



**MINUTES  
CODE ENFORCEMENT MAGISTRATE HEARING DOCKET  
VILLAGE HALL COUNCIL CHAMBERS  
226 CYPRESS LANE  
APRIL 17, 2025  
10:00 AM**

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*If a person decides to appeal any decision made by the Magistrate, they will need a record of the proceeding, and that for such purpose they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.*

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**CALL TO ORDER**

The Special Magistrate, Keith Davis, called the Code Enforcement Meeting to order at 10:00 a.m.

**ROLL CALL**

Present: Special Magistrate Keith Davis, Code Enforcement Officer Supervisor Thomas Gehrman, Code Enforcement Officer Henry Stout, Code Enforcement Officer Nanciann Cuenot, Code Enforcement Officer Joey Sanders, Code Enforcement David Urrutia, Building Official Peter Ringle, Village Attorney Ben Saver, and Records Clerk Andrea Medero.

Also present: Police Officer Richard P. Carpentier, Police Officer David Ferreras, Police Sergeant Ryan McCluskey.

**SWORN IN**

Special Magistrate Davis swore in the Code Enforcement Officers and witnesses.

**AGENDA CHANGES**

Village Attorney Saver informed the Magistrate that item #9 (Case No. 2025-01 - 4040 South Military Trail) has been continued to the next Special Magistrate Hearing on May 15, 2025.

**MOTION HEARINGS**

1. **CIT Case 2025-13 - 4455/4469 South Congress Avenue #103 - Congress Point Inc (Food Point)**  
**CE Tom Gehrman**  
Violation of Village Code of Ordinances  
Section 14-61 (d): Hours of operation of establishment where served.  
Citation Fine: N/A

**Admin Cost:** \$382.10  
**Recommendation:** Irreparable & Irreversible subject up to \$5000.00 per violation  
**Compliance Date:** April 17, 2025

Code Enforcement Officer Mr. Gehrman testified about the violations cited at 4455/4469 South Congress Avenue #103 and the recommendations made by the Village.

Mr. Gehrman asked the officers present to testify regarding the establishment's operation after the designated closing time.

Officers Ryan McCluskey, David Ferreras, and Richard P. Carpentier testified that they observed the establishment operating beyond the designated closing time.

The owner of Congress Point Inc., Mr. Anam Haque, was present along with his representative, Michael Wolf. Mr. Wolf stated that the property has been operating as a convenience store since 2000 and remains compliant with the ordinance code. He asked Mr. Haque to explain how long the store had been operating, and Mr. Haque confirmed that it had been operating in the same manner since 2000. He added that when he acquired the property, it was part of the City of Lake Worth, not the City of Palm Springs.

The magistrate then asked Mr. Haque if he held a liquor license. Mr. Haque confirmed that he did and that all business-related matters had always been kept up to date.

Village Attorney Mr. Saver inquired if Mr. Haque knew when the property became part of the Village of Palm Springs. Mr. Haque responded that he did not know.

Building Official Peter Ringle clarified that the annexation occurred in 2016 and that the active business license has been valid from 2017 to the present.

Attorney Saver noted that the sections referenced by Mr. Wolf did not apply to this case, as they had been amended in 2014 when the property was not part of the city.

Based on the evidence and testimony presented by both parties, the magistrate decided to continue the case until it could be presented to the council. In the meantime, the store must comply with the designated closing hours.

2. **Case 2020-2467 - 2620 Donald Road - William S. Thomas & Linda S. Thomas**  
**CE Tom Gehrman**  
**Violation of Village Code of Ordinances**  
**Section 34-914: Parking violations.**  
**Section 10-19: Nuisance trash & debris.**  
**Section 30-141: Overgrowth of weeds & vegetation.**

**Section 10-9: Building exterior not maintained.**  
**Section 10-8: Exterior areas not maintained, fences, walls.**  
**Citation Fine: N/A**  
**Admin Cost: TBD**  
**Recommendation: Village Foreclosure**  
**Compliance Date: TBD**

Code Enforcement Officer Mr. Gehrman testified about the violations cited at 2620 Donald Road and the recommendations made by the Village.

Property owner William S. Thomas was present. Mr. Thomas mentioned that the property is currently for sale and requires only a few signatures to close the deal.

