



**MINUTES
CODE ENFORCEMENT MAGISTRATE HEARING DOCKET
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
AUGUST 21, 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 Hearing to order at 10:00 a.m.

ROLL CALL

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

SWORN IN

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

AGENDA CHANGES

Village Attorney Goddeau informed the Magistrate that item #6 (Case No. 2025-57), item #9 (Case No. 2025-48), item #10 (Case No. 2025-58), item #15 (Case No. 2025-55), and item #11 (Case No. 2025-59), were in compliance and therefore removed from the agenda. Additionally, item #13 (Case No. 2025-60) was continued to the next Special Magistrate Hearing on September 18, 2025, and item #17 (Case No. 2025-34) was continued to the hearing scheduled for October 16, 2025.

MOTION HEARINGS

1. **Case 2025-50 - 4167 Lakewood Road - Earl Smyth**
CE Officer David Urrutia
Violation of Village Code of Ordinances

Section 10-9: Maintenance of exterior of a structure in good repair. The wall facing Lakewood Road needs repair.

Section 10-7: Property Maintenance ; generally.

Citation Fine: N/A
Admin Cost: \$279.10
Recommendation: \$100 per day, per violation
Compliance Date: September 30th, 2025

Code Enforcement Officer Mr. Urrutia testified about the violations cited at 4167 Lakewood Road, and the recommendations made by the Village.

No representation from the owner.

Special Magistrate Davis found that the respondent is in violation of sections 10-9, and 10-7. The respondent is required to correct this violation by September 30th, 2025. If compliance is not achieved by September 30th, 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, payable before September 1st, 2025.

2. **Case 2025-51 - 4165 Lakewood Road - Lakewood Villas Prop Ass**
CE Officer David Urrutia

Violation of Village Code of Ordinances

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

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

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

Section 30-141: Overgrowth. Excessive growth of weeds and vegetation.

Citation Fine: N/A
Admin Cost: \$279.10
Recommendation: \$200 per day, per violation
Compliance Date: September 30th, 2025

Code Enforcement Officer Mr. Urrutia testified about the violations cited at 4165 Lakewood Road, and the recommendations made by the Village.

No representation from the owner.

Special Magistrate Davis found that the respondent is in violation of sections 10-8, 34-1381, 34-225, and 30-141. The respondent is required to correct this violation by September 30th, 2025. If compliance is not achieved by September 30th, 2025, the Village's recommendation of a daily fine of \$200.00 per day per violation will be enforced. Special Magistrate Davis assessed administrative costs of \$279.10, payable before September 1st, 2025.

3. **Case 2025-52 - 4157 Lakewood Road - Rebecca J Caslmon**
CE Officer David Urrutia

Violation of Village Code of Ordinances

Section 10-9: Building. Maintenance of the exterior of a structure in good repair.

Section 10-7: Property. Property maintenance; Generally.

Section 30-141: Overgrowth. Excessive growth of weeds and vegetation.

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

Citation Fine:	N/A
Admin Cost:	\$279.10
Recommendation:	\$100 per day, per violation
Compliance Date:	September 21st, 2025

Code Enforcement Officer Mr. Urrutia testified about the violations cited at 4157 Lakewood Road, and the recommendations made by the Village.

No representation from the owner.

Special Magistrate Davis found that the respondent had violated sections 10-9, 10-7, 30-141, 30-143, 34-225, and 34-1381. The respondent required to correct this violation by September 30th, 2025. If compliance is not achieved by September 30th, 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, payable before September 1st, 2025.

4. **Case 2025-53 - 3475 2nd Avenue North - Davis Road Property LLC**
CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

Section 34-895: Temporary land uses in zoning districts. The Temporary Use Permit has expired.

Section 10-30(e): Unimproved commercial property registration and fee.

Section 10-30(g): Maintenance requirements. Remove all gravel, trash & debris.

Section 10-30(h): Sod throughout the entire unimproved property area.

Citation Fine:	N/A
Admin Cost:	\$317.69
Recommendation:	\$250.00 per day
Compliance Date:	September 18th, 2025

Code Enforcement Officer Ms. Cuenot testified about the violations cited at 3475 2nd Avenue North, and the recommendations made by the Village.

No representation from the owner.

Special Magistrate Davis found that the respondent is in violation of sections 34-895, 10-30(e), 10-30(g), and 10-30(h). The respondent is required to correct this violation by September 18th, 2025. If compliance is not achieved by September 18th, 2025, the Village's recommendation of a daily fine of \$250.00 per day will be enforced. Special Magistrate Davis assessed administrative costs of \$317.69, payable before September 18th, 2025.

5. **Case No. 2025-56 - 3759 Lakewood Road E - ICA Contractors INC & Palm Beach Cleaning LLC**

CE Officer Joey Sanders

Violation of Village Code of Ordinances

Section 10-31 (FBC 105.1 & 110.1): Work without permits. Remove unpermitted rear structure and obtain an after-the-fact permit for the installation of doors, windows and electrical work.

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

Section 30-141: Overgrowth. Trim all overgrown trees/bushes/hedges/vegetation. This includes the vegetation encroaching into the abutting roadways.

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. Remove all black discoloration off the mailboxes and all rust off the rear roofline. Remove all holiday lights and broken metal fence posts. Finish painting the pink and white sections of the exterior walls.

Citation Fine:	N/A
Admin Cost:	\$297.35
Recommendation:	\$100.00 per day, per violation
Compliance Date:	September 1st, 2025

Code Enforcement Officer Mr. Sanders testified about the violations cited at 3759 Lakewood Road E, and the recommendations made by the Village.

The property owner, Rosa Elena Vasquez, was present at the hearing. Ms. Vasquez stated that she has been making efforts to comply with all applicable requirements. She also mentioned that she has been experiencing issues with her property address, as it does not appear in the City's system, which has prevented her from obtaining the necessary permits.

Building Official Peter Ringle clarified that to correct the address issue, Ms. Vasquez must contact the Planning, Zoning, and Building Department, as they are the appropriate entity to assist with the matter and help her move forward with permitting. Ms. Vasquez further stated that her goal is to bring the property into compliance as soon as possible and that she is actively working to resolve the matter promptly.

Special Magistrate Davis found that the respondent is in violation of sections 10-31 (FBC 105.1 & 110.1), 14-32, 30-141, 34-1381, 30-143, and 10-9. The respondent is required to correct this violation by November 20th, 2025. If compliance is not achieved by November 20th, 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 \$297.35, payable before November 20th, 2025.

6. **Case 2025-57- 120 Riley Avenue - Xavier E. Delgado & Maybelys L. Noa**
CE Officer Henry Stout

Violation of Village Code of Ordinances

Section 34-914: No cars or vehicles are allowed on grass (front lawn). If you need extra parking, park on the swale.

Citation Fine:	N/A
Admin Cost:	\$266.47
Recommendation:	\$100 per day, per violation
Compliance Date:	August 22nd, 2025

(STAFF INFORMED THAT THIS CASE WAS IN COMPLIANCE)

7. **Case 2025-54 - 218 Lake Arbor Drive - Jensen Roy**
CE Officer Henry Stout

Violation of Village Code of Ordinances

Section 10-31 (FBC 105.1 & 110.1): Installation of a new fence without obtaining the required building permit and failing to schedule the mandatory building inspection.

Citation Fine:	N/A
Admin Cost:	\$265.77
Recommendation:	\$100 Per day per violation
Compliance Date:	September 9th, 2025

Code Enforcement Officer Mr. Stout testified about the violations cited at 218 Lake Arbor Drive, and the recommendations made by the Village. Mr. Stout stated that the Building Official Peter Ringle was present and had spoken with the property owner regarding the permits and the necessary steps to bring the property into compliance. The Building Official, Mr. Ringle, confirmed that he had discussed the matter with the owner and clarified all permit-related requirements.

The property owner, Jensen Roy, was present at the hearing to provide testimony. Mr. Roy stated that he purchased the property in 2022 and was aware that the fence required repairs, as his HOA had issued multiple warnings informing him that he would be fined if the fence was not addressed. This prompted him to seek companies to replace the fence; however, he was unable to obtain the required permits or documentation needed to proceed. Mr. Roy also added that one of the companies told him that a permit was not necessary to replace the fence. It was not until Mr. Roy spoke with the Building Official, Peter Ringle, that he knew a permit was required for fences over 16 feet. Mr. Ringle also informed him that no permit application had been submitted in the system.

The Special Magistrate Davis asked the Building Official Peter Ringle what actions the property owner needed to take. Mr. Ringle responded that the owner must submit an application, obtain the required permits, and have the existing fence inspected in accordance with the City's established policies.

Special Magistrate Davis found that the respondent is in violation of section 10-31 (FBC 105.1 & 110.1). The respondent is required to correct this violation by October 16th, 2025. If compliance is not achieved by October 16th, 2025, the Village's recommendation of a daily fine of \$100.00 per day will be enforced. Special Magistrate Davis assessed administrative costs of \$265.77, payable before October 16th, 2025.

8. **Case 2025-47 - 4107 Sally Lane - BISMUTH PROPCO SERIES LLC**
CE Officer Henry Stout

Violation of Village Code of Ordinances

Section 10-31 (FBC 105.1 & 110.1): Construction work performed without a valid building permit, including the installation of a new window above the garage, pacer installation, and the conversion of garage space into living space. Required inspections were not performed.

Citation Fine:	N/A
Admin Cost:	\$300.77
Recommendation:	\$200 Per day per violation
Compliance Date:	September 22nd, 2025

Code Enforcement Officer Mr. Stout testified about the violations cited at 4107 Sally Lane, and the recommendations made by the Village.

No representation from the owner.

Special Magistrate Davis found that the respondent is in violation of sections 10-31 (FBC 105.1 & 110.1). The respondent is required to correct this violation by September 22nd, 2025. If compliance is not achieved by September 22nd, 2025, the Village's recommendation of a daily fine of \$200.00 per day per violation will be

enforced. Special Magistrate Davis assessed administrative costs of \$300.70, payable before August 31st, 2025.

9. **Case 2025-48 - 304 Poe Drive - Jorge Matute**

CE Officer Henry Stout

Violation of Village Code of Ordinances

Section 10-31 (FBC 105.1 & 110.1): Paver installation and roof replacement performed without the required building permits. Required inspections were not performed.

Citation Fine:	N/A
Admin Cost:	\$265.77
Recommendation:	\$100 Per day per violation
Compliance Date:	September 9th, 2025

(STAFF INFORMED THAT THIS CASE WAS IN COMPLIANCE)

10. **Case 2025-58 - 18 Andros Avenue - Loiza Ricardo Arenas & Rodriguez Ada**

Adriana

CE Officer Henry Stout

Violation of Village Code of Ordinances

Section 34-914: Parking of vehicles or recreational vehicles (RVs) on the front lawn is not permitted. Parking is only allowed on the swale area.

Section 14-32: No residential rental permit is on file for the property.

Citation Fine:	\$80.00
Admin Cost:	\$266.47
Recommendation:	\$150 Per day per violation
Compliance Date:	August 27th, 2025

(STAFF INFORMED THAT THIS CASE WAS IN COMPLIANCE)

11. **Case No 2025-59 - 105 Granada Court - Laks Jason & Salinas Kathrine**

CE Officer Henry Stout

Violation of the Village Code of Ordinances

Section 34-913: Parking prohibited vehicles in a residential area (semi-truck).

Citation Fine:	N/A
Admin Cost:	\$266.47
Recommendation:	\$100 per day, per violation
Compliance Date:	August 22nd, 2025

(STAFF INFORMED THAT THIS CASE WAS IN COMPLIANCE)

12. **CIT Case 2024-55 - 2600 Donald Road - William Thomas Jr. and Violet Zanutti Est.**

CE Officer Tom Gehrman

Violation of Village Code of Ordinances

Section 34-914: Parking violations; all vehicles must be operable with current registration and tag, no major auto repairs allowed & no parking on grass.

Section 30-143: Public nuisance violations. Debris & overgrowth visible on the property.

Section 10-9: Exterior structure. Buildings must be maintained in good repair. It includes cleaning and painting of the building.

Section 14-32: No required rental permits for rented units.

Citation Fine:	N/A
Admin Cost:	\$279.85
Recommendation:	\$100.00 per day, per violation
Compliance Date:	September 18th, 2025

Code Enforcement Officer Mr. Gehrman testified about the violations cited at 2600 Donald Road, and the recommendations made by the Village.

The property owner was not present; however, his son, William S. Thomas III, appeared on his behalf. Mr. Thomas stated that the cited violations had already been resolved. He explained that he believed the permits has been mailed, but it was not until the morning of the hearing that he realized they had been sent via email. He also indicated that a company had already been contracted to address the overgrown grass.

Mr. Thomas further mentioned that some of the violations did not belong to the property located at 2600 Donald Road, but rather to other parcels within the same location. Special Magistrate Davis clarified that, according to the Property Appraiser, both properties are listed under the same parcel number, and therefore no changes would be made.

Special Magistrate Davis asked whether the Village had been notified upon completion of the cleanup. Mr. Thomas responded that they had not notified the Village and only spoke again with Mr. Gehrman the morning of August 21.

Special Magistrate Davis inquired of Code Enforcement Mr. Gehrman regarding the status of the case and what had been completed. Mr. Gehrman clarified that while there had been significant progress, several issues remained, including trimming the trees, overgrown vegetation, and inoperable vehicles still parked on the property.

Special Magistrate Davis then asked if all matters related to permits had been resolved, to which Building Official Peter Ringle responded affirmatively.

Special Magistrate Davis determined that the respondent had complied with section 14-32. However, the magistrate also found that the property remains in violation of sections 34-914, 30-143, and 10-9. The respondent is required to correct these violations by September 18th, 2025. If compliance is not achieved by September 18th, 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 \$279.85, payable before September 18th, 2025.

13. **CIT Case 2025-60 - 4033 Lakewood Road - Laura Lee Chapman**
CE Officer Tom Gehrman

Violation of Village Code of Ordinances

Section 34-914: Parking; all vehicles must be operable, registration & tag, no parking on grass-dirt.

Section 30-143: Public Nuisance Violations. Debris & overgrowth visible on the property.

Section 10-31(FBC 105.1 & 110.1): Issued permits and Inspections required.

Section 14-32: No Required Rental Permits for rented units.

Citation Fine:	N/A
Admin Cost:	\$279.85
Recommendation:	\$100.00 per violation, per day
Compliance Date:	September 18th, 2025

(STAFF REQUESTED THAT THIS CASE BE CONTINUED TO THE SEPTEMBER 18, 2025, HEARING).

14. **Case No. 2025-61 - 3763 Gulfstream Road - Luis D & Saturnina R Feliciano**
CE Officer Joey Sanders

Violation of Village Code of Ordinances

Section 30-141: Overgrowth. Trim all overgrown trees, bushes and vegetation.

Section 10-8: Weeds. Remove all weeds attached to the fence.

Section 34-221: Landscape Maintenance. Remove all artificial turf and pavers and replace all sections of dead grass located in the swale and the front of the property.

Section 34-914: Vehicles. Remove all inoperative and/or unregistered vehicles.

Section 34-1381: Open storage. Remove all miscellaneous items stored in the front of the property.

Section 30-143: Trash and debris. Remove all trash and debris stored in the front of the property.

Section 10-9: Exterior property maintenance. Post "3763" house ID numbers on the other side of the mailbox.

Citation Fine:	N/A
Admin Cost:	\$277.35
Recommendation:	\$100.00 per day, per violation
Compliance Date:	September 1st, 2025

Code Enforcement Officer Mr. Sanders testified about the violations cited at 3763 Gulfstream Road, and the recommendations made by the Village. Mr. Sanders also clarified that sections 10-8, 34-1381, 30-143, and 10-9 comply.

