



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

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.

**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 Officer David Urrutia, Code Enforcement Officer Jean Nord, Village Attorney Glen Torcivia, and Deputy Village Clerk Jane Worth.

**SWORN IN**

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

**AGENDA CHANGES**

Village Attorney Torcivia stated that Item #8 would be continued to August 21, 2025; that Items #9 and #12 have complied; and that Item #13 would be reordered to be the first case heard.

**MOTION HEARINGS**

- 1. Case No. 2025-34 - 3206 Forest Hill Boulevard (Paradise Mobile Home Park) - Aljarez LLC  
CE Officer Tom Gehrman  
Violation of Village Code of Ordinances  
Section 10-31 (FBC 116.1): Unsafe structures and equipment (Electrical Violations).**

<b>Citation Fine:</b>	<b>N/A</b>
<b>Admin Cost:</b>	<b>\$417.26</b>
<b>Recommendation:</b>	<b>Up to \$500.00 per day</b>
<b>Compliance Date:</b>	<b>July 31, 2025</b>

Code Enforcement Officer Mr. Gehrman testified, referring to the violations cited at 3206 Forest Hill Boulevard and the recommendations made by the Village. Mr. Gehrman noted that the property remains in violation of Section 10-31, which is a safety issue due to its electrical nature. The respondent is working on the problem and has made some progress but still has to finish the electrical issues.

Mr. Rockland, the property owner, was present at the hearing. Mr. Rockland clarified that many of the sections had been addressed and that he just needed more time to complete the remaining sections. Florida Power and Light cannot come back until after July 15, 2025, as the individual who inspects this work in this area.

Special Magistrate Davis found the defendant in violation of section 10-31. The defendant is required to correct these violations by August 7, 2025. If compliance is not achieved by August 7, 2025, the Village's recommendation of a daily fine of \$500.00 per day will be enforced. Special Magistrate Davis assessed administrative costs of \$417.26 to be paid before August 7, 2025.

**2. Case No. 2025-35 - 2887 Lake Worth Road - IS & RG LLC**

**CE Officer Nanciann Cuenot**

**Repeat Violation of Village Code of Ordinances**

**Section 46-3: Graffiti.**

<b>Citation Fine:</b>	<b>N/A</b>
<b>Admin Cost:</b>	<b>\$216.60</b>
<b>Recommendation:</b>	<b>\$250.00 per day, accrued for 8 days, for a total fine amount of \$2,000.00</b>
<b>Compliance Date:</b>	<b>June 28, 2025</b>

Code Enforcement Officer Ms. Cuenot testified, referencing the repeat violation cited at 2887 Lake Worth Road and the recommendations made by the Village. Ms. Cuenot noted that the property was inspected on June 23, 2025, and the graffiti has been removed. Code Officer Cuenot stated fines accumulated in the amount \$1,000.00 due July 28, 2025. Administrative costs to be paid are \$216.60, paid on July 28, 2025.

Ms. Gloria Beshara, property owner, was present. Ms. Beshara stated she tries to keep the property up to code, but with the graffiti, which is done at night, and unless she rides by or is notified about it, there is nothing she can do. Ms. Beshara stated she is doing her best.

Special Magistrate Davis found the defendant violated Section 46-3. This is a repeat violation based on Case No. 2022-43, which is within the five (5) years. If compliance

is not achieved by August 7, 2025, the Village's recommendation of a daily fine of \$500.00 per day will be brought to \$200.00 per day for four (4) days, which is \$800.00. Administrative costs of \$216.60 to be paid before August 7, 2025.

