



**MINUTES
CODE ENFORCEMENT MAGISTRATE HEARING DOCKET
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
FEBRUARY 19, 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 10:01 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 David Urrutia, Code Enforcement Officer Mitchell Sebastian, Building Official Peter Ringle, Village Attorney Christy Goddeau, and Records Clerk Andrea Medero.

Also present: Palm Beach County Fire Rescue Inspector Dennis Rudolph.

SWORN IN

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

AGENDA CHANGES

Village Attorney Christy Goddeau advised the Special Magistrate that Items #2, 5, 6, 8, 10, 11, 13, and 15 were in compliance.

She also advised that Item #16 will be continued to the upcoming agenda.

Additionally, the Village Attorney requested that Item #14 be heard first, as inspectors from the Palm Beach County Fire Department were present.

MOTION HEARINGS

1. Case No. 2026-11 - 3015 Forest Hill Boulevard; 3027 Forest Hill Boulevard; 3047 Forest Hill Boulevard; 1651 South Congress Avenue; 1661 South Congress

Avenue – Four Florida Shopping Center Property LTD

CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

Section 34-188: Ground cover.

Section 34-221: Responsibility of owner for landscaping.

Section 34-224: Replacement of vegetation.

Citation Fine: N/A

Admin Cost: \$357.69 X 5 = 1,788.45

Recommendation: \$250.00 per day

Compliance Date: April 10, 2026

Code Enforcement Officer Ms. Cuenot testified regarding the violations cited at 3015 Forest Hill Boulevard, 3027 Forest Hill Boulevard, 3047 Forest Hill Boulevard, 1651 South Congress Avenue, and 1661 South Congress Avenue 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 Sections 34-188, 34-221, and 34-224. The Respondent was ordered to correct the violations by April 10, 2026. If compliance is not achieved by that date, a fine of \$250.00 per day, as recommended by the Village, shall be imposed.

Special Magistrate Davis also assessed administrative costs in the amount of \$357.69 per address, payable on or before April 10, 2026.

2. Case No. 2026-13 - 3085 Lake Worth Road - Lake Worth Road Plaza LLC

CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

Section 34-161: Required landscaping.

Section 34-162: Required buffers (hedge) along the east and west property line.

Section 34-188: Ground cover.

Section 34-221: Responsibility of owner.

Section 34-224: Replacement of vegetation.

Citation Fine: N/A

Admin Cost: \$321.95

Recommendation: \$100.00 per day, per violation

Compliance Date: March 19, 2026

(STAFF INFORMED THAT THIS CASE WAS IN COMPLIANCE)

3. Case 2026-20 - 3451 10th Avenue North - Aldo Rojas

CE Officer Tom Gehrman

Violation of Village Code of Ordinances

Section 10-31 (FBC 105.1): Failure to obtain the required building permit.
Section 10-31 (FBC 105.5): Permits applied for have expired.
Section 10-31 (FBC 110.1): Failure to obtain required building inspections.
Citation Fine: N/A
Admin Cost: \$257.35
Recommendation: \$250.00 per day
Compliance Date: March 18, 2026

Code Enforcement Officer Mr. Gehrman testified regarding the violations cited at 3451 10th Avenue North 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 10-31 (FBC 105.1, 105.5, and 110.1). The Respondent was ordered to correct the violation by March 18, 2026. If compliance is not achieved on that date, a fine of \$250.00 per day, as recommended by the Village, will be imposed. Special Magistrate Davis also assessed administrative costs in the amount of \$257.35, payable on or before March 18, 2026.

4. Case 2026-21 - 3133 Lake Worth Road - EMJO 66 Inc.

CE Officer Tom Gehrman

Violation of Village Code of Ordinances

Section 70-94: No required business tax receipt; failure to apply.

Section 70-95: Required business tax receipt is delinquent.

La Picana Grill at Victoria Market

Penalty: \$250.00 (penalty)
Admin Cost: \$197.35
Recommendation: Tax receipt due
Compliance Date: March 18, 2026

Code Enforcement Officer Mr. Gehrman testified regarding the violations cited at 3133 Lake Worth Road and presented the Village's recommendations.

The property owner, Jose Rodriguez, and his daughter, Maykeline Rodriguez, were present at the hearing to provide testimony. Fidel Dezima, owner of the restaurant La Picaña, was also present. Ms. Rodriguez stated that they have been working toward compliance with the sections cited by Code Enforcement. She advised that the permits for the Business Tax Receipt (BTR) had been submitted and, according to Building Official Peter Ringle, were currently under review. Building Official Mr. Ringle confirmed this information. Ms. Rodriguez also stated that the administrative fee had been paid and provided a receipt as proof of payment.