The magistrate asked if this was a homestead property, to which Mr. Gehrman replied that it was not. After reviewing the evidence presented, Magistrate Davis approved the authorization for foreclosure.

3. **Case No. 2025-14 - 4222 Gardenia Avenue - Rene & Belsinette Lamartiniere**  
**CE Officer Joey Sanders**

**Violation of Village Code of Ordinances**

**Section 10-31 (FBC 105.1 & 110.1): Work without permits. Remove all unpermitted structures.**

**Section 14-32: No residential rental permit. Obtain a rental permit for each unit.**

**Section 10-8: Weeds/Driveways. Remove all weeds attached to the chain-link fence and pressure wash the driveway.**

**Section 30-143: Trash/Debris/Materials. Remove all trash/debris/materials stored around the property.**

**Section 34-914: Vehicles. Remove all inoperative and/or unregistered vehicles off the property.**

**Section 30-141: Overgrowth. Mow all overgrown grass and trim all overgrown trees/bushes/vegetation.**

**Section 34-225: Fence maintenance. Repair or remove all broken chain-link fences and remove all cloth material attached to the fence.**

**Section 10-9: Exterior property maintenance. Remove all holiday lights and black discoloration off the front exterior wall. Remove all wood boards covering the windows. Post "4224" house ID numbers on the front of the property.**

**Citation Fine: N/A**  
**Admin Cost: \$276.60**  
**Recommendation: \$100.00 per day, per violation**  
**Compliance Date: May 1, 2025**

Code Enforcement Officer Mr. Sanders testified about the violations cited at 4222 Gardenia Avenue and the recommendations made by the Village. He noted that the property had met certain requirements of sections 10-8 and 10-9. However, Mr.

Sanders clarified that the property remains in violation of sections 10-31, 14-32, 30-143, 34-914, 30-141, 10-8 and 10-9.

There was no representation from the owner.

Special Magistrate Davis found that the defendant had complied with sections 34-225, 10-9 concerning removing black discoloration of the front exterior wall, and 10-8 concerning removing all weeds attached to the chain link. However, the property is still in violation of sections 10-31, 14-32, 30-143, 34-914, 30-141, 10-8 regarding pressure washing the driveway, and 10-9 regarding removing all holiday lights and post 4224 house ID number on the front of the property. The defendant is required to correct these violations by May 1, 2025. If compliance is not achieved by May 1, 2025, the Village's recommendation of a daily fine of \$100.00 per day per violation will be enforced. Special Magistrate Davis assessed administrative costs of \$276.60 to be paid before May 1, 2025.

4. **Case No. 2025-15 - 4279 Narcissus Avenue - Myrna A Ramos & Brianna Lyn Soto**  
**CE Officer Joey Sanders.**

**Violation of Village Code of Ordinances**

**Section 10-31 (FBC 105.1 & 110.1): Work without permits. Remove unpermitted shed.**

**Section 10-8: Weeds. Remove all weeds attached to the exterior walls and fences.**

**Section 34-225: Fence maintenance. Repair or remove all broken chain-link and wood fences.**

**Section 34-893: Canopies. Remove prohibited blue canopy.**

**Section 34-1381: Open storage. Remove all miscellaneous items stored around the property.**

**Section 30-143: Trash/debris/rubbish/materials. Remove all trash/debris/rubbish/materials stored around the property.**

**Section 34-914: Vehicles/parking. Remove all vehicles parked on the grass and remove all inoperative and/or unregistered vehicles off the property.**

**Section 30-141: Overgrowth. Mow all overgrown grass and trim all overgrown trees/bushes/vegetation.**

**Section 10-9: Exterior property maintenance. Repair all broken windows, mailbox and rotted sections of wood on the front door. Remove all black discoloration off the fascia. Paint all sections of chipped blue paint on the exterior wall.**

<b>Citation Fine:</b>	<b>N/A</b>
<b>Admin Cost:</b>	<b>\$256.60</b>
<b>Recommendation:</b>	<b>\$100.00 per day, per violation</b>
<b>Compliance Date:</b>	<b>May 1, 2025</b>

Code Enforcement Officer Mr. Sanders testified about the violations cited at 4279 Narcissus Avenue and the recommendations made by the Village.