**3. Case No. 2025-37 - 249 Poe Drive - Covas Joseph B.**

**CE Officer - Henry Stout**

**Violation of the Village Code of Ordinances**

**Section 10-8: All exterior property must be maintained in a clean, safe, and sanitary condition. All the items/debris from the driveway and front lawn must be removed.**

**Section 34-914: No parking of vehicles on the property grass (front lawn) may use the swale. All inoperable vehicles from the front yard and backyard must be removed.**

<b>Citation Fine:</b>	<b>N/A</b>
<b>Admin Cost:</b>	<b>\$265.77</b>
<b>Recommendation:</b>	<b>\$150.00 per day, per violation</b>
<b>Compliance Date:</b>	<b>July 16, 2025</b>

Code Enforcement Officer Mr. Stout testified, referencing the violations cited at 249 Poe Drive and the recommendations made by the Village. Mr. Stout stated the respondent is in non-compliance with Sections 10-8 and 34-914.

There was no representation on behalf of the owner.

Special Magistrate Davis found the defendant in violation of Sections 10-8 and 34-914. The defendant is required to correct Sections 10-8 and 34-914 by July 31, 2025. If compliance is not achieved by July 31, 2025, the Village's recommendation of a daily fine of \$150.00 per day, per violation will be enforced. Special Magistrate Davis assessed administrative costs of \$265.77, due on/before July 31, 2025.

**4. Case No. 2025-38 - 502 Cypress Lane - Ryan Bell**

**CEO Officer David Urrutia**

**Violation of Village Code of Ordinances**

**Section 30-143: Nuisance - Removal of rubbish, stagnant water, weeds, and overgrowth is required.**

**Section 34-225: Fencing - Missing or broken fence, wall, or gate (No Pool).**

**Section 34-221: Landscape - Landscape maintenance, responsibility of owner.**

**Section 14-32: Rental - Permits are required for residential rental units.**

<b>Citation Fine:</b>	<b>N/A</b>
<b>Admin Cost:</b>	<b>\$279.10</b>
<b>Recommendation:</b>	<b>\$100 per day, per violation</b>
<b>Compliance Date:</b>	<b>July 31, 2025</b>

Code Enforcement Officer Mr. Urrutia testified, referencing the violations cited at 502 Cypress Lane and the recommendations made by the Village. Mr. Urrutia noted that the property remains in violation of Sections 30-143, 30-225, 34-221, and 14-32.

Mr. Bell, the property owner, was present at the hearing. He stated that someone is currently living with him to assist with the mortgage. Mr. Bell has submitted an application for the rental permit. He addressed the issue of individuals entering and exiting the property, confirming they are residents. Mr. Bell acknowledged that the lawn requires maintenance and requested additional time to repair the fence.

Special Magistrate Davis found the defendant in violation of sections 30-143, 34-225, 34-221, and 14-32. The defendant is required to correct Sections 30-143, 34-221, and 14-32 by July 31, 2025. Section 34-225 is to be brought into compliance no later than August 15, 2025. If compliance is not achieved by July 31, 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 \$279.10 to be paid before July 31, 2025.

**5. Case No. 2025-39 - 3918 Serubi Avenue - Omar Sanchez**

**CE Officer David Urrutia**

**Violation of Village Code of Ordinances**

**Section 34-915: Parking - Prohibit use of vehicle, boat, trailer, or other conveyance for living or sleeping.**

**Section 14-32: Rental - Permits required for residential rental units.**

**Section 10-8: Property - All exterior property, accessory structures, pools, sidewalks, and driveways are maintained.**

**Section 34-1381: Nuisance - Nuisance materials stored outside and visible to neighbors.**

**Section 34-1327: Driveways - Driveways and parking, failure to maintain.**

<b>Citation Fine:</b>	<b>N/A</b>
<b>Admin Cost:</b>	<b>\$299.10</b>
<b>Recommendation:</b>	<b>\$100 per day per violation</b>
<b>Compliance Date:</b>	<b>July 31, 2025</b>

Code Enforcement Officer Mr. Urrutia testified, referencing the violations cited at 3918 Serubi Avenue and the recommendations made by the Village. Mr. Urrutia noted that the property remains in violation of Sections 34-915, 14-32, 10-8, 34-1381, and 34-1327. The respondent has complied with Section 10-8, except for the pool, which remains in non-compliance, and Section 34-1381.

