



CITY OF GREENACRES
SPECIAL MAGISTRATE HEARING
5800 Melaleuca Lane
Greenacres, FL 33463

SPECIAL MAGISTRATE HEARING AGENDA
August 18, 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 and Roll Call
- II. Minutes of the Hearing of 08/18/2026 (mailed for review)
- III.

A. NEW BUSINESS

1. CC-26-11

COLONIAL MHC LTD PARTNERSHIP

Location:	1 N Eric Cir	Mailing Address:	PO BOX 339695
Parcel Number:	18424426000003060		FARMINGTON, MI 48333
Issued:	08/05/2026	Initiated By:	Carlos Maldonado

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 10 DAYS MUST SCHEDULE AND PASS ALL REQUIRED PERMIT INSPECTIONS.

COMPLY BY : 8 / 15 / 26.

Code Number: 16-938. - Signs requiring sign permits.

Code: All signs, other than mandatory signs as provided in section 16-936, window signs as defined in section 16-933(68) and temporary signs as provided in division 4 of this article shall require sign permits issued under this article and are subject to the district sign allowances and other regulations hereunder. Additionally, the following regulations apply to all signs requiring a sign permit: (a) Every sign for which a sign permit is required must be clearly marked with the corresponding permit number. This permit number should be displayed on a permanent material in a contrasting color, with numbers at least one-inch in height. (b) Tags displaying the permit number must be positioned on the sign or at the base of the structure in a location that is clearly visible. For freestanding signs, tags must be placed on the structure between one (1) and three (3) feet above grade. (c) The absence of a required tag on a sign will be considered evidence of a violation of this article, indicating non-compliance with the permit and tagging requirements.

Corrective Action: WITHIN 10 DAYS MUST OBTAIN PERMIT(S) FOR SIGN REQUIRING PERMITS (BLUE ENTRY WALL SIGN REQUIRES SIGN PERMIT TO BE OBTAINED.)

COMPLY BY : 8 / 15 / 26.

Comments:

2. **CC-26-87** **VILLAGES OF WOODLAKE HMOWNRS ASSN, INC**

Location: 101 Wedgewood Lakes S **Mailing Address:** 4000 S 57TH AVE # 101
Parcel Number: 18424422490010000 LAKE WORTH , FL 33463
Issued: 06/18/2026 **Initiated By:** Gabrielle Jackson

Code Number: 11-26 - Definitions.

Code:

Easement shall mean authorization by a property owner for another individual, firm, corporation, or similar entity to use property for a specified purpose. An easement includes any identified and described strip of land created for public or private utilities, drainage, surface water management, access, or other specified use having limitations, the title to which shall remain in the name of the property owner, subject to the right of use designated in the plat, deed, conveyance, or other means recognized by the city attorney.

Corrective Action: Remove pyramid stones from right-of-way and replace rocks with sod.

Code Number: 11-68 - Maintenance; vegetation

Code: The sidewalk strips and parkway strips shall be maintained by the adjacent property owner and shall be kept free and clear of trees, shrubs, and other obstructions except that trees and shrubs installed with the approval of the City previous to May 2, 2011, and which are not located in a safe sight visibility area and which do not interfere with underground or aboveground utilities or use of the roadway or sidewalk may remain provided that they are maintained by the adjacent property owner. Any part of the area not otherwise occupied by the sidewalk, ribbon gutter, or permitted driveway(s) shall be sodded and maintained with a complete covering of grass. This area shall be irrigated by the adjacent owner as necessary to accomplish vibrant grass growth. As part of a neighborhood beautification effort, the City may plant trees and/or shrubs within the public road right-of-way, including within the parkway strip, and unless otherwise agreed upon, the City is responsible for maintenance of such plantings.

Corrective Action: Mow and maintain sidewalk strip. Remove tree or other obstruction from sidewalk/parkway strip. Remove pyramid stones from right-of-way and replace rocks with sod.

Comments:

3. **CC-26-104** **MICHAEL A ROBERTS**

Location: 5909 S 37th St **Mailing Address:** 10076 FREESIAN WAY
Parcel Number: 18424423080010032 WELLINGTON, FL 33449
Issued: 08/07/2026 **Initiated By:** Carlos Maldonado

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

Code: All owners, tenants or occupants of a property **shall maintain a complete ground cover of lawn** grass as required in sections 16-1245, 16-1246, 16-1292, and 16-1311.