Based on the testimony and evidence presented, Special Magistrate Davis found the Respondent to be in violation of Sections 70-94 and 70-95. The Respondent was ordered

to correct the violations by March 18, 2026. A penalty in the amount of \$250.00 is due for operating without a valid Business Tax Receipt while open for business.

5. Case 2025-105 - 440 Fontana Drive - Dayna G. Adamson & Edward H. Bonfigli
CE Officer David Urrutia

Violation of Village Code of Ordinances

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

Section 34-883: Fences, walls, and hedges; hedges exceeding four (4) feet in height in the front and six (6) feet on the sides.

Citation Fine: N/A
Admin Cost: \$226.95
Recommendation: \$100.00 per day per violation
Compliance Date: March 1, 2026

(STAFF INFORMED THAT THIS CASE WAS IN COMPLIANCE)

6. Case 2025-106 - 238 Alemeda Drive - Jean Cole
CE Officer David Urrutia

Section 10-8 (d): Exterior property areas. Missing or broken fence, wall or gate (No Pool).

Accessory structures. All accessory structures, including detached garages, fences, walls, and swimming pools, shall be maintained structurally sound and in good repair.

Citation Fine: N/A
Admin Cost: \$217.35
Recommendation: \$100.00 per day, per violation
Compliance Date: March 1, 2026

(STAFF INFORMED THAT THIS CASE WAS IN COMPLIANCE)

7. Case No 2026-12 - 117 Lake Arbor Drive - Ernest M. Schucker
CE Officer Henry Stout

Violation of Village Code of Ordinances

Section 10-7: Property maintenance generally. Fence in need of repair.

Section 14-32: No residential rental permit on file.

Citation Fine: N/A
Admin Cost: \$265.77
Recommendation: \$100.00 Per day, per violation
Compliance Date: March 1, 2026

Code Enforcement Officer Mr. Stout testified regarding the violations cited at 117 Lake Arbor Drive and presented the Village's recommendations. Mr. Stout advised Special

Magistrate Davis that the Respondent complied with Section 14-32; however, Section 10-7, pertaining to the broken fence, remained outstanding.

The owner of the property, Ernest M. Schucker, was present at the hearing and provided testimony. Mr. Schucker stated that he had been in contact with the property management corporation to determine the process for replacing the fence. He further testified that he had begun communicating with the appropriate companies to proceed with the replacement; however, additional matters needed to be addressed prior to replacement, including the removal of dead vegetation and completion of a survey.

Based on the testimony and evidence presented, Special Magistrate Davis found the Respondent to be in compliance with Section 14-32. However, Special Magistrate Davis found the Respondent to be in violation of Section 10-7. The Respondent was ordered to correct the violation by March 1, 2026. If compliance is not achieved by that date, a fine of \$100.00 per day, per violation, as recommended by the Village, shall be imposed. Special Magistrate Davis also assessed administrative costs in the amount of \$265.77, payable on or before March 1, 2026.

8. Case No. 2026-17 - 66 Lake Arbor Drive - RB Contenders Holdings LLC

CEO Officer Henry Stout

Violation of Village Code of Ordinances

Section 14-32: No residential rental permit on file.

Citation Fine: N/A
Admin Cost: \$265.77
Recommendation: \$100.00 Per day per violation
Compliance Date: February 27, 2026

(STAFF INFORMED THAT THIS CASE WAS IN COMPLIANCE)

9. Case No. 2026-18 - 68 Lake Arbor Drive -142 Realty LLC

CE Officer Henry Stout

Violation of Village Code of Ordinances

Section 14-32: Residential rental permit expired on 09/30/2025; no valid permit on file.

Citation Fine: N/A
Admin Cost: \$265.77
Recommendation: \$100.00 Per day per violoation
Compliance Date: February 27, 2026

Code Enforcement Officer Mr. Stout testified regarding the violations cited at 68 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 February 27, 2026. If compliance is not achieved on 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 \$265.77, payable on or before February 27, 2026.

10. Case No 2026-19 - 81 Lake Arbor Drive - RB Contenders Holdings LLC
CE Officer Henty Stout

Violation of Village Code of Ordinances

Section 14-32: No residential rental permit on file.

Citation Fine: N/A
Admin Cost: \$265.77
Recommendation: \$100.00 Per day per violation
Compliance Date: February 27, 2026

(STAFF INFORMED THAT THIS CASE WAS IN COMPLIANCE)

11. Case No 2026-23 - 445 Santa Anna Drive - Cooper Kathleen A Trust
CEO Officer Henry Stout

Violation of Village Code of Ordinances

Section 14-32: No residential rental permit on file.