There was no representation on behalf of the owner.

Special Magistrate Davis found the defendant in violation of Sections 34-915, 14-32, 10-8 (regarding the pool), and 34-1327. The respondent is required to correct Sections

30-143, 34-221, 10-8 (regarding the pool), and 14-32 by July 31, 2025. Special Magistrate Davis said Section 10-8 (except the pool) has complied, and Section 34-1381 has complied. If compliance is not achieved by July 31, 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 \$299.10 to be paid on/before July 31, 2025.

**6. Case No. 2025-40 - South Congress Avenue - Vacant Lot - Matthias Stemplinger & Rudolf Stemplinger**

**CE Officer Nanciann Cuenot**

**Violation of Village Code of Ordinances -**

**Section 34-829: Temporary licensing of certain uses. Expiration of term – failure to terminate use and return property to original condition and sod unimproved areas.**

**Section 30-141: Excessive growth of weeds and vegetation, including trees.**

**Section 30-143: Nuisance – trash & debris.**

**Section 10-30(e)(4): Unimproved property annual renewal fee.**

**Citation Fine: N/A**

**Admin Cost: \$237.29 - due by July 25, 2025**

**Recommendation: \$100 per day, per violation**

**Compliance Date: August 19, 2025**

Code Enforcement Officer Ms. Cuenot testified, referencing the violations cited at South Congress Avenue (a vacant lot) and the recommendations made by the Village. Code Officer Ms. Cuenot noted that the property remains in violation of Sections 34-829, 30-141, 30-143, and 10-30(e)(4). Ms. Cuenot stated Sections 30-143 and 10-30(e)(4) have been corrected.

Mr. Kevin McGinley stated he was a Planning and Zoning Planner and had submitted an authorization form to represent his very good friends, Matthias and Rudolf Stemplinger. The owners of the property are doing what they must do to bring the property into compliance. Mr. McGinley asked the Special Magistrate for more time, at least 60 days. Special Magistrate Davis agreed on September 4, 2025, along with the agreement of the Village.

Special Magistrate Davis found the defendant in violation of Sections 34-829 and 30-141. The defendant is required to correct Sections 34-829 and 30-141 by September 4, 2025. Special Magistrate Davis stated Sections 30-143 and 10-30(e)(4) have been brought into compliance. If compliance is not achieved by September 4, 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 \$237.29 to be paid before July 25, 2025.

**7. Case No. 2025-41 - 3900 South Congress Avenue - Jonathan & Stephanie Smith**

**CE Officer Nanciann Cuenot**

**Violation of Village Code of Ordinances**

**Section 10-31 (FBC 105.5): No permit - Parking lot paving and striping**

**Section 10-31 (FBC 110.1): No required inspections**

**Citation Fine: N/A**

**Admin Cost: \$202.29 due July 25, 2025**

**Recommendation: \$100.00 per day**

**Compliance Date: August 19, 2025**

Code Enforcement Officer Ms. Cuenot testified, referencing the violations cited at 3900 South Congress Avenue and the recommendations made by the Village. Code Officer Ms. Cuenot noted that the property remains in violation of Sections 30-143, 30-225, 34-221, and 14-32.

Mr. Aaron Zweiban, the tenant of the property, was present at the hearing. Mr. Zweiban tried to pull the permit since the contractor had a serious health issue. Mr. Zweiban learned the contractor had to pull it on a commercial property. Mr. Zweiban said he has the permit, through a contractor, and a site plan needs to be submitted.

Special Magistrate Davis found the defendant in violation of Sections 10-31 (FBC 105.5) and 10-31 (FBC 110.1). The defendant is required to correct Sections 10-31 (FBC 105.5) and 10-31 (FBC 110.1) by August 19, 2025. If compliance is not achieved by August 18, 2025, the Village's recommendation of a daily fine of \$100.00 per day will be enforced. Special Magistrate Davis assessed administrative costs of \$202.29 to be paid before July 25, 2025.