There was no representation from the owner.

Special Magistrate Davis found that the defendant had violated sections 10-31 (FBC 105.1 & 110.1), 10-8, 34-225, 34-893, 34-1381, 30-143, 34-914, 30-141, and 10-9. The defendant is required to correct these violations by May 1, 2025. If compliance is not achieved by May 1, 2025, the Village's recommendation of a daily fine of \$100.00 per day per violation will be enforced. Special Magistrate Davis assessed administrative costs of \$256.60 to be paid before May 1, 2025.

### **REASONABLE ACCOMMODATION REQUESTS**

5. **Case No. 2025-17: 4177 S. Congress Avenue - Request by JMJC Real Property Management LLC for Special Residential Facility**

**Section 10-28: Reasonable accommodation.**

Staff: Kimberly Glas-Castro, Assistant Village Manager

**SUMMARY:** Mr. James Green, Esq., representing the contract purchaser JMJC Real Property Management LLC, will present evidence to demonstrate disability necessitating reasonable accommodation to convert the 29-bed Assisted Living Facility to a 29-bed Residential Mental Health Treatment Facility. A Special Residential Facility would otherwise require Special Exception approval pursuant to Sec. 34-764.

Magistrate Davis introduced Case 2025-17 and referred it to Attorney Green, who represents Comprehensive Wellness Centers, LLC. Attorney Green explained the operations of Comprehensive Wellness Centers and requested further discussion of the project with its owner and staff. Attorney Green provided additional documentation attached at the end of these minutes.

Based on the testimony and the evidence presented, Magistrate Davis granted the order.

### **PETITION FOR REDUCTION OR ABATEMENT OF FINE**

6. **Case 2024-10 - 4077 Lake Worth Road - Pronto Enterprises of Palm Beach Inc. CE Officer Nanciann Cuenot**

**Violation of Village Code of Ordinances**

**Section 10-8: Exterior property areas. Parking lot.**

**Section 62-75: Commercial storage area. Enclose dumpster.**

**Section 34-892: Mechanical equipment in rear of building and on the roof screen from view.**

**Initial Violation:**

**January 9, 2024**

<b>Order Finding Violation:</b>	<b>March 21, 2024</b>
<b>Compliance Deadline:</b>	<b>June 19, 2024</b>
<b>Compliance Date:</b>	<b>March 21, 2025</b>
<b>Fine Amount:</b>	<b>\$61,650.00</b>
<b>Citation Fine:</b>	<b>N/A</b>
<b>Admin Cost:</b>	<b>Paid</b>
<b>Recommendation:</b>	<b>\$12,330.00</b>
<b>Compliance Date:</b>	<b>May 19, 2025</b>

Code Enforcement Officer Ms. Cuenot testified about the violations cited at 4077 Lake Worth Road and the recommendations made by the Village.

The owners of Pronto Enterprises attended the hearing. They expressed that they have made every effort to comply with city codes and asked the magistrate about possibly reducing the amount by more than 80%.

Special Magistrate Keith Davis reduced the fine to \$10,000.00, which must be paid by May 19, 2025. If the fine is not paid by this deadline, it will revert to the original amount of \$61,650.00.

7. **Case 2024-11 - 4053 Lake Worth Road - Pronto Enterprises of Palm Beach Inc. CE Officer Nanciann Cuenot.**

**Violation of Village Code of Ordinances**

**Section 10-8: Exterior of property. Parking lot.**

**Section 62-75: Commercial storage area. Enclose dumpster.**

<b>Initial Violation:</b>	<b>January 9, 2024</b>
<b>Order Finding Violation:</b>	<b>March 21, 2024</b>
<b>Compliance Deadline:</b>	<b>June 19, 2024</b>
<b>Compliance Date:</b>	<b>March 21, 2025</b>
<b>Fine Amount:</b>	<b>\$41,100.00</b>
<b>Citation Fine:</b>	<b>N/A</b>
<b>Admin Cost:</b>	<b>Paid</b>
<b>Recommendation:</b>	<b>\$8,220.00</b>
<b>Compliance Date:</b>	<b>May 19, 2025</b>

Code Enforcement Officer Ms. Cuenot testified about the violations cited at 4053 Lake Worth Road and the recommendations made by the Village.