Corrective Action: **WITHIN 10 DAYS MUST INSTALL AND MAINTAIN A COMPLETE GROUND COVER OF SOD IN FRONT YARD AFTER DRIVEWAY IN REPLACED.**

COMPLY BY: **8 / 17 / 26.**

Code Number: 8-67 (a) - Business Tax Renewal

Code: (a) All local business tax receipts not renewed by September 30 shall be considered delinquent and subject to a delinquency penalty of ten (10) percent of the full year business tax for the month of October, plus an additional five (5) percent penalty for each month of delinquency thereafter until paid. The total delinquency penalty shall never exceed twenty-five (25) percent of the full year business tax for that applicant. The City will endeavor to send out advance renewal notices to the contact information provided on the prior year business tax receipt; however, **it is the sole responsibility of each person who engages in any business**, trade, occupation, or profession covered by this chapter **to timely renew each business tax receipt.**

Corrective Action: **WITHIN 10 DAYS MUST RENEW** YOUR EXPIRED RENTAL BUSINESS TAX RECEIPT. (CREATE A NEW MGO USER ACCOUNT AT: <https://MGOConnect.org> TO QUICKLY RENEW AND PRINT YOUR RENTAL BTR)

COMPLY BY: **8 / 17 / 26.**

Code Number: 7-417 - Accessory Structures

Code: All accessory structures, **including but not limited to** detached garages, storage buildings, sheds, fences, walls, **driveways and driveway aprons**, walkways, antennas, portable carports screen rooms, screen enclosures, and other enclosures **shall be maintained structurally sound, in good repair, and have their exterior coatings and coverings maintained in a sound and uniform appearance free from rips, broken areas, algae, mildews, molds, dirt or other stains.**

Corrective Action: **WITHIN 10 DAYS MUST** PROPERLY REPLACE DETERIORATED DRIVEWAY PARKING (OBTAIN REQUIRED BUILDING PERMIT - CREATE A NEW MGO USER ACCOUNT AT: <https://MGOConnect.org> TO OBTAIN BUILDING PERMIT(S))

COMPLY BY: **8 / 17 / 26.**

Comments:

4. **CC-26-106**

GONZALEZ SANDRA NAVARRO LUIS T

Location: 6296 Lake Worth Rd

Mailing Address: 6296 LAKE WORTH RD

Parcel Number: 18424427000001320

LAKE WORTH, FL 33463-3004

Issued: 08/03/2026

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: Obtain permit or remove un-permitted work. Please contact the Building Division at (561)642-2062.

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 contact the Building Division at (561)642-2062.

Code Number: 12-12(a)(4) - Engineering permits.

Code: (a)Engineering permits required. An engineering permit is required for all construction activities and work related to subdivision and development improvements governed by this chapter. Engineering permits shall be issued by the development and neighborhood services department in accordance with the city's Comprehensive Plan, City Code, and such other applicable law. A permit from the county engineering department or state department of transportation is required for the construction of streets to any county or state street, respectively. Construction activities and work requiring an engineering permit include, but are not limited to, the following: (4) Construction of driveways. To construct or reconstruct driveways within private property or private or public rights-of-way with access to streets, roads, alleys, or access easement areas. Construction of a driveway for one- or two-family dwelling units is exempted from this engineering permit requirement if a city building permit is obtained.

Corrective Action: Engineering permits must be obtained for grading and paving work. Please contact the Planning & Engineering Division at (561) 642-2054 for more information.

For building permit information, please contact the Building Division, Permits Section, at (561) 642-2052.

Code Number: 12-12(a)(6) - Engineering permits.

Code: (a)Engineering permits required. An engineering permit is required for all construction activities and work related to subdivision and development improvements governed by this chapter. Engineering permits shall be issued by the development and neighborhood services department in accordance with the city's Comprehensive Plan, City Code, and such other applicable law. A permit from the county engineering department or state department of transportation is required for the construction of streets to any county or state street, respectively. Construction activities and work requiring an engineering permit include, but are not limited to, the following: (6) Construction or alteration of drainage. To construct or reconstruct, deepen, widen, fill, re-route or alter any new or existing drainageway, ditch drain, culvert, or canal within the city, including swales within the right-of-way. Minor temporary or emergency drainage work shall not require an emergency permit.

