



SPECIAL MAGISTRATE HEARING

City of Greenacres, Florida

Wednesday, March 26, 2025 at 3:00 PM

City Hall Council Chambers | 5800 Melaleuca Lane

AGENDA

CALL TO ORDER

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

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

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

Initiated By: Michael McGee

Section: 105.1 - FBC 105 Permits Required

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

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

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

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

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.

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****ADJOURNMENT****Meeting Records Request**

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.

Notice of Meetings and Agendas

Meetings may be called based on an application and whenever necessary. Agendas are posted on the City's website on the Friday prior to each scheduled meeting. A copy of the meeting audio and the complete agenda may be requested at cityclerk@greenacresfl.gov or 561-642-2006.

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 upon request. Special accommodations can be provided upon request with three (3) days advance notice of any meeting, by contacting City Clerk Quintella Moorner 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.