



Special Magistrate Hearing City of Greenacres, Florida

Wednesday, March 26, 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 March 26, 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

Next Scheduled Special Magistrate Hearing - April 15th, 2025

NEW BUSINESS

- 1. CASE-1-25-10954 - JULIO C VILLAR TEJEDA & SONYA L SANTANA EUSEBIO
- 6357 Summer Sky Ln**

Initiated By: Xavier Morales

Section:105.1 - FBC 105 Permits Required

Section:110.1 - FBC Inspections

Code Enforcement Officer Xavier Morales stated a notice was served by affidavit of posting. Mr. Morales stated Sections 105.1 through 110.1 were violated due to an air conditioner unit installation without a permit.

Inspector Jon Pankiewicz stated the violation was spotted while he was inspecting the property.

Representative Julio C Villar Tejeda was present. Mr. Villar Tejeda's daughter stated they contacted a contractor, but couldn't afford to pay.

Magistrate Bernard ordered compliance within 60 days, otherwise a fine of \$50.00 per day would accrue until the violation was corrected.

- 2. CASE-1-25-11010 - LETICIA MANJARREZ - 5740 S 38Th Ct**

Initiated By: Carlos Maldonado

Section:8-48(d) - Inspection**Section:7-413 -Landscaping & Uncontrolled Growth of Vegetation****Section:8-47 - Required****Section: 7-410(a)(2) - Exterior Property Areas****Section:7-417 - Accessory Structures****Section: 7-423(a) - Exterior Structure**

Code Enforcement Officer Carlos Maldonado stated Sections 8-48(d) through 7-423(a) were violated. Violation for Section 8-48 (d) was removed and Section 7-413 was compliant prior to the meeting, but the other violations remained.

No representative was present.

Magistrate Bernard ordered compliance within 14 days, otherwise a fine of \$100.00 per day would accrue until the violation was corrected.

3. CASE-2-25-11131 - JEAN NIXON & JUDITH LOUIS - 5505 Wishing Star Ln

Initiated By: Michael McGee

Section: 105.1 - FBC 105 Permits Required

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

4. CASE-2-25-11145 - 5283 LAKE WORTH ROAD LC - 5283 Lake Worth Rd

Initiated By: Jerry Bernal

Section:8-66(a) - Business Tax Receipt**Section: 16-1334(6)(a) - General Requirements****Section: 16-937(a) - Prohibited Window Signage**

Code Enforcement Officer Jerry Bernal stated a notice was served by certified mail and affidavit of posting. Mr. Bernal stated Sections 8-66(a) through 16-937(a) were violated. Mr. Bernal mentioned there were trailer trucks parked on the property, window signage was 25 percent bigger than usual, an "A" frame and portable sign was in front of the premises, and pending fire inspections remained. To date some trailers had been removed, the A frame and portable signs had been removed, but the signage still remains and the Business Tax Receipt was still pending.

Representative Alana Casarrubias stated he applied for a temporary use permit for the trailers due to remodeling the business, the Business Tax Receipt and fire inspections had been paid for, he was waiting to receive the documents in the mail. He also mentioned he was unaware of the window signage requirements, but would fix the issue.

Senior Planner Gionni Gallier stated Mr. Casarrubias applied for a temporary use permit for the trailers, and was waiting for approval. The trailers could remain on the property while construction was occurring on the property and the permit was approved.

Magistrate Bernard ordered compliance within 45 days, otherwise a fine of \$100.00 per day would accrue until the violation was corrected. If the temporary use permit was denied, the representative must remove the trailers.

5. CASE-2-25-11156 - CASE-2-25-11156 - 342 Pine Ridge Cir Suite C1**Initiated By: Carlos Maldonado****Section: 7-423(p) - Shutters and Impact Protection**

Mr. Maldonado stated a notice was served by certified mail, affidavit of posting and hand delivery. Mr. Maldonado mentioned Section 7-423(p) was violated due to hurricane shutters.

Representative Jeffrey Syx was present. Mr. Syx stated he was unaware of the hurricane shutter requirements.

Magistrate Bernard ordered compliance within 30 days, otherwise a fine of \$50.00 per day would accrue until the violation was corrected.

6. CASE-3-25-11161 - JENNINGS AVE LAND TRUST #453 - 453 Jennings Ave**Initiated By: Jerry Bernal****Section:7-426(a) - Rubbish and Garbage****Section:7-426(c) - Rubbish and Garbage**

Mr. Bernal stated a notice was served by certified mail and affidavit of posting. Mr. Bernal mentioned Sections 7-426(a) through 7-426(c) were violated.