Corrective Action: Engineering permits must be obtained for grading and paving work. Please contact the Planning & Engineering Division at (561) 642-2054 for more information.

For building permit information, please contact the Building Division, Permits Section, at (561) 642-2052.

Code Number: 12-12(a)(7) - Engineering permits.

Code: (a)Engineering permits required. An engineering permit is required for all construction activities and work related to subdivision and development improvements governed by this chapter. Engineering permits shall be issued by the development and neighborhood services department in accordance with the city's Comprehensive Plan, City Code, and such other applicable law. A permit from the county engineering department or state department of transportation is required for the construction of streets to any county or state street, respectively. Construction activities and work requiring an engineering permit include, but are not limited to, the following: (7) Construction of commercial, retail, assisted living facility (ALF), industrial, or mixed-use property site development/redevelopment. To construct or reconstruct infrastructure for/in lot, tract, parcel, or land subdivision. Infrastructure would include, but not be limited to, earthwork, basins, water, sewer, drainage, curbing, sidewalks, pavement systems, streets, and striping, etc.

Corrective Action: Engineering permits must be obtained for grading and paving work. Please contact the Planning & Engineering Division at (561) 642-2054 for more information.

For building permit information, please contact the Building Division, Permits Section, at (561) 642-2052.

Code Number: 12-12(a)(1) - Engineering permits.

Code: (a)Engineering permits required. An engineering permit is required for all construction activities and work related to subdivision and development improvements governed by this chapter. Engineering permits shall be issued by the development and neighborhood services department in accordance with the city's Comprehensive Plan, City Code, and such other applicable law. A permit from the county engineering department or state department of transportation is required for the construction of streets to any county or state street, respectively. Construction activities and work requiring an engineering permit include, but are not limited to, the following: (1) Excavation, fill or grading of earth including, but not limited, to removal of soil from property, import of soil to property, use of any type of grading or earth moving equipment/machinery on property. This subsection shall not apply to excavations and soil removal which are incidental to a lawful building operation for which a valid building permit has been issued by the city. Only clean, suitable fill materials shall be permitted. No trash, wood vegetative or organic matter shall be permitted.

Corrective Action: Engineering permits must be obtained for grading and paving work. Please contact the Planning & Engineering Department at (561) 642-2054 for more information.

For building permit information, please contact the Building Division, Permits Section, at (561) 642-2052.

Code Number: 12-12(a)(3) - Engineering permits.

Code: (a)Engineering permits required. An engineering permit is required for all construction activities and work related to subdivision and development improvements governed by this chapter. Engineering permits shall be issued by the development and neighborhood services department in accordance with the city's Comprehensive Plan, City Code, and such other applicable law. A permit from the county engineering department or state department of transportation is required for the construction of streets to any county or state street, respectively. Construction activities and work requiring an engineering permit include, but are not limited to, the following: (3) Construction of asphalt, concrete or paver brick surface enhancements or rejuvenation. To replace, overlay, seal coat or perform other forms of pavement surface enhancement or rejuvenation, including any restriping work, on roadways, alleys, asphalt drives, and parking areas.

Corrective Action: Engineering permits must be obtained for grading and paving work. Please contact the Planning & Engineering Division at (561) 642-2054 for more information.

For building permit information, please contact the Building Division, Permits Section, at (561) 642-2052.

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

Code: (a) Applicability. Unless otherwise provided in this article, no person, firm, corporation, association, public agency, or agent or employee, shall destroy, remove, or relocate acceptable vegetation not listed in Table 16-1312(a) from any property without first obtaining a building permit for vegetation removal from the city.

Corrective Action: Trees removed need permit. Please contact the Building Division at (561)642-2062

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

Code: (c) Failure to obtain a permit for clearing, grubbing and/ or removing trees from developed property constitutes a violation of this code. If the site has been cleared or grubbed and/ or trees have been removed from the site so that it cannot be determined with reasonable certainty the number of trees removed, the violation shall be corrected by paying a fine of up to one dollar (\$1.00) per square foot of land cleared or grubbed. The fine shall be enforced by code enforcement procedures in accord with section 2-72. The fines assessed under this subsection shall be payable to the city within seven (7) days after assessment. All amounts received by the city pursuant to this subsection shall be deposited in the tree dedication program.

Corrective Action: A Tree Removal Permit is required. Please contact the Building Division at (561)642-2062.