**8. Case No. 2025-42 - 4069 Linda Lane - Maria Henao**

**CE Officer Tom Gehrman**

**Violation of Village Code of Ordinances**

**Section 10-31 FBC (FBC 105.1 & 110.1): No required permits for interior renovation. No required inspections.**

**Section 30-143: Wild overgrowth, property needs to be maintained.**

**Citation Fine: N/A**

**Admin Cost: \$279.10**

**Recommendation: \$100.00 per day, per violation**

**Compliance Date: August 15, 2025**

***(STAFF REQUESTED THAT THIS CASE BE CONTINUED TO THE AUGUST 21, 2025 HEARING).***

**9. Case No. 2025-43 - 4104 Dale Road - Da Gama Investments LLC**

**CE Officer Tom Gehrman**

**Violation of Village Code of Ordinances**

**Section 34-914: Parking on grass is not allowed; all vehicles must be operable with current registration and tag.**

**Section 14-32: Business license required for rental properties.**

**Section 10-9: Buildings must be maintained clean and in good repair with address numbers visible on the building.**

**Citation Fine: N/A**  
**Admin Cost: \$279.10**  
**Recommendation: \$100.00 per day, per violation**  
**Compliance Date: August 15, 2025**

***(CODE ENFORCEMENT OFFICER SUPERVISOR MR. GEHRMAN INFORMED THE SPECIAL MAGISTRATE THAT THIS CASE COMPLIED.)***

**10. Case No. 2025-44A - 3593 Coconut Road - Nelson Lopez Rodriguez & Allison J**

**Lopez**

**CE Officer Joey Sanders**

**Violation of Village Code of Ordinances**

**Section 10-31 (FBC 105.1 & 110.1): Work w/o Permits - Remove all unpermitted structures including the dog cage.**

**Section 14-32: No Residential Rental Permit - Obtain a rental permit for the property.**

**Section 30-141: Overgrowth - Mow all overgrown grass.**

**Section 34-914: Vehicles/Parking/Storage Containers - Remove all storage containers, inoperative and/or unregistered vehicles and all vehicles parked on the grass. Also, major vehicle repairs or overhaul work may not be performed on a residential zoned property.**

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

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

**Section 10-9: Exterior Property Maintenance - Paint all raw sections of the fascia.**

**Citation Fine: N/A**  
**Admin Cost: \$216.60**  
**Recommendation: \$100.00 per day, per violation**  
**Compliance Date: August 1, 2025**

Code Enforcement Officer Mr. Sanders testified, referring to the violations cited at 3593 Coconut Road and the recommendations made by the Village. Mr. Sanders noted that the property remains in violation of Sections 10-31 (FBC 105.1 & 110.1), 14.32, 34-914, 34-1381, and 10-9. The respondent is working on the problem. Section 30-143 has been brought into compliance.

Mrs. Allison Lopez, the property owner, was present at the hearing. Mrs. Lopez

explained that personal circumstances, including caregiving responsibilities and a family medical emergency, have impacted her ability to comply. Mrs. Lopez has asked for an extension. Code Officer Sanders agreed to extend compliance to September 17, 2025.

Special Magistrate Davis found the defendant in violation of Sections 10-31 (FBC 105.1 & 110.1), 14.32, 34-914, 34-1381, and 10-9. Section 30-143 has been brought into compliance. The defendant is required to correct these violations by September 17, 2025. If compliance is not achieved by September 17, 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 \$216.60 to be paid before September 17, 2025.

**11. Case No. 2025-44 - 336 Bayside Road - Perez Jose L. & Dahlia C.**

**CE Officer - Henry Stout**

**Violation of Village Code of Ordinances**

**Section 34-1381: No outdoor storage allowed. All storage items must be out of view from the roadway.**

<b>Citation Fine:</b>	<b>N/A</b>
<b>Admin Cost:</b>	<b>\$265.77</b>
<b>Recommendation:</b>	<b>\$100 per day, per violation</b>
<b>Compliance Date:</b>	<b>July 16, 2025</b>

Code Enforcement Officer Mr. Stout testified, referring to the violations cited at 336 Bayside Road and the recommendations made by the Village. Mr. Stout noted that the property remains in violation of Section 34-1381.

