



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

SPECIAL MAGISTRATE HEARING AGENDA
September 15, 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 09/15/2026 (mailed for review)
- III.

A. NEW BUSINESS

1. CC-26-60	PUBLIX SUPER MARKETS INC		
Location:	4801 Military Trail	Mailing Address:	PO BOX 32018
Parcel Number:	18424425390190000		LAKELAND, FL 33802
Issued:	08/25/2026	Initiated By:	Austin Trapani

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

Code: (a)Property owners shall be responsible for maintenance of all landscaping and irrigation equipment. Landscaping shall be maintained in good condition so as to present a healthy, orderly and neat appearance and shall be kept free of refuse and debris. All dead and diseased shrubs and ground cover must be replaced with landscape materials equivalent to that originally planted unless a deviation is approved by the city.(b)Periodically, at the discretion of the city, (generally every two (2) years), the city shall inspect each commercial and residential development property to ensure that all required landscaping areas are being maintained in accordance with this section; that no deviations have been made to the landscaping which are not permitted by this article; and to ensure conformance is maintained with the site and development plan, landscape plan, and development order requirements for the site.(1)Specifically, these inspections shall ensure that:a.All plant materials are, at a minimum, consistent with those shown on the approved landscape plan. A non-residential property which predates the site plan approval process, and/or when there is no clear minimum tree inventory on an approved landscape or other approved plan, a minimum of one (1) tree for every thirty (30) lineal feet and one (1) shrub for every twenty-four (24) lineal inches, consisting of species from Table 16-1307 and 16-1308, shall be provided in planting areas along all perimeter property lines.b.The irrigation system is properly functioning and that all landscaping is periodically being watered;c.Walls, fences, curbing, pavement and striping is in good order and that any required wheel stops are present and correctly located.d.Shrubs and hedges are trimmed, and all grassed areas mowed;e.Roadways, curbs and sidewalks are edged; andf.No invasive, non-native exotic species or prohibited plant species as listed in section 16-1312(a) within landscaping or preservation areas have been re-established on site.g.All preserve and natural areas are maintained with the original number of trees and shrubs as approved and shown on the landscape plans.1.For a landscape or a vegetation area designated as "preserve", "reserve", "existing vegetation", "natural areas", or similar designation, with no documented species type and count of native vegetation or tree inventory allocated on the approved landscape or other approved plan, a minimum of one (1) tree and three (3) shrubs, consisting solely of species from Table 16-1307 and 16-1308, shall be required for each two thousand five hundred (2,500) square feet of designated native landscape or vegetation area.2.A residential subdivision or development which predates the residential subdivision site plan approval process, and/or when there is no clear minimum tree inventory on an approved landscape or other approved plan, a minimum of one (1) tree and three (3) shrubs, for which at least fifty (50) percent shall be species from Table 16-1307 and 16-1308, shall be required for each two thousand five hundred (2,500) square feet of indicated or historically utilized shared landscape or open common area.

Corrective Action: Within 10 days, Must conform with approved landscape plan. Fix broken sprinkler.

Code Number: 16-1310 - Ground cover

Code: (2) Mulch may be used as a permanent ground cover in those areas where ground cover or grass is inappropriate. Where mulch is intended to be installed permanently, it shall be replenished and maintained at a minimum depth of two (2) inches.

Corrective Action: Within 10 days, Replenish, maintain and/or install mulch at a minimum depth of (2)inches in areas where mulch is intended according to approved landscape plan.

Code Number: 16-1310 - Ground cover

Code:

(1) Ground covers, other than grass, shall be planted in such a manner as to present a finished appearance and reasonably complete coverage within nine (9) months after planting, which usually grow no higher than two (2) feet.

Corrective action: Replenish and maintain ground cover with finished appearance and complete coverage.

Code Number: 16-1311 - Lawn grass

Code: Grass areas including abutting rights-of-way which have been set aside in an approved landscaping plan for growing grass, shall be planted in solid sod, unless otherwise authorized. In such instances, the city shall determine when plugging, sprigging or seeding will be allowed. If seeding, sprigging or plugging is allowed but fails to establish a complete ground cover within ninety (90) days, sod shall be required to be installed.

Corrective Action: Within **24 hours**, remove artificial turf from affected landscape isles and replace with sod according to original approved landscape plan.

Comments:

2. **CC-26-117** **James E Reynolds & Rilla P Reynolds**

Location:	4601 Toga Way	Mailing Address:	4601 TOGA WAY
Parcel Number:	18424425180040041		LAKE WORTH, FL 33463
Issued:	08/25/2026	Initiated By:	Austin Trapani

Code Number: 14-28c1j - Parking-storage of boats, trailers & rec. vehicles

Code: All boats trailers & recreational vehicles must be parked on an impervious surface if parked in the front yard.

