



SPECIAL MAGISTRATE HEARING

City of Greenacres, Florida

Tuesday, April 21, 2026 at 1:00 PM

City Hall Council Chambers | 5800 Melaleuca Lane

MINUTES

CALL TO ORDER

Special Magistrate Barnard called to order the Special Magistrate Hearing of Tuesday, April 21, 2026 at 1:05PM.

Special Magistrate Barnard 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

March 17, 2026.

Next Scheduled Special Magistrate Hearing – MAY 19, 2026.

NEW BUSINESS

1. CC-26-4 - GREEN HOUSE BAZAAR INC - 545 Broward Ave

Initiated By: Carlos Maldonado

Code Number: 105.1 - Amendments to the FBC 105 Permits Required.

Code Number: 110.1 - Amendments to the FBC Inspections.

Code Number: 16-630 (h)(1) - Yards.

Code Number: 7-29 - Certain grass areas required.

Code Number: 7-410 (a)(2) - Exterior Property Areas.

Code Enforcement Officer Carlos Maldonado stated notices were served by regular and certified mail. Mr. Maldonado mentioned Code Sections 105.1 through 7-410(a)(2) were violated. Code Sections 7-29 and 7-410(a)(2) were complied prior to the meeting.

Representative Alex Bayatnia was present. Mr. Bayatnia stated he was confused on the violations and permit process. He also mentioned the fence was already on the property when he purchased the property.

Magistrate Barnard stated that when you purchase a property with violations, they become the new owner's responsibility to comply. She asked City staff if a permit was required to remove the fence.

Code Enforcement Supervisor Jade Robinson stated Mr. Bayatnia must check with the Building Department for further information about permit fence requirements.

Mr. Maldonado explained in detail how he found each of the violations on different occasions.

Ms. Robinson stated the Director of Development and Neighborhood Services Denise Malone and Mr. Bayatnia had a conversation about new violations that were found, and how he had to appear for a hearing soon.

Magistrate Barnard ordered within 60 days, otherwise a fine of \$250.00 per day would accrue until the violation was corrected.

Authorization of Foreclosure

2. Case 6-24-10510 - CHURCH OF GOD SEVENTH DAY OF PALM BEACH INC - 3535 S JOG RD

Presented By: The City Attorney representing the City of Greenacres

City Attorney Christy Goddeau stated the property had three recorded code enforcement liens. Fines of \$250.00 have been accruing per day. Some orders have complied and others have not.

Representatives from the property were present and their attorney Frank Wolland.

Mr. Wolland stated he and the representatives were unaware of the violations on the property and of the meeting being held inquiring about the liens and violations.

Mr. Wolland stated he reached out to City Attorney Alyssa Saloman about the hearings agenda but did not receive the back up material pertaining to the case. He also mentioned the previous owners did not disclose information about the violations, and hearings of the property.

Mr. Wolland and the representatives were requesting the City to give them time to comply with the violations.

Ms. Goddeau stated the City would like for the property to go into foreclosure. Paying off the recorded liens would take time.

Magistrate Barnard authorized the property to go into foreclosure.

ADJOURNMENT

2:08 PM

Amity R. Barnard, Esquire, Special Magistrate

Quintella Moorner, MMC, City Clerk

Date Approved: _____

