



**MINUTES
CODE ENFORCEMENT MAGISTRATE HEARING DOCKET
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
OCTOBER 16, 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 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 Items #5 (Case No. 2025-80) and #8 (Case No. 2025-77) were in compliance and therefore removed from the agenda.

MOTION HEARINGS

1. **Case No. 2025-81 - 3837 Gulfstream Road - Wayne Smith**
CE Officer David Urrutia
Violation of Village Code of Ordinances
Section 34-221: Landscape maintenance.
Section 10-8: All exterior maintained.
Section 34-1381: Nuisance materials stored outside.
Section 10-7: Property maintenance in general.
Citation Fine: N/A
Admin Cost: \$252.35

Recommendation: \$100.00 per day, per violation
Compliance Date: November 1, 2025

Code Enforcement Officer Mr. Urrutia testified regarding the violations cited at 3837 Gulfstream Road and the recommendations made by the Village.

No representation from the owner.

Based on the testimony and evidence presented, Special Magistrate Davis found the respondent is in violation of Sections 34-221, 10-8, 34-1381, and 10-7. The respondent is required to correct these violations by November 1, 2025. If compliance is not achieved by that date, the Village's recommendation of a \$100.00 daily fine per violation will be enforced. Special Magistrate Davis also assessed administrative costs of \$252.35, payable by November 1, 2025.

2. **Case No. 2025-82 - PCN 70424413050020180 (Dale Road) - Alberta A. Thomas and Mary Smith**
CE Officer David Urrutia

Violation of Village Code of Ordinances

Section 34-914: Parking on residential land.

Section 34-913: Parking prohibited vehicles on residential land.

Section 34-916: Parking commercial vehicles on residential land.

Section 10-8: Property exterior to be maintained, including accessory structures, sidewalks and driveways.

Section 10-7: Property maintenance in general.

Citation Fine: N/A

Admin Cost: \$182.35

Recommendation: \$100 per day, per violation

Compliance Date: November 1, 2025

Code Enforcement Officer Mr. Urrutia testified regarding the violations cited at 70424413050020180 and the recommendations made by the Village.

No representation from the owner.

Based on the testimony and evidence presented, Special Magistrate Davis found the respondent is in violation of Sections 34-914, 34-913, 34-916, 10-8, and 10-7. The respondent is required to correct these violations by November 1, 2025. If compliance is not achieved by that date, the Village's recommendation of a \$100.00 daily fine per violation will be enforced. Special Magistrate Davis also assessed administrative costs of \$182.35, payable by November 1, 2025.

3. **Case No. 2025-83 - 4339 Dale Road - Thomas Alberta A. and Smith Mary**
CE Officer David Urrutia

Violation of Village Code of Ordinances

Section 30-141: Overgrowth, excessive weeds and vegetation.

Section 34-914: Parking on residential land.

Section 34-913: Parking prohibited vehicles.

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

Section 10-7: Maintenance of property in general.

Citation Fine: N/A
Admin Cost: \$252.35
Recommendation: \$100.00 per day, per violation
Compliance Date: November 1, 2025

Code Enforcement Officer Mr. Urrutia testified regarding the violations cited at 4339 Dale Road and the recommendations made by the Village.

No representation from the owner.

Based on the testimony and evidence presented, Special Magistrate Davis found the respondent is in violation of Sections 30-141, 34-914, 34-913, 34-1381 and 10-7. The respondent is required to correct these violations by November 1, 2025. If compliance is not achieved by that date, the Village's recommendation of a \$100.00 daily fine per violation will be enforced. Special Magistrate Davis also assessed administrative costs of \$252.35, payable by November 1, 2025.

4. Case No. 2025-86 - 4171 Lakewood Road - R & E Properties Ltd.

CE Officer David Urrutia

Violation of Village Code of Ordinances

Section 10-7: Property maintenance in general.

Section 30-141: Overgrowth of weeds and vegetation.

Section 34-225: Fencing missing in rear of property.

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

Citation Fine: N/A
Admin Cost: \$252.35
Recommendation: \$100 per day, per violation
Compliance Date: November 1, 2025

Code Enforcement Officer Mr. Urrutia testified regarding the violations cited at 4171 Lakewood Road and the recommendations made by the Village.

No representation from the owner.