Citation Fine: N/A
Admin Cost: \$265.77
Recommendation: \$100.00 Per day per violation
Compliance Date: February 27, 2026

(STAFF INFORMED THAT THIS CASE WAS IN COMPLIANCE)

12. Case No 2026-26 - 3432 Gulfstream Road - Velasquez Jose A
CEO Henry Stout

Violation of Village Code of Ordinances

Section 34-1381(B): No materials may be stored in any outdoor area visible from an adjacent or nearby street or property in a residential district. No inoperative wheeled vehicle may be stored for more than five (5) days on any parcel in a residential district unless kept within a completely enclosed structure. (Prior warning given.)

Section 10-9: Property exterior not in good condition; power wash and/or clean and paint exterior walls of the structure.

Section 10-9(Q): Remove all shutters from windows or any obstruction that prevents egress. (Fire Marshal violation.)

Citation Fine: N/A
Admin Cost: \$355.77
Recommendation: \$150.00 Per day, per violation
Compliance Date: March 1, 2026

Code Enforcement Officer Mr. Stout testified regarding the violations cited at 3432 Gulfstream Road and presented the Village's recommendations. Mr. Stout confirmed that

the property was in compliance with Section 10-9(Q). However, the property remained in violation of the remaining cited sections.

There was no representation from the property owner.

Based on the testimony and evidence presented, Special Magistrate Davis found the Respondent to be in compliance with Section 10-9(Q). However, Special Magistrate Davis found the Respondent in violation of Sections 34-1381(B), and 10-9. The Respondent was ordered to correct the violations by February 27, 2026. If compliance is not achieved by that date, a fine of \$150.00 per day, per violation, as recommended by the Village, shall be imposed. Special Magistrate Davis also assessed administrative costs of \$265.77, payable on or before February 27, 2026.

13. Case 2026-24 - 2480 South Congress Avenue - 2901 Palm Springs Medical Center LLC

CE Officer David Urrutia

Violation of Village Code of Ordinances

Section 70-94: Failure to obtain required local business tax receipt.

Section 70-95: Delinquent local business tax receipt.

Citation Fine:	\$250.00
	\$250.00
	\$250.00
	\$250.00
Admin Cost:	\$157.35
Recommendation:	N/A
Compliance Date:	March 1, 2026

(STAFF INFORMED THAT THIS CASE WAS IN COMPLIANCE)

14. Case 2026-16 - 2390 South Military Trail — Tabernaculo Internacional Inc.

CE Officer David Urrutia

Violation of Village Code of Ordinances

Section 10-31: Fire prevention (FBC 101.4.5).

Citation Fine:	N/A
Admin Cost:	\$242.35
Recommendation:	\$250.00 per day
Compliance Date:	March 1, 2026

Code Enforcement Officer Mr. Urrutia testified regarding the violations cited at 2390 South Military Trail and presented the Village's recommendations. Mr. Urrutia further advised that Palm Beach County Inspector Dennis Rudolph was present to provide testimony regarding fire prevention violations at the subject property.

Inspector Dennis Rudolph provided testimony regarding violations of the Florida Fire Prevention Code. He outlined the corrective actions required to bring the property into compliance and stated that the property was currently not in compliance. He further

testified that the existing conditions posed a potential risk to individuals attending the church, including exposed wiring and areas requiring repair.

Building Official Peter Ringle also provided testimony regarding the violations at the property. He stated that if the violations were not corrected promptly, the building could be deemed an unsafe structure due to structural deficiencies that may present a risk of collapse. Mr. Ringle further clarified that this case would require two separate compliance deadlines: one for the submission of the structural report and another for the submission of all required permits and resolution of all remaining violations.

Christian Rentas was present on behalf of Tabernaculo Internacional, Inc. Mr. Rentas testified that some of the conditions reflected in the photographs had been corrected; however, additional time would be required to address the remaining violations, as the church is dependent on third-party contractors to complete the necessary work. He further stated that the church is making every effort to comply with the cited sections.

Based on the testimony and evidence presented, Special Magistrate Davis found the Respondent to be in violation of Section 10-31. The Respondent was ordered to submit the structural report by March 1, 2026, and to submit all required permits and resolve all remaining violations by April 19, 2026. If compliance is not achieved by the stated deadlines, a fine of \$250.00 per day, as recommended by the Village, shall be imposed. Special Magistrate Davis also assessed administrative costs in the amount of \$242.35, payable on or before April 19, 2026.

