



**MINUTES
CODE ENFORCEMENT MAGISTRATE HEARING DOCKET
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
JANUARY 15, 2026
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 10:20 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 David Urrutia, Building Official Peter Ringle, Village Attorney Christy Goddeau, and Records Clerk Andrea Medero.

Absent: Code Enforcement Officer Joey Sanders.

SWORN IN

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

AGENDA CHANGES

Records Clerk Andrea Medero informed the Special Magistrate that Item #4 (Case No. 2026-08) complied and, therefore, was removed from the agenda.

MOTION HEARINGS

1. Case No. 2025-35 - 2887 Lake Worth Road - I.S. & R.G. LLC

CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

Section 46-3: Graffiti.

Fine Amount:

\$800.00

Case No. 2025-35

Order Finding Violation July 17, 2025, Recorded

July 29, 2025

Recommendation:

Order Authorizing Foreclosure

Code Enforcement Officer Ms. Cuenot testified regarding the violations cited at 2887 Lake Worth Road and the recommendations made by the Village.

Ms. Gloria Beshara appeared on behalf of I.S. & R.G. LLC and provided testimony. Ms. Beshara stated that efforts have been made to bring the property into compliance.

Based on the testimony and the evidence presented, Special Magistrate Davis granted the Order Authorizing Foreclosure.

2. Case 2026-03 - 1801 South Congress Avenue — SLB LLC

CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

Section 10-31 (FBC 105.1 & FBC 110.1): Reseal and stripe the parking lot without permits and inspections.

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| Citation Fine: | N/A |
| Admin Cost: | \$248.09 |
| Recommendation: | \$100.00 per day, per violation |
| Compliance Date: | February 13, 2026 |

Code Enforcement Officer Ms. Cuenot testified regarding the violations cited at 1801 South Congress Avenue and the recommendations made by the Village.

There was no representation from the property owner.

Based on the testimony and evidence presented, Special Magistrate Davis found the Respondent to be in violation of Section 10-31 (FBC 105.1 & 110.1). The Respondent was ordered to correct the violations by February 13, 2026. If compliance is not achieved by that date, a fine of \$100.00 per day per violation, as recommended by the Village, will be imposed. Special Magistrate Davis also assessed administrative costs in the amount of \$248.09, payable on or before February 13, 2026.

3. Case 2026-07-705 Lori Drive, Apt. 203 - SISU Trust & Jerry E. Lomax TR

CE Officer Tom Gehrman

Violation of Village Code of Ordinances

Section 10-31 (FBC 105.1 & 110.1): No permit or inspections for interior wall addition.

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| Citation Fine: | N/A |
| Admin Cost: | \$197.35 |
| Recommendation: | \$100.00 per day, per violation |
| Compliance Date: | February 18, 2026 |

Code Enforcement Officer Mr. Gehrman testified regarding the violations cited at 705 Lori Drive, Apt. 203, and presented the Village's recommendations.

Mr. Jerry Lomax, Trustee, appeared and provided testimony on behalf of the property owner. Mr. Lomax submitted a Request for Architectural Review and supporting

documentation, stating that the property owner has been in communication with Code Enforcement Officer Tom Gehrman and Building Official Peter Ringle regarding efforts to address the violations. The submitted documentation was entered into the record.

Based on the testimony and evidence presented, Special Magistrate Davis found the Respondent to be in violation of Section 10-31 (FBC 105.1 & 110.1). The Respondent was ordered to correct the violation by February 18, 2026. If compliance is not achieved by that date, a fine of \$100.00 per day per violation, as recommended by the Village, will be imposed. Special Magistrate Davis also assessed administrative costs in the amount of \$197.35, payable on or before February 18, 2026.

**4. Case No. 2026-08 - 4787 South Congress Avenue - Guadalupe Sheel TRUST
CE Officer Joey Sanders**

Violation of Village Code of Ordinances

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

Section 10-9: Exterior property maintenance. Remove all metal shutters covering Unit #15's windows.

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| Citation Fine: | N/A |
| Admin Cost: | \$277.35 |
| Recommendation: | \$100.00 per day, per violation |
| Compliance Date: | February 1, 2026 |

(STAFF INFORMED THAT THIS CASE WAS IN COMPLIANCE)

**5. Case 2026-04 - 3920 South Congress Avenue - Blackhall Inc.
CE Officer Nanciann Cuenot**

Violation of Village Code of Ordinances

Section 10-31 (FBC 105.1 & 110): No permits and inspections. Metal gate.

Section 34-823: Accessory uses. Remove shed, outdoor storage of recreational vehicles, trucks, and miscellaneous items.

Section 10-8: Exterior property areas. Sanitation, keep neat & clean; broken fence, pave & stripe parking lot, gravel is not an approved surface. Permits required.

Section 10-9: Exterior of building. Replace broken windows/doors/decorative features/ walls, repair and paint. Permits required

Section 30-143: Trash & Debris.

Section 34-915: Use of recreational vehicle for living or sleeping.

Section 10-30: Vacant or unimproved property registration and maintenance requirements: Accumulation or trash, junk, debris; not maintained; yard to be paved or sodded landscaped with trees and bushes – gravel not an approved surface.

