

CITY OF GREENACRES
SPECIAL MAGISTRATE HEARING



5800 Melaleuca Lane
Greenacres, FL 33463

SPECIAL MAGISTRATE HEARING MINUTES

June 16, 2026

Americans with Disabilities Act: In accordance with the provisions of the Americans with Disabilities Act (ADA), this document can be made available in an alternate format (large print) upon request. Special accommodations can be provided upon request with three (3) days advance notice of any meeting, by contacting the City Clerk at Greenacres City Hall, 5800 Melaleuca Lane, Greenacres, Florida. Phone No. 561-642-2006. **Hearing Assistance:** If any person wishes to use a listen Aid Hearing Device, please contact the City Clerk prior to any meeting held in the Council Chambers.

Notice: Any person requesting the appeal of a decision of the City of Greenacres Code Compliance Board/Magistrate will require a verbatim record of the proceedings and for that purpose will need to ensure that such verbatim record is made. Pursuant to F.S. 286.0105, the record must include the testimony and evidence upon which the appeal is based. The City of Greenacres does not prepare or provide such verbatim record.

Attention All Lobbyists: Palm Beach County Code of Ordinances, Article VIII, entitled "Lobbyist Registration" requires the registration of all lobbyists prior to engaging in any lobbying activity with the City Council, any City Board or Committee, or any employee as defined in the aforementioned Palm Beach County Ordinance. Copies of the Palm Beach County Ordinance are available upon request in the City Client's office.

I. Call the meeting to Order

Special Magistrate Barnard called to order the Special Magistrate Hearing of Tuesday, June 16, 2026 at 1:01PM.

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 for 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.

A. NEW BUSINESS

1. CC-26-33

FERAY LUES

Location:

157 Island Way

Parcel Number:

18424410110000290

Mailing Address:

157 ISLAND WAY

WEST PALM BEACH, FL 33413-2025

Issued:

03/23/2026

Initiated By:

Gabrielle Jackson

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

Code: Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

Corrective Action: A permit must be obtained for all swimming pool repairs and installations. A licensed contractor must be retained prior to the commencement of any pool repair work. Please contact the Building Department at

(561) 742-2164

Code Number: 110.1 - Amendments to the FBC Inspections

Code: Construction or work for which a permit is required shall be subject to inspection by the Building Official and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. The Building Official shall be permitted to require a boundary line survey prepared by a qualified surveyor whenever the boundary lines cannot be readily determined in the field. Neither the Building Official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

Corrective Action: Must schedule and pass all inspections. Please call the building department (561)642-2164.

Code Number: 7-420 - Open Storage

Code: It shall be unlawful for the owner or occupant of a residential building or structure or property to utilize the premises for the open storage or any appliance or other item of personal property, building materials, rubbish or similar items.

Corrective Action: Remove all open storage, materials, rubbish or similar items.

Code Number: 7-422 (a) - Swimming Pools, Spas & Hot Tubs

Code: (a) Swimming pools, spas, portable spas and hot tubs shall be maintained in a clean and sanitary condition, and in good repair.

Corrective Action: A valid permit is required prior to starting any pool repair work. Please contact the building department for all permits (561)642-2164

Code Number: 7-423 (p) - Shutters and Impact Protection

Code: (p) Shutters and Impact Protection. Hurricane protective devices on all buildings must be removed and/or opened no later than fourteen (14) days after the termination of the hurricane event (watch, warning, actual hurricane or tornado) unless another hurricane event is predicted to occur within the fourteen (14) daytime period.

Corrective Action: Remove all shutters from exterior windows and doors.

Code Enforcement Officer Gabrielle Jackson stated notices were served by certified mail and affidavit of posting. Ms. Jackson mentioned Code Sections 105.1 through 7-423(p) were violated. Code Sections 7-420 and 7-423(p) were complied prior to the meeting.

Ms. Jackson mentioned inspections must be scheduled and the property owner must pay the remaining fees.

No representative was present.

Magistrate Barnard ordered compliance for Code Sections 105.1, 110.1, and 7-422(a) within 30 days, otherwise a fine of \$250.00 per day would accrue until the violations were corrected.

2. CC-26-78

DIANA DEPINO

Location: 5907 S 37th St

Mailing Address: 5907 S 37TH ST

Parcel Number: 18424423080010030

GREENACRES, FL 33463

Issued: 05/28/2026

Initiated By: Carlos Maldonado

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

Code: Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

Corrective Action: **WITHIN 14 DAYS MUST** OBTAIN THE REQUIRED PERMIT FOR THE NEW WOODEN FENCE INSTALLED THAT REPLACED ORIGINAL CHAIN LINK FENCE.

COMPLY BY: 6 / 11 / 26.

Code Number: 110.1 - Amendments to the FBC Inspections

Code: Construction or work for which a permit is required shall be subject to inspection by the Building Official and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. The Building Official shall be permitted to require a boundary line survey prepared by a qualified surveyor whenever the boundary lines cannot be readily determined in the field. Neither the Building Official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

Corrective Action: **WITHIN 14 DAYS MUST** SCHEDULE AND PASS ALL REQUIRED INSPECTIONS INCLUDING A FINAL INSPECTION FOR FENCE PERMIT.

COMPLY BY: 6 / 11 / 26.

Code Number: 7-41(a)(5) - Residential waste collection and disposal.

Code: (a)Garbage and trash. (5) No garbage can shall be placed or maintained upon or adjacent to any street, sidewalk, parkway, front yard, side yard or other place within the reasonable view of persons using the public streets or sidewalks, except as allowed by this article for the purposes of collection thereof.

Corrective Action: **WITHIN 2 DAYS MUST** REMOVE TRASH / RECYCLING CONTAINERS FROM FRONT OF HOME AND STORE BEHIND FENCE OR SCREEN CONTAINERS FROM PUBLIC VIEW.

COMPLY BY: 5 / 30 / 26.

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

Code: Safety and Sanitation. (a) All exterior property and premises shall be maintained in a clean, orderly, safe and sanitary condition. The following is prohibited: (2) The outdoor storage, presence, accumulation, display, or otherwise keeping of any debris, appliances, tools, equipment, chemicals, automotive parts, building material, or other material of any kind on the ground, leaning against any building or structure, or upon the roof or top of any building or structure.

Corrective Action: **WITHIN 2 DAYS MUST REMOVE CARPET, TRASH / RECYCLING CONTAINERS FROM FRONT OF HOME AND STORE THEM BEHIND FENCE. MUST ALSO REMOVE THE METAL FENCE POST LEFT ON SWALE ACROSS THE STREET BEHIND HOUSE AFTER REMOVING THE OLD CHAIN LINK FENCE WHICH WAS REPLACED AND KEEP IT IN YOUR BACK YARD THE PUT IT OUT IN FRONT OF YOUR HOUSE THE NIGHT BEFORE TRASH PICKUP DAY.**

COMPLY BY: **5/30/26.**

Code Enforcement Officer Carlos Maldonado stated notices were served by regular mail, certified mail, and affidavit of posting. Mr. Maldonado stated Code Sections 105.1 through 7-410(a)(2) were violated. Code Sections 4-41(a)(5) and 7-410(a)(2) were complied prior to the meeting.

Representative Diana Depino was present. Ms. Depino stated she was working on complying the violations.

Magistrate Barnard ordered compliance for Code Sections 105.1, and 110.1 within 60 days, otherwise a fine of \$250.00 per day would accrue until the violations were corrected.

ADJOURNMENT

1:21 PM

Amity R. Barnard, Esquire, Special Magistrate

Quintella Moorer, MMC, City Clerk

Date Approved: _____