The owners of Pronto Enterprises attended the hearing. They expressed that they have made every effort to comply with city codes and asked the magistrate about possibly reducing the amount by more than 80%.

Special Magistrate Keith Davis reduced the fine to \$5,000.00, which must be paid by May 19, 2025. If the fine is not paid by this deadline, it will revert to the original amount of \$41,100.00.

**MOTIONS FOR EXTENSION OF TIME FOR COMPLIANCE**

**8. Case No. 2024-65 - 3515 Almar Road - Grace Wildman  
CE Officer Joey Sanders**

**Violation of Village Code of Ordinances**

**Section 10-29: Unsafe building. Property is dilapidated and uninhabitable.**

**Section 30-143: Trash/debris/rubbish. Remove all trash/debris/rubbish stored around the property.**

**Section 10-8: Weeds. Remove all weeds off the property and along the fence line.**

**Section 30-141: Overgrowth. Mow and trim all overgrown grass/trees/bushes/vegetation.**

**Section 10-9: Exterior property maintenance. Repair damaged mailbox, fascia, soffit, rotted wood, doors, windows, roof and patio enclosure. Remove prohibited gray tarp off the roof and repair all holes. Remove all wood boards covering the doors and windows. Remove all black/green discoloration off the exterior walls and walkways.**

<b>Initial Violation:</b>	<b>June 12, 2024</b>
<b>Order Finding Violation:</b>	<b>October 17, 2024</b>
<b>Compliance Deadline:</b>	<b>April 18, 2025</b>
<b>Fine Amount:</b>	<b>\$100.00 per day, per violation</b>
<b>Citation Fine:</b>	<b>N/A</b>
<b>Admin Cost:</b>	<b>\$276.60 (Paid)</b>
<b>Recommendation:</b>	<b>6-month extension</b>
<b>New Compliance Date:</b>	<b>October 18, 2025</b>

Code Enforcement Officer Mr. Sanders testified about the violations cited at 3515 Almar Road and the recommendations made by the Village.

There was no representation from the owner.

Magistrate Davis granted the extension of time.

**STIPULATION AND AGREED ORDER**

**9. Case 2025-01 - 4040 South Military Trail - Tuller Properties LLC  
CE Officer Nanciann Cuenot**

**Violation of Village Code of Ordinances**

**Section 34-572: Violation and non-compliance of conditions of the Annexation Agreement Ordinance No. 2014-36 approved by the Village Council on**

**December 11, 2014.**

**Section 34-1365: Land filling Alteration. Asphalt milling in the parking lot without first obtaining the required permit and inspection.**

<b>Citation Fine:</b>	<b>N/A</b>
<b>Admin Cost:</b>	<b>N/A</b>
<b>Recommendation:</b>	<b>Stipulated Agreement</b>
<b>Compliance Date:</b>	<b>TBD</b>

***(STAFF REQUESTED THAT THIS CASE BE CONTINUED TO THE APRIL 17, 2025 HEARING).***

**ADJOURNMENT**

Hearing no further business, Special Magistrate Davis adjourned the Special Magistrate Meeting at 11:56 a.m.

**Next Magistrate Hearing is  
Thursday, May 15, 2025, at 10:00 a.m.**

**The undersigned is the Records Clerk of Palm Springs, Florida, and the information provided herein is the Minutes of the Special Magistrate Meeting held on April 17, 2025.**

**Respectfully,**



**Records Clerk**

## Village of Palm Springs Title VI/Nondiscrimination Policy

### I. Policy Statement:

The Village of Palm Springs values diversity and interested parties, regardless of cultural identity, background, or income level. Moreover, the Village believes the best programs and services result from careful consideration welcomes input from all of the needs of all its communities and when those communities are involved in the decision-making process. The Village does not tolerate discrimination in any of its programs, services, or activities. Pursuant to Title VI of the Civil Rights Act of 1964 and other federal and state authorities, the Village will not exclude from participation in, deny the benefits of, or subject to discrimination anyone on the grounds of race, color, national origin, sex, age, disability, religion, or family status.

