



## Special Magistrate Hearing City of Greenacres, Florida

Tuesday, February 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, February 17, 2026.

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** - January 20, 2026.

**Next Scheduled Special Magistrate Hearing** - March 17, 2026.

#### NEW BUSINESS

**1. CASE-10-25-11377 - DEL VISO LLC - 4515 Lake Worth Rd**

**Initiated By: Jade Robinson**

**Code Number: 105.1 - Amendments to the FBC 105 Permits Required**

**Code Number: 110.1 - Amendments to the FBC Inspections**

Code Enforcement Supervisor Jade Robinson stated a notice was served by certified mail and affidavit of posting. Ms. Robinson stated Code Sections 105.1 through 110.1 were violated.

Representative Frantz Pythom stated new floor tile was applied, but no renovations.

Building Official Durrani Guy stated the Fire Marshall notified him of the violations. Mr. Guy mentioned when he went to check the property, he noticed changes were done without permits.

Mr. Pythom mentioned it had been difficult hiring a contractor to complete the project.

Magistrate Bernard ordered compliance by April 19, 2026, otherwise a fine of \$250.00 per day would accrue until the violation was corrected.

**2. CC-26-2 - PATS FINANCIAL SERVICES LLC - 5808 S 37th St**

**Initiated By: Carlos Maldonado**

**Code Number: 11-68 - Maintenance; Vegetation.**

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

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

Code Enforcement Officer Carlos Maldonado stated a notice was served by certified mail and affidavit of posting. Mr. Maldonado mentioned Code Sections 11-68 through 7-413 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.

**3. CC-26-6 - DEY UJJWALA & SARKER DEBASHIS - 1085 Island Manor Dr**

**Initiated By: Carlos Maldonado**

**Code Number: 105.1 - Amendments to the FBC 105 Permits Required**

**Code Number: 110.1 - Amendments to the FBC Inspections**

**Code Number: 8-47 - Required.**

**Code Number: 7-410 (a)(1) - Exterior Property Areas**

Mr. Maldonado stated a notice was served by regular mail, certified mail, and affidavit of posting. Mr. Maldonado mentioned Code Sections 105.1 through 7-410(a)(1). Code Sections 8-47 and 7-410(a)(1) were complied prior to the meeting.

Mr. Guy stated Planning and Engineering should be involved to assist in the project.

Representative Debashis Sarker stated he had been getting the documents together for compliance and hired a contractor.

Magistrate Bernard ordered compliance by April 29, 2026, otherwise a fine of \$250.00 per day would accrue until the violation was corrected.

**ADJOURNMENT**

1:53 PM.

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Amity R. Barnard, Esquire, Special Magistrate

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Quintella Moorer, MMC, City Clerk

Date Approved: \_\_\_\_\_