No representative was present.

Magistrate Bernard ordered compliance within 10 days, otherwise a fine of \$100.00 per day would accrue until the violation was corrected.

7. CASE-3-25-11162 - CELESTE LAUORE & FLORIAN PIERRE - 456 Jennings Ave**Initiated By: Jerry Bernal****Section:7-426(a) - Rubbish and Garbage****Section: 7-426(c) - Rubbish and Garbage**

Mr. Bernal stated the case was in compliance prior to the meeting.

8. CASE-6-24-10510 - CHURCH OF GOD SEVENTH DAY OF PALM BEACH INC - 3535 S Jog Rd**Initiated By: Jade Robinson****Section:12-60 - Elevations and land fill.****Section:7-413 - Landscaping & Uncontrolled Growth of Vegetation****Section: 7-28 -Property Maintenance Nuisances Prohibited****Section:7-27(7) -Property Maintenance Nuisance Declared****Section:105.1 -FBC 105 Permits Required****Section:7-410(a)(1) - Exterior Property Areas****Section:7-27(11) - Property Maintenance Nuisance Declared****Section:16-1249(a) - Building permit for vegetation removal required**

Section:16-196 - Zoning**Section:12-51 - Required improvements.****Section: 7-411 - Grading and drainage.****Section: 105.5 - Expiration.****Section: 12-64 - Sewage systems.****Section: 12-58(a) - Drainage.**

Ms. Robinson stated a notice was served by certified mail and affidavit of posting. City staff did a site visit on December 12, 2024 to check on the current state due of the property due to multiple violations. Ms. Robinson stated many notices were sent out and phone calls were made between the City and property owners. She also stated Sections 12-60 through 12-58(a) were violated.

City Attorney Tanya Earley stated the property was approved for a site plan in 2009. The property owner obtained multiple permits, which have now expired. Construction on the site had been stalled, and many projects were done on the property without the appropriate permits. The City had been in contact with the property owners through notices.

Director of Development and Neighborhood Services Denise Malone stated the permits had two extensions which expired. The City contacted the property owners in September 2024 for a meeting to discuss the length of the project. The City asked for a letter to be drafted from the property owners to mention what the property owners wanted to do with the property. The letter stated they would do a clean up back in December 2024 to deal with the violations. No work was done on the property. Ms. Malone stated there had been numerous conversations to help with the violations of the property between the City and property owners.

Representatives from Church of God Seventh Day of Palm Beach stated they have spent time and money on the project, and wish to continue working on fixing the violations. They wanted to work with the City to fix the issues.

Ms. Malone stated the project had been going on for a few years, and the City had concerns on the building since it does not meet the City's Code, and multiple chances had been given to fix the violations. The City recommended demolishing the building.

Magistrate Bernard ordered compliance within 30 days for Sections 7-413, 7-27(7), 7-410(a)(1), 7-27(11), compliance within 90 days for Sections 12-60, 7-28,16-249(a), 16-196, 12-51, 7-411, 12-64,12-25(a), and compliance within 120 days for Sections 105.1 and 105.5, otherwise a fine of \$250.00 per day would accrue until the violation was corrected.

9. CASE-8-24-10666 - AUTO REPAIR PROS - 3838 Jog Rd

Initiated By: Xavier Morales

Section:16-937(a) - Prohibited Window Signage

Section:8-66(a) - Business Tax Receipt

Section: 105.1 - FBC 105 Permits Required

Section: 110.1 - FBC Inspections**Section: 16-196 - Zoning**

Mr. Morales stated a notice was served by affidavit of posting. Mr. Morales mentioned Sections 16-937(a) through 16-196 were violated due to having excessive window signage taking over 25 percent of the window panes, operating the business without a Business Tax Receipt, a free standing monument sign was mounted without a permit. The property required a site plan amendment from the Planning and Zoning Division, but they did not submit the documents.

Senior Planner Gionni Gallier stated a site plan amendment was required, but no site plan had been filed through the property owners.

Representative Ericka Kies stated the excessive signage were getting redesigned to scale down the signs. She stated the Business Tax Receipt was applied for, but they haven't passed the fire inspection, but were in the process of getting the issues solved. Ms. Kies was unaware of the monument needing a permit, and for the Site Plan Amendment the Land Lord would apply for it.

Magistrate Bernard ordered compliance within 30 days, otherwise a fine of \$100.00 per day would accrue until the violation was corrected.

ADJOURNMENT

5:19 PM.