### II. Persons with Disabilities:

Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act of 1990 (ADA) and related federal and state laws and regulations forbid discrimination against those who have disabilities. These laws require federal-aid recipients and other government entities to take affirmative steps to reasonably accommodate those with disabilities and ensure that their needs are equitably represented.

The Village will make every effort to ensure that its facilities, programs, services, and activities are accessible to those with disabilities. The Village will also make every effort to ensure that its advisory committees, public involvement activities and all other programs, services and activities include representation by communities with disabilities and disability service groups.

The Village encourages the public to report any facility, program, service, or activity that appears inaccessible to those who are disabled. Also, the Village will provide reasonable accommodation to individuals with disabilities who wish to participate in public involvement events or who require special assistance to access facilities, programs, services, or activities. Because providing reasonable accommodation may require outside assistance, the Village asks that requests be made at least three (3) business days prior to the need for accommodation. Questions, concerns, comments, or requests for accommodation should be made to the Village ADA Officer:

Name: Ashley Saingilus  
Address: 226 Cypress Lane, Palm Springs, FL 33461  
Email: [asaingilus@vpsfl.org](mailto:asaingilus@vpsfl.org)  
Phone: (561) 584-8200 Ext. 8419

### III. Complaint Procedures:

The Village has established a discrimination complaint procedure and will take prompt and reasonable action to investigate and eliminate discrimination when found. Any person who believes that he or she has been subjected to discrimination based upon race, color, national origin, sex, religion, age, disability or family status in any Village program, service or activity may file a complaint with the Village Title VI/Nondiscrimination Coordinator:

Name: Janette Piedra, Human Resources Manager  
Address: 226 Cypress Lane, Palm Springs, FL 33461  
Email: [jpiedra@vpsfl.org](mailto:jpiedra@vpsfl.org)  
Phone: (561) 584-8200 Ext. 8421

Village of Palm Springs  
226 Cypress Lane  
Palm Springs, FL 33461  
Phone (561) 965-4016 Fax (561) 439-4132  
www.vpsfl.org

**REASONABLE ACCOMMODATION REQUEST FORM**

A reasonable accommodation is any modification of a zoning rule, policy, or practice if that modification is reasonably necessary in order to give a person with disabilities an equal opportunity to use and enjoy a dwelling in the Village of Palm Springs. It is the policy of the Village of Palm Springs Planning, Zoning & Building Department, pursuant to State and federal law, to provide individuals with disabilities reasonable accommodation in rules, policies, practices and procedures to ensure equal access to housing and facilitate the development of housing for individuals with disabilities.

If you believe that you need a reasonable accommodation to live in a dwelling, or so that persons with disabilities may live in a dwelling that you own or operate, please complete this application form and return it to the Village of Palm Springs Planning, Zoning & Building Department at 226 Cypress Lane, Palm Springs, FL 33461. Please attach additional pages if necessary. If you have questions or need assistance, please contact the Village of Palm Springs Planning, Zoning & Building Department.

**Name and Contact Information of the Applicant:**

Name: JMJC Real Property Management, LLC

Address: c/o James K. Green  
501 South Flagler Dr., Suite 306  
West Palm Beach, FL 33401

Phone No.: 561.659.2029

Alternative Phone No.: \_\_\_\_\_

**Location Where Reasonable Accommodation is Requested:**

Address: 4177 S Congress Avenue, Palm Springs, FL 33461  
\_\_\_\_\_  
\_\_\_\_\_

**Is Applicant the owner of the property at which Reasonable Accommodation is requested?**

Yes  No

If "No", provide the name and contact information of the owner of the property at which Reasonable Accommodation is requested:

Name: Congress Apartments LLC

Address: 3501 N Ocean Drive Apt 6F  
Hollywood, FL 33019

Phone No.: \_\_\_\_\_

**Is the dwelling licensed or certified by the State of Florida? If so, please provide the type of license or certificate, the number, and attach a copy of it:**

The facility will be licensed by AHCA; no FARR certification required

**Are the people who will live at the dwelling persons with disabilities?**

Yes  No

If you answered Yes, you must submit the Verification of Disability Status form attached hereto. If "No", provide the name and contact information of the individual(s) for whom Reasonable Accommodation is requested below:

No patients yet. Proof not required for treatment provider. See

Social Recovery, LLC v. City of Costa Mesa, 56 F.4th 802 (9th Cir. 2023)