15. Case 2026-20 B - 3451 10th Avenue North - Aldo Rojas
CE Officer Tom Gehrman

Violation of Village Code of Ordinances

Section 30-143: Public nuisance; wild overgrowth and debris visible.

Section 10-9: Building exterior maintenance required; torn tarps and deteriorating structure.

Citation Fine:	N/A
Admin Cost:	\$197.35
Recommendation:	\$100.00 per day, per violation
Compliance Date:	March 2, 2026

(STAFF INFORMED THAT THIS CASE WAS IN COMPLIANCE)

16. Case No 2026-27 - 169 Cayman Drive - Morales Cabrera Lisbet & Vicet Luis
Lara

CEO Officer Henry Stout

Violation of Village Code of Ordinances

Section 34-914: No vehicles shall be parked on grass. If additional parking is needed, the swale area may be used.

Section 34-913: Commercial vehicles, semi-trucks, tow trucks, and box trucks are not permitted in residential areas.

Citation Fine:	N/A
Admin Cost:	\$265.77

Recommendation: \$100.00 Per day, per violation
Compliance Date: February 27, 2026

***(THE CASE WAS CONTINUED TO THE NEXT SCHEDULED SPECIAL
MAGISTRATE HEARING)***

**17. Case No. 2026-15 - Gulfstream Road #70-43-44-19-11-004-0203 - Dcota
Contracting Inc.**

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 10-7: Vacant lots. Vacant land must be maintained in a clean, safe, and sanitary condition.

Section 34-913: Construction vehicles and equipment. Remove backhoe and all other construction vehicles and equipment.

Section 34-914: Shipping containers and vehicles. Remove all shipping containers, vehicles, trailers, boats, and recreational vehicles.

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

Section 30-143: Trash, debris, and materials. Remove all trash, debris, and materials stored around the property.

Section 34-225: Fence maintenance. Repair or remove broken chain-link fence.

Citation Fine: N/A

Admin Cost: \$237.35

Recommendation: \$100.00 Per day per violation

Compliance Date: April 1, 2026

Code Enforcement Officer Mr. Sanders testified regarding the violations cited at Gulfstream Road (Vacant Lot) 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 Sections 10-31 (FBC 105.1 & 110.1), 10-7, 34-913, 34-914, 34-1381, 30-143, and 34-225. The Respondent was ordered to correct the violation by April 1, 2026. If compliance is not achieved on 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 \$237.35, payable on or before April 1, 2026.

MOTIONS FOR EXTENSION OF TIME FOR COMPLIANCE

18. Case 2026-07 - 705 Lori Drive, 203 - SUSI Trust, Jerry E. Lomax Trust

CE Officer Tom Gehrman

Violation of Village Code of Ordinances

Section 10-31 (FBC 105.1 and 110.1): No permits obtained, and no inspections conducted for interior wall construction.

Initial Violation:	December 30, 2025
Order Finding Violation:	January 15, 2026
Compliance Deadline:	February 18, 2026
Compliance Date:	Extended
Fine Amount:	\$0.00
Citation Fine:	N/A
Admin Cost:	\$197.35 (paid)
Recommendation:	\$100.00 per day, per violation
Compliance Date:	Extension to March 31, 2026

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

There was no appearance or representation on behalf of the property owner.

Based on the testimony and evidence presented, Special Magistrate Davis granted the extension of time.

MOTION TO AMEND AUTHORIZATION OF FORECLOSURE

19. Case No. 2022-43 - 2887 Lake Worth Road - I.S. & R.G. LLC

CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

Section 10-8: Exterior of property.

Section 10-9: Exterior of building.

Section 46-3: Graffiti.

Case 2022-43 Order Finding Violation October 20, 2022

Case 2022-43 Lien recorded February 15, 2024

Corrected Fine Amount: \$221,300.00

Citation Fine: Paid

Admin Cost: Paid

Recommendation: Order Authorizing Foreclosure

Code Enforcement Officer Ms. Cuenot testified regarding the violations cited at 2887 Lake Worth Road and presented the Village's recommendation for authorization to proceed with foreclosure.

There was no appearance or representation on behalf of the property owner.

Based on the testimony and evidence presented, Special Magistrate Davis approved the amendment and granted authorization to proceed with foreclosure.

ADJOURNMENT

February 19, 2026, Special Magistrate Hearing Minutes

Hearing no further business, Special Magistrate Davis adjourned the Special Magistrate Meeting at 11:22 a.m.

**Next Magistrate Hearing is
Thursday, March 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 February 19, 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 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