The property owner, Luis Feliciano, was present at the hearing. Mr. Feliciano inquired about the specific code sections that remained in violation. Mr. Sanders responded by identifying the applicable sections and outlining the items that required correction.

Mr. Feliciano also requested additional time to address the remaining items. Neither Code Enforcement Officer Sanders nor Special Magistrate Davis objected to granting the extension.

Special Magistrate Davis determined that the respondent had complied with sections 10-8, 34-1381, 30-143, and 10-9. However, the magistrate also found that the property remains in violation of sections 30-141, 34-221, and 34-914. The respondent is required to correct these violations by October 1st, 2025. If compliance is not achieved by October 1st, 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 \$277.35, payable before October 1st, 2025.

15. **Case 2025-55 - 3615 Lake Worth Road - Speedy's New & Used Tires Plus LLC**
CE Officer Nanciann Cuenot
Violation of Village Code of Ordinances
Section 34-914: Parking truck with expired license and registration.
Section 34-916: Parking commercial vehicles on commercial property: Panel Truck.
Section 34-823: No Accessory uses - Parking and storage for used tires
Section 70-124 (b)(3): Use and occupancy certificates and inspections required
Section 70-125: No required application of use and certificate of occupancy
Section 70-94: Application; Local business tax receipt
Citation Fine: N/A
Admin Cost: \$372.35
Recommendation: \$100.00 per day, per violation
Compliance Date: August 28th, 2025

(STAFF INFORMED THAT THIS CASE WAS IN COMPLIANCE)

PETITION FOR REDUCTION OR ABATEMENT OF FINE

16. **Case 2016-31 - 4107 Colle Drive - Ian A Sconhoff**
CE Officer Nanciann Cuenot
Violation of Village Code of Ordinances
Section 78-69: Refusing, failing, or neglecting to make connections to the Village of Palm Springs wastewater system.

Initial Violation:	May 25th, 2016
Order Finding Violation:	September 13th, 2016
Compliance Deadline:	October 14th, 2016
Compliance Date:	November 10th, 2016
Fine Amount:	\$5,400.00
Citation Fine:	N/A
Admin Cost:	Paid
Recommendation:	\$1,080.00
Compliance Date:	September 18th, 2025

Code Enforcement Officer Ms. Cuenot testified about the violations cited at 4107 Colle Drive, and the recommendations made by the Village.

The property owner, Ian A. Schonhoft, was present at the hearing. Mr. Sconhoft stated that he was unaware of the accrued fines until a few days prior to the hearing. He also expressed that, due to financial hardship, he was requesting a greater reduction than the amount initially proposed.

Based on the testimony and the evidence presented, Special Magistrate Davis, approved a reduction of the fine to \$540.00, payable no later than September 18, 2025. If the reduced fine is not paid by the stated deadline, the amount will revert to the original fine of \$5,400.00.

MOTIONS FOR EXTENSION OF TIME FOR COMPLIANCE

17. **CIT Case 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): Unsafe structures and equipment (Electrical).

Initial Violation:	July 3, 2025
Order Finding Violation:	July 17, 2025
Compliance Deadline:	July 31, 2025
Compliance Date:	September 18, 2025
Fine Amount:	N/A
Citation Fine:	N/A
Admin Cost:	Paid
Recommendation:	\$250.00 per day
Compliance Date:	September 18, 2025

(STAFF REQUESTED THAT THIS CASE BE CONTINUED TO THE OCTOBER 16, 2025, HEARING).

ADJOURNMENT

August 21, 2025, Special Magistrate Hearing Minutes

Hearing no further business, Special Magistrate Davis adjourned the Special Magistrate Meeting at 12:00 p.m.

**Next Magistrate Hearing is
Thursday, September 18, 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 August 21, 2025.

Respectfully,

Andrea Medero

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
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
Phone: (561) 584-8200 Ext. 8421