



Special Magistrate Hearing City of Greenacres, Florida

Tuesday, March 17, 2026 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, March 17, 2026 at 1:00PM.

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

February 17, 2026.

Next Scheduled Special Magistrate Hearing - APRIL 21, 2026.

NEW BUSINESS

1. CASE-9-25-11365 - TGC GREENACRES LLC - 5055 10th Ave

Initiated By: Carlos Maldonado

Code Number: 11-68 - Maintenance; vegetation.

Code Number: 16-1244 - Site visibility triangle requirements.

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

Code Number: 7-413 Desc.: Landscaping & Uncontrolled Growth of Vegetation.

Code Number: 7-426(c) - Rubbish and Garbage

Code Number: 16-1245(a)(b)(1) - General maintenance standards.

Code Number: 16-1248(b) - Building permit for landscaping and inspections.

Code Number: 16-1249(a) - Building permit for vegetation removal required

Code Number: 16-1250(b) - Violations and enforcement.

Code Number: 7-412 - Walkways and Driveways.

Code Number: 7-423(a) - Exterior Structure.

Code Number: 7-423(w) - Exterior Structure.

Code Enforcement Officer Carlos Maldonado stated notices were served by regular and certified mail. Mr. Maldonado mentioned Code Sections 11-68 through 7-423(w) were violated. Code Section 16-1244 and 7-412 were complied prior to the meeting.

No representative was present.

Magistrate Bernard ordered compliance by April 17, 2026, otherwise a fine of \$250.00 per day would accrue until the violation was corrected.

2. CC-26-1 - CARLOS BARRIOS - 220 Jackson Ave

Initiated By: Carlos Maldonado

Code Number: 8-47 - Required.

Mr. Maldonado stated notices were served by regular mail, certified mail, and affidavit of posting. Mr. Maldonado mentioned Code Section 8-47 was violated.

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. CC-26-7 - EJB GREENACRES LLC - 4998 10th Ave

Initiated By: Jade Robinson

Code Number: 8-46 - Business tax imposed and registration.

Code Number: 8-47 - Required.

Code Number: 8-58 - Professional business tax receipts.

Code Enforcement Supervisor Jade Robinson stated notices were served by regular mail, certified mail, and a affidavit of posting in file. Ms. Robinson mentioned Code Sections 8-46 through 8-58 were violated.

No representative was present.

Magistrate Bernard ordered compliance within 14 days, otherwise a fine of \$250.00 per day would accrue until the violation was corrected.

FORECLOSURE AUTHORIZATION**4. CASE - 06-24-10510 - CHURCH OF GOD SEVENTH DAY OF PALM BEACH, INC. - 3535 S JOG ROAD**

PRESENTED BY: City Attorney for the City of Greenacres

City Attorney Alyssa Salman stated the property owners asked for an extension to comply with the violations.

Ms. Robinson mentioned the case would be continuous to the next meeting on April 21, 2021.

Attorney Daniel Livshits representing the property asked for a continuance to try to get the property into compliance.

Magistrate Bernard agreed to the mutual continuous of the property, and for the foreclosure authorization hearing for April 21, 2026.

ADJOURNMENT

1:40 PM.

Amity R. Barnard, Esquire, Special Magistrate

Quintella Moorer, MMC, City Clerk

Date Approved: _____