Corrective Action: Boat must be parked in driveway.

Code Number: 16-611 (b) - Placement and Use of Portable Storage Units

Code: (b) Time limitation. For residentially zoned districts or zoning districts where residential uses are permitted or legally grandfathered in, portable storage units may be located and utilized for no more than fourteen (14) consecutive days. The development and neighborhood services director or designee may grant one (1) extension not to exceed fourteen (14) additional consecutive days for good cause. Only one (1) portable storage unit per residential dwelling is permitted in any twelve-month period unless there is a change of ownership of the residential dwelling during such twelve-month period.

Corrective Action: Portable storage units may be located and utilized for no more than fourteen (14) consecutive days. Remove storage box from driveway.

Comments:

3. **CC-26-124** **3719 3745 MILITARY TRL HOLDINGS LLC**

Location:	3735 S Military Trl	Mailing Address:	3719 S MILITARY TRL
Parcel Number:	18424424000007061		LAKE WORTH, FL 33463
Issued:	09/01/2026	Initiated By:	Carlos Maldonado

Code Number: 7-27(11) - Property Maintenance Nuisance Declared

Code: (11). The presence, accumulation, storage, or keeping of any debris, building material, or 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 7 DAYS MUST** CLEAN UP AND REMOVE ALL LITTER, TRASH, DEBRIS, GARBAGE, CARDBOARD, WOOD PALLETS, BEER CANS, ETC AND MISCELLANEOUS ITEMS OF ANY KIND ON THE GROUNDS INCLUDING AROUND OR LEANING ON THE DUMPSTER **WITH REGULAR FREQUENCY OF MAINTENANCE.**

COMPLY BY: **9 / 8 / 26.**

Code Number: 7-27(4) - Property Maintenance Nuisance Declared

Code: (4) The uncontrolled growth of vegetation or any growth of weeds, grass, or other similar ground cover which exceeds twelve (12) inches in height, or rank vegetable growths which exhale unpleasant or noxious odors, or any vegetation or plant material growth which is conducive to harboring vermin, insects, reptiles, or other wild animal life; or

Corrective Action: **WITHIN 7 DAYS MUST** CUT ALL OVEGROWTH OF GRASS / WEEDS AND SIMILLAR GROUND COVER ON ENTIRE PREMISES (MUST HAUL AWAY GRASS/WEEDS CUTTINGS DEBRIS AND NOT LEAVE ON GROUNDS). **MUST** PROPERLY AND NEATLY TRIM ALL PALM TREES OF DEAD PALM FRONDS VEGETATION. REMOVE LOW HANGING BRANCHES ON TREES SO AS NOT TO PROVIDE SHADE, SHELTER AND HARBOUR ANIMALS AND VAGRANTS ENCAMPMENTS.

COMPLY BY: **9 / 8 / 26.**

Code Number: 7-28 - Property Maintenance Nuisances Prohibited

Code: No owner, tenant, or occupant of any public or private parcel, lot, tract of land or premise within the city shall keep or maintain or allow to be kept or maintained any such parcel, lot, tract of land, or premise in any manner such that it is detrimental to the health, safety or welfare of the public or in a condition declared a nuisance as set forth in section 7-27.

Corrective Action: **WITHIN 7 DAYS MUST ABATE** ALL EXISTING NUISANCE VIOLATIONS **AND MAINTAIN** PREMISES FREE OF ALL NUISANCE VIOLATIONS. **CURTAIL FUTURE** PROHIBITED NUISANCE VIOLATIONS FOUND TO BE DETRIMENTAL TO HEALTH, SAFETY OR WELFARE OF THE PUBLIC.

COMPLY BY: **9 / 8 / 26.**

Code Number: 7-409 - Vacant Structures and Land

Code: All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

Corrective Action: **WITHIN 7 DAYS MUST** ENTIRE PREMISES MUST BE MAINTAINED IN A CLEAN, SAFE AND SANITARY CONDITION SO AS NOT TO CONTINUE TO CAUSE A NUISANCE BLIGHTING PROBLEM AND ADVERSELY AFFECT THE PUBLIC. ALL TRASH, LITTER, DEBRIS, DEAD VEGETATION, ETC MUST BE RAKED UP AND HAULED AWAY FROM GROUNDS OF THIS ENTIRE PREMISES INCLUDING AROUND THE DUMPSTER **IN A REGULAR FREQUENCY OF MAINTENANCE.**

COMPLY BY: **9 / 8 / 26.**

Comments: