant prior to the meeting.

6. CASE 6-25-11299 - CHURCH IN THE PALMS INC - 3812 Jog Rd

Initiated by: Michael McGee

Section: 8-47 - BTR Required

Code Enforcement Officer Michael McGee stated a notice was served by affidavit of posting and certified mail. Mr. McGee stated Section 8-47 was violated.

No representative was present.

Magistrate Bernard ordered compliance by August 15, 2025, otherwise a fine of \$100.00 per day would accrue until the violation was corrected.

ADJOURNMENT

1:31 PM.

Amity R. Barnard, Esquire, Special Magistrate

Quintella Moorer, MMC, City Clerk

Date Approved: _____