**Please describe the accommodation you need. What rules or policies would you like the Village of Palm Springs Special Magistrate to waive for the dwelling (please provide the specific regulation)?**

See attached letter

**Why do you need the accommodation? In other words, why is the requested accommodation necessary in order for persons with disabilities to live in the dwelling:**

See attached letter

Please provide the following information if you are requesting an accommodation in order to house more than 3 unrelated people in a single-family dwelling:

Number of residents that will live in the dwelling: up to 29

Number of staff who will serve the dwelling: Day Shift 6 to 8, Night Shift 4 to 6

Will any of the staff reside in the dwelling: No

Anticipated number of vehicles used by residents and staff: Residents 0 / Staff 6 to 8

Number of off-street parking spaces available: N/A

Square footage of the dwelling: 10,880

Number of bedrooms in the dwelling: 15

For each bedroom, please state the square footage of the room and the number and size of each window:

Bedroom 1: All Rooms 11'3" X 15' / All Windows 52" X 53"

Bedroom 2: \_\_\_\_\_

Bedroom 3: \_\_\_\_\_

Bedroom 4: \_\_\_\_\_

[Attach additional sheets if necessary.]

Is the number of residents necessary in order for the dwelling to be financially viable? If so, please explain why:

See attached letter

Is the number of residents necessary in order for the dwelling to be therapeutically beneficial for the residents? If so, please explain why:

See attached letter

I AFFIRM UNDER PENALTY OF PERJURY THAT THE INFORMATION PROVIDED IN THIS APPLICATION IS TRUE AND ACCURATE. I UNDERSTAND THAT IF I KNOWINGLY PROVIDE FALSE INFORMATION ON THIS APPLICATION THAT MY APPLICATION MAY BECOME NULL AND VOID.

Signature: 

Name: Lisa Di Fiori - Director of Operations

Date: 04/02/2025

### Verification of Disability Status

This form must be completed by someone who knows about the individuals' disabilities.

The Village of Palm Springs Planning, Zoning & Building Department respects individuals' privacy. We will verify disability status, but will not inquire into the nature or severity of a disability. Nor will we ask to see a person's medical records. We will limit our disability inquiry to requiring the Applicant to verify the disability status of individuals for purposes of State and federal law.

#### **Definitions:**

Federal law provides that "persons with disabilities" are persons who: (1) have any "physical or mental impairment" that substantially limits one or more "major life activities"; (2) have a record of having the impairment; or (3) are regarded by others as having the impairment.

A "major life activity" is any task central to most people's daily lives, such as caring for oneself, performing manual tasks, walking, seeing, hearing, speaking, breathing, learning, and working.

A "physical or mental impairment" includes, but is not limited to, orthopedic, visual, speech and hearing impairments, cerebral palsy, epilepsy, muscular dystrophy, multiple sclerosis, cancer, heart disease, diabetes, mental retardation, emotional illness, learning disabilities, HIV disease (whether symptomatic or asymptomatic), tuberculosis, drug addiction, and alcoholism. Anyone with a history of an impairment that limits a major life activity is also a person with disabilities.

**Verification:**

To the best of my knowledge, information, and belief, the person(s) who occupy (or who will occupy) the dwelling that is subject to the above request for reasonable accommodation  do \_\_\_\_\_ do not meet the definition of "persons with disabilities." I am in a position to know about the person(s)' disabilities because:

See attached letter

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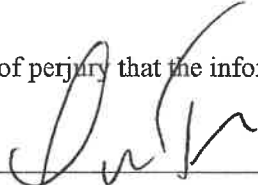
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(For example, are you a medical or social services professional, part of a peer support group that serves the person(s), or someone who resides with the person(s)?)

Note: Do NOT reveal the nature or severity of the persons' disabilities.