Code Number: 16-196 - Zoning

Code: Applicability: No person shall commence any use or erect any residential structure, any commercial structure, or parking area without having first received approval of a site and development plan for the property. After approval of the site and development plan, no structure shall be changed, and no other improvements or construction shall be undertaken unless consistent with the site and development plan or approved on an amended site and development plan.

Corrective Action: Must have approved use on an approved site plan for this project. Please contact the Planning & Engineering Division (561)642-2054.

Code Number: 16-32. - Building Permits.

Code: (a) No building permit shall be issued by the building official without written certification by the development and neighborhood services department that plans submitted conform with applicable zoning regulations and with the approved site and development plans or other development order for the property. (b) Each application for a building permit pertaining to a principal structure or addition shall be accompanied by a survey bearing an original seal prepared within the last one (1) year and a set of plans demonstrating compliance with the applicable zoning and land development regulations. For all other building permits, a survey bearing a seal prepared in excess of one (1) year prior to the permit request is acceptable, provided that such survey accurately depicts the property and is acceptable to the development and neighborhood services director or their designee. The set of plans shall be drawn to scale showing the actual dimensions of the lot or lots to be built upon, height, setbacks, the size of the building or structure to be erected or site altered and the location of the building or structure on the lot or lots. Additionally, such other information which the development and neighborhood services director or their designee shall deem necessary for the enforcement of this chapter shall be provided. The application and copies of all surveys and associated plans shall be kept as a permanent record in the building division of the development and neighborhood services department.

Corrective Action: Please contact Planning, Engineering, & GIS Division, P & E regarding zoning (561)642-2054

Code Number: 16-935 (10) - Banner Sign

Code: Prohibited signs. It shall be a violation of this chapter to erect, install, place, or maintain the following signs or advertising structures in this City: (10)Banner sign. Any banner sign, with the exception of those banner signs that are granted a temporary use permit by the city.

Corrective Action: Remove Banner Sign. (Permits required for all signs) Please contact the Building Division at (561)642-2062.

Code Number: 16-938. - Signs requiring sign permits.

Code: All signs, other than mandatory signs as provided in section 16-936, window signs as defined in section 16-933(68) and temporary signs as provided in division 4 of this article shall require sign permits issued under this article and are subject to the district sign allowances and other regulations hereunder. Additionally, the following regulations apply to all signs requiring a sign permit: (a)Every sign for which a sign permit is required must be clearly marked with the corresponding permit number. This permit number should be displayed on a permanent material in a contrasting color, with numbers at least one-inch in height.(b)Tags displaying the permit number must be positioned on the sign or at the base of the structure in a location that is clearly visible. For freestanding signs, tags must be placed on the structure between one (1) and three (3) feet above grade. (c)The absence of a required tag on a sign will be considered evidence of a violation of this article, indicating non-compliance with the permit and tagging requirements.

Corrective Action: Obtain required sign permit. Please contact the Building Division at (561)642-2062.

Code Number: 8-47 - Required.

Code: No person described in section 8-46(a) shall engage in any trade, business, profession or occupation within the city without a local business tax receipt or with a local business tax receipt issued upon false statements made by such person or in his behalf.

Corrective Action: Must obtain local business tax receipt. Please call Business Tax/License (561)642-2053.

Comments:

5. **CC-26-109** **4846 POND PINE WAY TRUST EQUITY HOLDING CORP TR**

Location:	4846 Pond Pine Way	Mailing Address:	1810 E SAHARA AVE APT 75027
Parcel Number:			LAS VEGAS, NV 89104
Issued:	07/10/2026	Initiated By:	Gabrielle Jackson

Code Number: 16-1249 (a)(3) - Building permit for vegetation removal required.

Code: (a)Applicability. Unless otherwise provided in this article, no person, firm, corporation, association, public agency, or agent or employee, shall destroy, remove, or relocate acceptable vegetation not listed in Table 16-1312(a) from any property without first obtaining a building permit for vegetation removal from the city. (3)For residential developments and subdivisions without approved landscape plans and without a homeowners association, a building permit is required for vegetation removal. Each tree removed must be replaced with a new tree that meets current City Code requirements if removal reduces the number of trees on the lot below Code minimums for quantity. Replacements shall be located on the affected lot.

