



**MINUTES
CODE ENFORCEMENT MAGISTRATE HEARING DOCKET
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
MAY 14, 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 ~~for~~ 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 Officer Mitchell Sebastian, Code Enforcement Officer Henry Stout, Code Enforcement Officer Nanciann Cuenot, Building Official Peter Ringle, Village Attorney Christy Goddeau, and Records Clerk Andrea Medero.

Absent: Code Enforcement Supervisor Thomas Gehrman, Code Enforcement Officer David Urrutia, Code Enforcement Officer Joey Sanders.

SWORN IN

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

AGENDA CHANGES

No changes were made to the agenda.

MOTION HEARINGS

**1. Case 26-00437 - 3918 Serubi Avenue - Sanchez Omar
CE Officer David Urrutia**

Violation of Village Code of Ordinances

Section 14-32: Failure to obtain required rental permit for rental property; cited as a repeat violation pursuant to Section 2-233.

Citation Fine: \$500.00

Admin Cost: \$232.35

Recommendation: \$500 Daily Fines Per Violation

Compliance Date: Immediate Compliance Required

Code Enforcement Officer Mr. Sebastian testified regarding the violations cited at 3918 Serubi 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 repeat violation of Section 14-32. The Respondent was ordered to correct the violations immediately. Fines began accruing on April 17, 2026, the date the Notice of Hearing was issued, and shall continue to accrue until the property is brought into compliance, in the amount of \$500.00 per day, as recommended by the Village. Special Magistrate Davis also assessed administrative costs in the amount of \$232.35 and a Citation Fine of \$500.00, payable immediately.

2. Case No. 2026-00162 – 113 Cayman Drive – Rodriguez Yainier Ricardo
CE Officer Henry Stout

Violation of Village Code of Ordinances

Section 10-31 (FBC 105.1): No building permit for rear multiple living structures, expansion of accessory structures, addition of a door on the rear north side, enclosed addition, and interior fence.

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

Section 34-912: Boat trailers, vehicles, and/or RVs may not block the sidewalk.

Section 34-914: Vehicles, trailers, and/or RVs may not be parked on grass and must be parked on a hard surface.

Section 34-915: RVs may not be used as a rental or occupied while on the property and are permitted for storage only.

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

Citation Fine: N/A

Admin Cost: \$265.77

Recommendation: \$150.00 pPer day per violation

Compliance Date: June 1, 2026

Code Enforcement Officer Mr. Stout testified regarding the violations cited at 113 Cayman Drive 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 compliance with Sections 34-912 and 34-914. However, the Respondent was found in violation of Sections 10-31 (FBC 105.1 & 110.1), 34-915, and 14-32. The Respondent was ordered to correct the violations by June 1, 2026. If the property is not brought into compliance by 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 May 30, 2026.

3. Case No. 2026-00353 – 3273 Rostan Lane – Alice Avenue LLC
CE 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: \$200.00 per day, per violation
Compliance Date: June 1, 2026

Code Enforcement Officer Mr. Stout testified regarding the violations cited at 3273 Rostan Lane 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 14-32. The Respondent was ordered to correct the violations by June 1, 2026. If the property is not brought into compliance by that date, a fine of \$200.00 per day, 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 May 20, 2026.

PETITION FOR REDUCTION OR ABATEMENT OF FINE

4. Case 2020-2442 - 2887 Lake Worth Road - IS & RG LLC
CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

Section 30-143: public; trash & debris

Initial Violation: May 20, 2020
Order Finding Violation: June 18, 2020
Compliance Deadline: July 16, 2020
Compliance Date: August 15, 2024
Fine Amount: \$74,500.00
Citation Fine: Paid
Admin Cost: Paid
Recommendation: \$37,250.00
Compliance Date: June 13, 2026

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, the property owner, was present at the hearing. Ms. Beshara testified that the property had been subject to ongoing vandalism and illegal activity. She stated that despite efforts to maintain the property, individuals continued to return to the site, resulting in additional trash accumulation and graffiti. Ms. Beshara provided supporting

documentation, including a timeline of events and photographs depicting the conditions of the property.

Village Attorney Christy Goddeau stated that, while the circumstances described by Ms. Beshara were unfortunate, the responsibility for maintaining the property remained with the property owner. Ms. Beshara further stated that she currently resides outside the Village and travels to the property whenever she is notified of issues by a neighboring property owner.

Special Magistrate Davis concurred that the responsibility for maintaining the property remained with the property owner.

Based on the testimony and evidence presented, Special Magistrate Davis granted the fine reduction. Failure to pay the reduced fine within the approved timeframe shall result in the reinstatement of the original fine amount of \$74,500.00.

5. Case 2022-43 - 2887 Lake Worth Road - IS & RG LLC
CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

Section 10-8: Exterior property areas

Section 10-9: Exterior of Building

Section 46-3: Graffiti

Initial Violation:	September 20, 2022
Order Finding Violation:	October 20, 2022
Compliance Deadline:	November 21, 2022 & December 20, 2022
Compliance Date:	August 15, 2024
Fine Amount:	\$183,800.00
Citation Fine:	Paid
Admin Cost:	Paid
Recommendation:	\$91,900.00
Compliance Date:	June 13, 2026

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, the property owner, was present at the hearing. Ms. Beshara testified that the property had been subject to ongoing vandalism and illegal activity. She stated that despite efforts to maintain the property, individuals continued to return to the site, resulting in additional trash accumulation and graffiti. Ms. Beshara provided supporting documentation, including a timeline of events and photographs depicting the conditions of the property.

Village Attorney Christy Goddeau stated that, while the circumstances described by Ms. Beshara were unfortunate, the responsibility for maintaining the property remained with the property owner. Ms. Beshara further stated that she currently resides outside the

Village and travels to the property whenever she is notified of issues by a neighboring property owner.

Special Magistrate Davis concurred that the responsibility for maintaining the property remained with the property owner.

Based on the testimony and evidence presented, Special Magistrate Davis granted the fine reduction. Failure to pay the reduced fine within the approved timeframe shall result in the reinstatement of the original fine amount of \$183,800.00.

MOTIONS FOR EXTENSION OF TIME FOR COMPLIANCE

6. Case No. 25-01296 - 4455 South Congress Ave. - El Torito - Congress Pointe Inc.

CE Officer Henry Stout

Violation of Village Code of Ordinances

Section 10-31 (FBC 105.1): Work exceeded the scope authorized by the permits.

Requests for revisions were not provided. Fire alarm and fire sprinkler system information has not been submitted to the Palm Beach County Fire Department.

Initial Violation:	December 23, 2025
Order Finding Violation:	March 19, 2026
Compliance Deadline:	April 30, 2026
Compliance Date:	TBD
Fine Amount:	\$500.00 per day, per violation.
Citation Fine:	N/A
Admin Cost:	\$465.77
Recommendation:	Extension Denied.
Compliance Date:	TBD

Building Official Mr. Ringle testified regarding the violations cited at 4455 South Congress Avenue and presented the Village's recommendation.

Property owner David Healey and General Contractor Martin F. Rocha were present at the hearing. Mr. Healey requested additional time to submit the permit application. Mr. Rocha stated that he had no objection to the timeframe recommended by the Village and agreed that it was reasonable.

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

ADJOURNMENT

Hearing no further business, Special Magistrate Davis adjourned the Special Magistrate Meeting at 11:08 a.m.

May 14, 2026, Special Magistrate Hearing Minutes

**Next Magistrate Hearing is
Thursday, June 18, 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 May 14, 2026.

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