I affirm under penalty of perjury that the information provided in this application is true and accurate:

Signature:



Name:

Jason Tunick

Date:

04/02/2025

Address:

10411 Majestic Ct  
Parkland, FL 33076

Phone No.:

954-270-7220



December 14, 2023

Lisa Di Fiori  
Administrative Director  
Comprehensive Wellness Centers, LLC  
660 S. Dixie Highway  
Lantana, FL 33462

Joint Commission ID #: 600219  
Program: Behavioral Health Care and Human Services  
Accreditation Activity: 60-day Evidence of Standards  
Compliance  
Accreditation Activity Completed : 11/21/2023

Dear Ms. Di Fiori:

The Joint Commission is pleased to grant your organization an accreditation decision of Accredited for all services surveyed under the applicable manual(s) noted below:

**Comprehensive Accreditation Manual for Behavioral Health Care and Human Services**

This accreditation cycle is effective beginning September 23, 2023 and is customarily valid for up to 36 months. Please note, The Joint Commission reserves the right to shorten the duration of the cycle.

Should you wish to promote your accreditation decision, please view the information listed under the 'Publicity Kit' link located on your secure extranet site, The Joint Commission Connect.

The Joint Commission will update your accreditation decision on Quality Check®.

Congratulations on your achievement.

Sincerely,

Ken Grubbs, DNP, MBA, RN  
Executive Vice President and Chief Nursing Officer  
Division of Accreditation and Certification Operations

View current license information at: [Floridahealthfinder.gov](http://Floridahealthfinder.gov)

LICENSE #: 8735  
CERTIFICATE #: 3422

**State of Florida**  
AGENCY FOR HEALTH CARE ADMINISTRATION  
DIVISION OF HEALTH CARE POLICY AND OVERSIGHT

**Residential Treatment Facility**  
Licensed

This is to confirm that COMPREHENSIVE WELLNESS CENTERS LLC has complied with the rules and regulations adopted by the State of Florida, Agency for Health Care Administration, and authorized in Chapter 394, Florida Statutes, and is authorized to operate the following:

**COMPREHENSIVE WELLNESS CENTERS LLC**  
660 S Dixie Hwy  
Lantana, FL 33462

TOTAL CAPACITY: 14 LEVEL: IB

**OTHER LOCATIONS:**

- \*650 S. Dixie Hwy, Lantana, FL 33462
- \*105 Euclid Blvd Apt 1-5, Lantana, FL 33462
- \*640 S. Dixie Hwy, Lantana, FL 33462

EFFECTIVE DATE: 09/08/2023

EXPIRATION DATE: 09/07/2025



A handwritten signature in black ink, appearing to read "J. Weida".

Jason Weida, Secretary

Eilen Cabrera, LCSW  
Greenacres, FL 33463  
Eilen.cabrera@yahoo.com  
(786)-229-3876

### Professional Summary

Passionate and outcome-focus professional dedicated to enhancing community well-being through collaborative mental health initiatives. Committed to fostering positive change by leveraging effective teamwork, innovative solutions, and a person-centered approach. Striving to contribute to a healthier community by promoting mental health awareness, reducing stigma, and working collaboratively to create supportive environments for individuals and families.

### EDUCATION

**Florida Atlantic University**  
**Master of Social Work**

Graduated: May 2017  
Boca Raton, Florida

**Johnson & Wales University**  
**Bachelor of Science in Criminal Justice**

Graduated: February 2015  
North Miami, Florida

### WORK EXPERIENCE

#### Banyan Health System

Clinical Director

May 2023-Present

- Collaborates with leadership for innovative clinical care.
- Demonstrates commitment to organizational principles, fostering excellence in clinical practice and client care.
- Performs chart audits to verify high-quality, client-centered services and maintain documentation standards.
- Fosters leadership facilitates clinical staff development through supervision and group staffing.
- Led reconstruction of central receiving facility, developed training programs for staff.
- Conducted recruitment, established procedures to enhance client services.
- Aided clients' families post-discharge with resources and guidance.
- Delivered training on crisis identification to unit colleagues.
- Conducted outreach training for clients, community members, and providers, emphasizing effective communication during crises.

#### Citrus Health Network

Clinical Supervisor of Children Crisis Stabilization Unit

September 2022-May 2023

- Directs an efficient clinical team, applying Social Work principles.
- Participates in reviewing clinical issues, program policies, and procedures.
- Leads monthly staff meetings and administrative sessions.
- Cultivates a positive work environment, fostering teamwork.
- Supervises all aspects of behavioral health clinical care.
- Ensures consistent quality assurance by monitoring care coordinators and managing cases.
- Prioritizes patient needs and safety as paramount considerations.