Corrective Action: Each tree removed must be replaced with a new tree that meets current City Code requirements if removal reduces the number of trees on the lot below Code minimums for quantity. Replacements shall be located on the affected lot.

Comments:

6. **CC-26-116** **RITA ONYAN**

Location:	226 Pine Hov Cir	Mailing Address:	226 PINE HOV CIR APT B-1, \
Parcel Number:	18424426142260021		LAKE WORTH, FL 33463
Issued:	07/24/2026	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: Obtain permit or remove un-permitted A/C Unit. Must pass all inspections - Please contact the building division (561)642-2052. Please comply by 08/12/26.

Comments:

7. **CC-26-122** **HONORE MAGGY TRUST**

Location:	3029 Martin Ave	Mailing Address:	31 HEADDEN DR
Parcel Number:	18424423020080010		SPRING VALLEY, NY 10977
Issued:	07/30/2026	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 **BUILDING PERMIT** FOR THE RHEEM AIR CONDITION INSTALLED IN APTARTMENT UNIT 3031.

COMPLY BY: **8 / 13 / 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 **INSPECTION(S) INCLUDING A FINAL INSPECTION** FOR THE RHEEM AIR CONDITION INSTALLED IN APARTMENT UNIT 3031.

COMPLY BY: **8 / 13 / 26.**

Code Number: 7-412 - Walkways and Driveways

Code: All walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, free of debris, stains, mold, discoloration, deterioration and shall be kept clear of all obstacles and maintained free from hazardous conditions.

Corrective Action: **WITHIN 14 DAYS MUST PRESSURE CLEAN** CONCRETE DRIVEWAYS AND WALKWAYS TO ELIMINATE STAINS AND MOLD, ETC.

COMPLY BY: **8 / 13 / 26.**

Code Number: 8-47 - Required.

Code: No person described in section 8-46(a) shall engage in any trade, business, profession or occupation within the city without a local business tax receipt or with a local business tax receipt issued upon false statements made by such person or in his behalf.

Corrective Action: **WITHIN 14 DAYS MUST OBTAIN** THE REQUIRED RENTAL BUSINESS TAX RECEIPT OF THIS RENTAL DUPLEX.

COMPLY BY: **8 / 13 / 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 14 DAYS MUST REMOVE** WHITE SCREEN DOOR ON GROUND LEANING ON FENCE, TABLE/STORAGE BIN ON GROUND, CARPET AND PILE OF BUILDING MATERIAL, ETC. OUTSIDE STORAGE SHED, DOLLY BY OUTSIDE SHED, LADDER LEANING ON TREE BEHIND APT. 3029, DRYWALL REMNANTS OUTSIDE DOOR APT. 3031 **AND PROPERLY STORE INSIDE HOUSE OR STORAGE SHED OR PROPERLY DISCARD UNWANTED ITEMS.**

COMPLY BY: **8 / 13 / 26.**

Code Number: 7-424 (d) - Interior Structure

Code: (d) Interior surfaces. All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking, dirty, stained or abraded paint or other coatings shall be repaired, removed, or replaced. Cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected.

Corrective Action: **WITHIN 14 DAYS MUST PROPERLY REPAIR DAMAGED CEILING** IN LIVING ROOM AREA CAUSED BY FAULTY A/C LEAK **IN A WORKMANLIKE STATE** AFTER ENSURING THAT A/C UNIT IN ATTIC IS PROPERLY INSTALLED. **CEILING MUST BE FINISH WITH STUCCO AND PAINTED IN WORKMANLIKE FASHION.**

COMPLY BY: **8 / 13 / 26.**

Comments:

8. **CC-26-126** **CALDERON CARLOS & CALDERON ROCIO**

Location:	118 Rosewood Ln	Mailing Address:	118 ROSEWOOD LN
Parcel Number:	18424422490000820		LAKE WORTH, FL 33463
Issued:	08/04/2026	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: Obtain permit(s) or remove un-permitted fence. Must pass all inspections. Please contact the Building Division (561)642-2052.

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 contact the Building Division (561)642-2062.

Comments:

B. Foreclosure Authorization Continuance - Next Special Magistrate Hearing, September 15, 2026

1. **Case 01-24-10113 - IGLESIA BAUTISTA LIBRE EMMANUEL, INC. - 5083 LAKE WORTH RD**
Parcel Number: 18-42-44-23-01-012-0020

Presented By: The City Attorney representing the City of Greenacres