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| Citation Fine: | N/A |
| Admin Cost: | \$362.35 |
| Recommendation: | \$250 per day, per violation |
| Compliance Date: | Permits required — March 13, 2026 No permits required — February 13, 2026 |

Code Enforcement Officer Ms. Cuenot testified regarding the violations cited at 3920 South Congress Avenue and presented the Village's recommendations. Ms. Cuenot advised that Section 30-143 was in compliance.

Mr. Jim Blackhall, Manager of Blackhall Inc., appeared and provided testimony on behalf of the Respondent. Mr. Blackhall stated that efforts would be made to bring the property into compliance and indicated that the metal gate would be removed to achieve compliance. He further stated that he would work toward correcting the remaining violations. Any supporting discussion regarding compliance requirements was noted.

Based on the testimony and evidence presented, Special Magistrate Davis found the Respondent to be in compliance with Section 30-143. However, the Special Magistrate found the Respondent to be in violation of Sections 10-31 (FBC 105.1 & 110.1), 34-823, 10-8, 10-9, 34-915, and 10-30. The Respondent was ordered to correct the violations by February 13, 2026, for sections not requiring permits, and by March 13, 2026, for sections requiring permits. If compliance is not achieved by the respective deadlines, a fine of \$250.00 per day, per violation, as recommended by the Village, will be imposed. Special Magistrate Davis also assessed administrative costs in the amount of \$362.35, payable on or before March 13, 2026.

**6. Case No. 2026-09 - 61 Lake Arbor Drive - Chamorro Alberto & Chamorro Maria F
CE Officer Henry Stout**

Violation of Village Code of Ordinances

Section 14-32: No residential rental permit on file. Expired 09/30/2025.

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| Citation Fine: | N/A |
| Admin Cost: | \$265.77 |
| Recommendation: | \$150 Per day, per violation |
| Compliance Date: | January 20, 2026 |

Code Enforcement Officer Mr. Stout testified regarding the violations cited at 61 Lake Arbor Drive and presented the Village's recommendations.

There was no representation from the property owner.

Based on the testimony and evidence presented, Special Magistrate Davis found the Respondent to be in violation of Section 14-32. The Respondent was ordered to correct the violation by January 20, 2026. If compliance is not achieved on that date, a fine of \$150.00 per day, per violation, as recommended by the Village, will be imposed.

Special Magistrate Davis also assessed administrative costs in the amount of \$265.77, payable on or before January 20, 2026.

**7. Case No. 2026-01- 340 Greenbrier Drive - Herrera Rodriguez Milena & Perez
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CE Officer Henry Stout

Violation of Village Code of Ordinances

Section 34.915: Recreational vehicles are not permitted to be used as apartments or living quarters. Inspection required.

Section 34.914: Parking of recreational vehicles or any vehicle on grass is prohibited. Gravel is not an approved surface.

Section 10-31 (FBC 105.1): No building permit obtained for pavers for RV parking and/or concrete slab. Gravel is not an approved surface. Rear shed with concrete slab.

Section 10-31 (FBC 110.1): Required inspections have not been completed.

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| Citation Fine: | N/A |
| Admin Cost: | \$265.77 |
| Recommendation: | \$150 per day, per violation |
| Compliance Date: | January 20, 2026 |

Code Enforcement Officer Mr. Stout testified regarding the violations cited at 340 Greenbrier Drive and presented the Village's recommendations. Mr. Stout also called Mr. Christopher Osburn, resident of 344 Greenbrier Drive, to provide testimony. Mr. Osburn stated that he observed lights on inside the recreational vehicle (RV) and individuals entering and exiting the RV while the property owner was reportedly out of town. He further stated that he had heard loud noises and yelling during late-night hours, causing disturbances to neighboring residents.

Village Attorney Christy Goddeau questioned the witness regarding the observations described, and the witness responded accordingly.

The property owner, Ms. Milena Herrera Rodriguez, appeared at the hearing and provided testimony. Ms. Herrera Rodriguez stated that no individuals reside in the RV; however, on occasion, family members stay overnight due to limited space inside the residence. She further stated that she is in the process of obtaining the necessary permits.

Based on the testimony and evidence presented, Special Magistrate Davis found the Respondent to be in violation of Section 34-915 (immediate compliance required), Section 34-914, and Section 10-31 (FBC 105.1 & 110.1). The Respondent was ordered to correct the violations by February 5, 2026. If compliance is not achieved on that date, a fine of \$150.00 per day, per violation, as recommended by the Village, will be imposed.

Special Magistrate Davis also assessed administrative costs in the amount of \$265.77, payable on or before January 20, 2026.

ADJOURNMENT

Hearing no further business, Special Magistrate Davis adjourned the Special Magistrate Meeting at 11:36 a.m.

January 15, 2026, Special Magistrate Hearing Minutes

**Next Magistrate Hearing is
Thursday, February 19, 2026, 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 January 15, 202.

Respectfully,

Andrea Medero

Records Clerk

Village of Palm Springs

Title VI/Nondiscrimination Policy

I. Policy Statement:

The Village of Palm Springs values diversity and interest 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