#### HCA JFK NORTH- PAVILION

Social Work PRN

September 2021-Sept 2022 (Relocated)

- Perform comprehensive assessments and psychosocial evaluations, providing individual, family, and group therapy.
- Coordinate services through an interdisciplinary process, employing a clinical and psychosocial approach.
- Involve patients' families in treatment planning as needed.
- Deliver age and culturally appropriate care for effective engagement.

### **Marriage and Family Services**

Mental Health Therapist- Telehealth- Part Time

October 2020 - Sept 2022 (Relocated)

- Provide psychotherapy to individuals, couples, marriages, children, and families.
- Perform Biopsychosocial assessments and customize treatment plans.
- Apply Evidence-Based Treatment Modalities for high-quality care.
- Demonstrate proficiency in EMR documentation, ensuring accuracy and compliance.

### **Community Partners - Parent/Child Center**

Triple P Therapist

March 2018 - September 2022 (Relocated)

- Facilitate individual, group, and family therapy while incorporating therapeutic interventions.
- Provide crisis intervention and on-call support as needed.
- Implement the Triple P model for enhanced effectiveness with parents and caregivers.
- Use measures for clinical practice and create outcome-based treatment plans.
- Collaborate with the multi-disciplinary team for comprehensive patient care.
- Engage with community services for successful client discharge/transitions.

### **South County Mental Health Center**

Social Worker – Crisis Stabilization Unit 1 & 2 Supervisor

April 2016 – January 2021

- Task Supervisor for MSW and BSW Interns, providing guidance.
- Collaborate with Psychiatry and family to provide appropriate comprehensive care.
- Conduct crisis intervention, intake, discharge planning, and referrals.

### **ADDITIONAL SKILLS**

- Licensed Clinical Social Worker in Florida
  - SW 16547
- Qualified Supervisor for Social Work and Marriage and Family Therapy Interns
- Bilingual – Fluent in reading, writing, and speaking in Spanish and English
- CPR/CPI Certification

**BEVERLY A. ARMSTRONG, MSN, ARNP**

**ADDRESS: 2506 SECOND STREET SUITE 105 FORT MYERS, FL 33901**  
**PHONE: 239-334-9555 FAX 239-334-2832**

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**CREDENTIALS/CERTIFICATIONS**

Advanced Registered Nurse Practitioner (License#1826022)  
Pediatric Nurse Practitioner  
Family Nurse Practitioner  
American College of Nurse Practitioners 06/1996  
American Nurses Association  
Florida Nurses Association

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**EXPERIENCE**

McGregor Clinic, Inc. Fort Myers, FL  
*Nurse Practitioner September 2010-present*

- Primary care, HIV/AIDS

Lee County Health Dept. Fort Myers, FL  
*Nurse Practitioner August 2011-present*

- Primary Care, HIV/AIDS
- STD Screenings and Treatment

Charlotte County Health Dept. Port Charlotte, FL  
*Nurse Practitioner 2010-July 2011*

- Primary Care, HIV/AIDS

Pediatric Associates Plantation, FL  
*Nurse Practitioner 2007-2010*

- Pediatric Primary Care

The Children's Office Atlantis, FL  
*Nurse Practitioner 2007-2010*

- Pediatric Primary Care

Palm Beach County Health Dept. Palm Beach County, FL  
*Registered Nurse 1986-1996*

- Pediatrics, Children's Medical Services

Holy Name Hospital, Teaneck, New Jersey  
*Registered Nurse 1973-1986*

- Hemodialysis-Sr. Staff Nurse
- Home Dialysis Coordinator
- Emergency Department, Critical Care

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**AWARDS**

Signa Theta Tau Nursing Honor Society 04/1993  
Award for Academic Excellence- Florida Atlantic University 04/1996  
Preceptor of the Year- Florida Atlantic University 05/2004

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**EDUCATION**

Holy Name Hospital School of nursing, Teaneck, NJ  
Registered Nurse 06/1973  
Florida Atlantic University, Boca Raton, FL  
Bachelor of Science in Nursing 04/1990  
Florida Atlantic University, Boca Raton, FL  
Advanced Registered Nurse Practitioner 04/1996  
Master of Science in Nursing

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