



**CITY OF GREENACRES
CODE COMPLIANCE HEARING**

5800 Melaleuca Lane
Greenacres, FL 33463

CODE COMPLIANCE HEARING AGENDA

July 21, 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 07/21/2026 (mailed for review)
- III.

A. NEW BUSINESS

1. CC-26-80	FLORIDA POWER LIGHT CO.		
Location:	3336 Jog Rd	Mailing Address:	PROPERTY TAX-PSX/JB C/O 700 UNIVERASE BLVD
Parcel Number:	18424422000001050		NORTH PALM BEACH, FL 330408
Issued:	06/01/2026	Initiated By:	

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

Code: All yards exposed to public view must be landscaped. Landscaping shall be maintained so as to present a healthy, neat and orderly appearance, and shall be mowed or trimmed in a manner and at a frequency so as not to detract from the appearance of the general area. Landscaping shall be kept free of visible signs of insects and disease and appropriately irrigated and fertilized to enable landscaping to be in a healthy condition.

Play areas, flowerbeds, driveways, walks, and similar areas not intended to have vegetative cover should be clearly defined, maintained free of uncultivated growth, and shall be edged to prevent encroachment from adjacent vegetated areas.

All premises and exterior of properties shall be maintained free from weeds or similar noxious plant growth in excess of six (6) inches in height. All such weeds and noxious plant growth and prohibited species (as defined in the Greenacres Code) shall be removed. Any dead trees, tree stumps, dead and decaying plant material, trash and garbage shall be removed from the premises. Shrubbery and other landscape materials shall be trimmed to prevent encroachment onto sidewalks and other public rights-of-way, including waterways.

Corrective Action: Mow and maintain property. Remove uncontrolled growth and weeds. Please comply by 06/09/26.

Comments:

2. **CC-26-90**

FOUR SONS PLAZA 2 LLC

Location: 4602 S Jog Rd

Mailing Address: 3613 S MILITARY TRL

Parcel Number: 18424427190000020

Lake Worth, FL 33463

Issued: 07/02/2026

Initiated By: Jade Robinson

Code Number: 16-609(b)(1) - Live entertainment permit.

Code: (b)Applicability of permit. (1)A live entertainment permit is required for all new and existing restaurants, bars, cocktail lounges, or other permitted commercial establishments to provide indoor live entertainment with or without amplified sound.

Corrective Action: Please obtain a Live entertainment permit. For further assistance please contact the planning and zoning division at 561-790-6182.

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

Code: (a)Business tax. A tax is hereby fixed and imposed upon every person who maintains a permanent business location or branch office within the city for the privilege of engaging in or managing any business, profession, or occupation within the city. In addition, the tax is imposed upon any person who is conducting a business, profession, or occupation within their home, when located within the city limits. A business tax is also hereby levied upon any person who does not qualify under the provisions noted hereinabove and who transacts any business or engages in any occupation or profession in interstate commerce, if such tax is not prohibited by section 8 of article I of the United States Constitution. (b)Registration. Any person who does not fall into one (1) of the categories set forth above in subsection (a), but who comes within the corporate limits of the city to carry on, complete, perform, or engage in any type of business, is hereby required to register with the city by filling out a registration form with the development and neighborhood services department. Such person must provide a copy of a valid business tax receipt issued by another municipality and/or by Palm Beach County indicating that he or she possesses a valid business tax receipt at the location of his or her branch or permanent office. The registration requirement shall not apply to any trade or business regulated by the state department of business and professional regulation including, but not limited to, contractors, surveyors, barbers, cosmetologists, architects, landscape architects and interior designers. Additionally, this requirement shall not apply to any pest control operators licensed and regulated by the state.(c)Voluntary registration. Pursuant to F.S. § 205.065, any person engaging in or managing a business, profession or occupation regulated by the state department of business and professional regulation that has paid a business tax receipt tax for the current year to the county or municipality in that state where the person's permanent business location or branch office is maintained shall not be required to register his business tax receipt with the city. However, such persons may voluntarily register with the city by presenting proof of state licensing, a valid business tax receipt issued by the municipality or county in which the licensee's branch or permanent office is located and by paying an administrative fee as established by resolution of the city council. Persons not desiring to voluntarily register shall not be required to do so. However, such persons shall be required to present all documentation required by this subsection each time application for a city permit is made. (d)Registration fee. A registration fee shall be charged to cover administrative costs in registering these additional businesses, occupations and professions; the amount of which registration fee shall be set by resolution of the city council.

Corrective Action: Must provide the city with a current tobacco license from the State of Florida and an active Business Tax Receipt from Palm Beach County and the City of Greenacres.

COMPLY BY: 7/16/2026

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 or renew local business tax receipt. No business may operate without first obtaining a valid Business Tax Receipt.

Comments:

3. CC-26-107

NOHELY GARCIA

Location: 2202 Soundings Ct

Mailing Address: 2202 SOUNDINGS CT

Parcel Number: 18424415420000520

WEST PALM BEACH, FL 33413-2036

Issued: 07/08/2026

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 un-permitted work. Please contact the Building Department (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 Department (561)642-2062

Code Number: 16-1245(a) - 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.

Corrective Action: Restore and maintain all landscaping to good and healthy condition. Irrigation system (if any) must be in proper working order. Please contact the Planning Division (561)642-2054.

Code Number: 16-1249 (a)(1) - 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.(1)For residential developments and subdivisions with approved landscape plans and homeowners associations, a building permit is required for vegetation removal. A homeowners association letter of approval must be included in the application. Each tree removed must be replaced with a new tree that meets City Code requirements, located in accord with the approved landscape plan.

Corrective Action: Obtain Permit for tree removal. Please contact the Building Department (561)642-2062.

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. Please contact Planning Division (561)642-2054.

Comments: