



Special Magistrate Hearing

City of Greenacres, Florida

Tuesday, May 20, 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 May 20, 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

April 15, 2025.

Next Scheduled Special Magistrate Hearing - June 17, 2025.

NEW BUSINESS

1. CASE-1-25-10988 - RALPH E & RONA A COPPIN FIELDS - 6725 Stonecreek St

Initiated By: Carlos Maldonado

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

Code Enforcement Officer Xavier Morales stated a notice was served by an affidavit of posting and hand delivered mail. Mr. Morales mentioned Section 7-423(g) was violated.

Representative Ralph Fields stated he hired an attorney for litigation.

Magistrate Bernard ordered compliance by November 17, 2025, otherwise a fine of \$50.00 per day would accrue until the violation was corrected.

2. CASE-3-25-11192 - ZOYA V MOZGOVAYA - 3199 Santa Catalina Pl

Initiated By: Xavier Morales

Section:7-423(a) - Exterior Structure

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

3. CASE-3-25-11210 - STAFFORD MORRISON - 4131 Oak Terrace Dr

Initiated By: Xavier Morales

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

Section: 7-423(a) - Exterior Structure

Section:7-415 - Rodent and pest harborage

Mr. Morales stated a notice was served by affidavit of posting and certified mail. Mr. Morales mentioned Sections 7-410(a)(1) through 7-415 were violated.

Representatives Stafford Morrison and Robert Janis were present. Mr. Morrison stated he tried to get rid of the rodents by using moth balls. Mr. Janis mentioned he had been trying everything he could to clean up the property.

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

4. CASE-4-25-11255 - JADE SOLUTIONS LLC - 4605 Melaleuca Ln

Initiated By: Michael McGee

Section:7-409 - Vacant Structures and Land

Code Enforcement Officer Michael McGee stated a notice was served by affidavit of posting and certified mail. Mr. McGee mentioned Section 7-409 was violated. Prior to the meeting the violation was compliant.

No representative was present.

Magistrate Bernard ordered a "Finding of Fact".

5. CASE-4-25-11261 - O'DONNELL PROPERTY MANAGEMENT LLC - 4736 Chariot Cir

Initiated By: Michael McGee

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

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

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

Section:14-28c1f - Parking & storage of boats, trailers & RV's

Section:7-420 - Open Storage

Mr. McGee stated Sections 7-423(p) through 4-420 were violated. Prior to the meetings the violations were compliant prior to the meeting.

No representative was present.

Magistrate Bernard ordered a "Finding of Fact".

6. CASE-4-25-11262 - CYNTHIA & LEONARD R O'CONNELL - 4734 Chariot Cir

Initiated By: Michael McGee

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

Section: 7-420 - Open Storage

Section: 14-28c1b - Parking of motor vehicles, boats and trailers

Mr. McGee stated a notice was served by affidavit of posting. Mr. McGee mentioned Sections 14-28c1c through 14-28c1b were violated. Sections 7-420 and Section 14-28c1b were compliant prior to the meeting.

No representative was present.

Magistrate Bernard ordered compliance for Section 14-28c1c within 15 days, otherwise a fine of \$100.00 per day would accrue until the violation was corrected. Ms. Bernard ordered a "Finding of Fact" for Sections 7-420 and 14-28c1b.

7. CASE-4-25-11265 - ROBERTA S BEABRAUT & BRYAN K SIMS - 4709 Chariot Cir

Initiated By: Michael McGee

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

Mr. McGee stated a notice was served by affidavit of posting. Mr. McGee mentioned Section 7-413 was 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.

8. CASE-4-25-11267 - MAHA & HAIFA INC - 5050 Lake Worth Rd

Initiated By: Michael McGee

Section: 16-1334(6) - General requirements.

Section: 14-28c1 - Parking of Motor Vehicles, Boats and Trailers

Section: 105.1 - FBC 105 Permits Required

Mr. McGee stated a notice was served by affidavit of posting. Mr. McGee mentioned Sections 16-1334(6) through 105.1 were violated. Prior to the meeting Section 16-1334(6) was compliant

No representative was present.

Magistrate Bernard ordered a "Finding of Fact" for Section 16-1334(6). Ms. Bernard ordered a compliance within 15 days, otherwise a fine of \$100.00 per day would accrue until the violation was corrected for Section 14-28c1. For section 105.1 Ms. Bernard ordered compliance within 30 days, otherwise a fine of \$100.00 per day would accrue until the violation was corrected.

9. CASE-4-25-11269 - KAREN M POLLACK & HAYLEE T PERRY - 4846 Pond Pine Way

Initiated By: Xavier Morales

Section: 7-419 - Motor Vehicles

Mr. Morales stated a notice was served by affidavit of posting and certified mail. Mr. Morales mentioned Section 7-419 was violated. Two vehicles were removed from the property, but one unregistered vehicle remained.

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.

10. CASE-4-25-11270 - WIENDIE CHEVELON & PIERRE R LAFAILLE - 4216 Caesar Cir

Initiated By: Michael McGee

Section:105.1 - FBC 105 Permits Required

Mr. McGee stated a notice was served by affidavit of posting. Mr. McGee mentioned Section 105.1 was violated.

No representative was present.

Magistrate Bernard ordered compliance within 180 days, otherwise a fine of \$50.00 per day would accrue until the violation was corrected.

ADJOURNMENT

2:03 PM.

Amity R. Barnard, Esquire, Special Magistrate

Quintella Moorer, MMC, City Clerk

Date Approved: _____