Mr. Jose Perez, the property owner, was present at the hearing. Mr. Perez said he has no idea what Mr. Stout is talking about regarding violations. Mr. Perez stated the barbecue grills (four (4) of them) have been there for 6 years, and he barbecues almost every night and weekends.

Special Magistrate Davis found the defendant in violation of Section 34-1381. The defendant is required to correct these violations by July 31, 2025. If compliance is not achieved by July 31, 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 \$265.77 to be paid before July 31, 2025.

**12. Case No. 2025-45 - 3595 2nd Avenue North - 3595 Second Avenue Holdings LLC**

**CE Officer Nanciann Cuenot**

**Violation of Village Code of Ordinances**

**Section 34-914(I): Parking - all vehicles must be operable with current registration and tag**

<b>Citation Fine:</b>	<b>N/A</b>
<b>Admin Cost:</b>	<b>\$345.02</b>

**Recommendation:** \$100.00 per day  
**Compliance Date:** July 31, 2025

***(CODE ENFORCEMENT OFFICER SUPERVISOR MR. GEHRMAN INFORMED THE SPECIAL MAGISTRATE THAT THIS CASE WAS IN COMPLIANCE.)***

**13. Case No. 2025-46 - 2596 Forest Hill Boulevard - Pathwaze Recovery LLC (Social Service Facility)**

**Violation of the Village Code of Ordinances**

**Section 10-28: Reasonable Accommodation**

**Citation Fine:** N/A  
**Admin Cost:** N/A  
**Recommendation:** N/A  
**Compliance Date:** N/A

**SUMMARY:** Code Enforcement Officer Ms. Nanciann Cuenot testified the respondent was seeking a reasonable accommodation request. The respondent has applied to the medical office/clinic.

Mr. James Green, Esq., representing tenant Pathwaze Recovery LLC, will present evidence to demonstrate disability necessitating reasonable accommodation to allow for an outpatient mental health and substance-use disorder clinic treatment facility. Mr. Green entered into the record a letter dated May 22, 2025, letter outlining the position of the facility. A Social Service Facility would otherwise require Special Exception approval according to Sec. 34-824. Ms. Megan Potter introduced herself and Mr. Green questioned her regarding her background and her position with, Ms. Potter stated she would be the COO of the facility. Mr. Green introduced Ms. Mia Levy, asked questions regarding her background. Ms. Levy answered the questions and mentioned she would be the CFO.

Village Attorney Torcivia stated the Village has no objection to the request for reasonable accommodation. Special Magistrate Davis stated based on testimony and the request for reasonable accommodation, he will sign the proposed Order

**MOTIONS FOR EXTENSION OF TIME FOR COMPLIANCE**

**14. Case No. 2025-22 - 3818 South Congress Avenue - Bismaillah Enterprises Inc. CE Officer Nanciann Cuenot**

**Violation of Village Code of Ordinances**

**Section 10-30: - Unimproved property maintenance - fence, hedge, and sod required**

**Citation Fine:** N/A  
**Admin Cost:** N/A  
**Recommendation:** Denied  
**Compliance Date:** August 19, 2025

July 17, 2025, Special Magistrate Hearing Minutes

**ADJOURNMENT**

Hearing no further business, Special Magistrate Davis adjourned the Special Magistrate Meeting at 11:26 a.m.

**Next Magistrate Hearing is Thursday, August 21, 2025, at 10:00 AM in Village Council Chambers**

The undersigned is the Deputy Village Clerk of Palm Springs, Florida, and the information provided herein is the Minutes of the Special Magistrate Meeting held on July 17, 2025.

Respectfully,

*Jane R. Worth*

Jane R. Worth  
Deputy Village 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