Based on the testimony and evidence presented, Special Magistrate Davis found the respondent is in violation of Sections 10-7, 30-141, 34-225, and 34-1381. The respondent is required to correct these violations by November 1, 2025. If compliance

is not achieved by that date, the Village's recommendation of a \$100.00 daily fine per violation will be enforced. Special Magistrate Davis also assessed administrative costs of \$252.35, payable by November 1, 2025.

5. **Case No. 2025-80 - 3734 Gulfstream Road - Bruno Rodriguez, Miguel Tijero, Isrrael Tijero**
CE Officer Tom Gehrman
Violation of Village Code of Ordinances
Section 34-161: Required landscaping.
Section 34-221: Responsibility of owner, maintenance of landscaping.
Section 10-30: Vacant lot registration. Landscaping includes grass, ground cover maintenance with irrigation, and mowing.
Citation Fine: N/A
Admin Cost: TBD
Recommendation: \$200.00 per day
Compliance Date: October 31, 2025

(STAFF INFORMED THAT THIS CASE WAS IN COMPLIANCE)

6. **Case No. 2025-76 - 4097 Lakewood Road - Thamayra E Brito De Abreu**
CE Officer Joey Sanders
Violation of Village Code of Ordinances
Section 10-31 (FBC 105.1 & 110.1): Work without permits. Remove or obtain an after-the-fact permit for the installation of pavers.
Section 30-141: Overgrowth. Trim all overgrown trees/vegetation.
Section 34-914: Vehicles/Parking. Remove all trailers parked on the grass.
Section 34-225: Fence maintenance. Remove or repair all broken chain-link fences.
Section 30-143: Trash/Debris/Materials. Remove all trash, debris and materials stored around the property and within the utility trailer.
Section 10-9: Exterior property maintenance. Replace broken mailbox and label with "4095" house ID numbers.
Citation Fine: N/A
Admin Cost: \$277.35
Recommendation: \$100.00 per day, per violation
Compliance Date: November 1, 2025

Code Enforcement Officer Mr. Sanders testified regarding the violations cited at 4097 Lakewood Road and the recommendations made by the Village. Mr. Sanders stated that the property was in compliance with sections 30-141, 34-914, 34-225, and 10-9. However, the property remains in violation of sections 10-31 (FBC 105.1 & 110.1), and 30-143.

The property owner, Ms. Thamayra E. Brito De Abreu, was present and provided testimony. Ms. Brito De Abreu stated that she has been working on bringing most of the sections into compliance. She noted that only a few items remain outstanding and that she would need a few additional days to bring the property into full compliance.

Based on the testimony and evidence presented, Special Magistrate Davis found the respondent is in compliance of sections 30-141, 34-914, 34-225, and 10-9. However, the Special Magistrate Davis also found that the respondent remains in violation of sections 10-31 (FBC 105.1 & 110.1), and 30-143. The respondent is required to correct these violations by November 1, 2025. If compliance is not achieved by that date, the Village's recommendation of a \$100.00 daily fine per violation will be enforced. Special Magistrate Davis also assessed administrative costs of \$277.35, payable by November 1, 2025.

7. **Case No. 2025-77 - 82 Tortuga Road - Quisenberry 2022 Revocable Trust**
CE Officer Henry Stout

Violation of Village Code of Ordinances

Section 30-141: Overgrown landscaping. The entire property is overgrown. Please maintain the property's green areas, including the swales.

Citation Fine: N/A
Admin Cost: \$265.77
Recommendation: \$150 per day, per violation
Compliance Date: October 30, 2025

Code Enforcement Officer Mr. Stout testified regarding the violations cited at 82 Tortuga Road and the recommendations made by the Village.

No representation from the owner.

Based on the testimony and evidence presented, Special Magistrate Davis found the respondent is in violation of section 30-141. The respondent is required to correct this violation by October 30, 2025. If compliance is not achieved by that date, the Village's recommendation of a \$100.00 daily fine per violation will be enforced. Special Magistrate Davis also assessed administrative costs of \$265.77, payable by October 30, 2025.

8. **Case No. 2025-88 - 3949 Wisconsin Street - Construction Star Inc.**
CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

Section 34-913: Prohibited parking of semi-trucks in residential neighborhood.

Section 34-914: Parking boat and RV on grass.

Section 34-915: Using RV for living or sleeping purposes while parked or stored.

Section 78-41: Unauthorized use and connection to the Village of Palm Springs water and wastewater system.

Citation Fine: N/A
Admin Cost: \$208.49
Recommendation: \$100.00 per day, per violation
Compliance Date: November 19, 2025

(STAFF INFORMED THAT THIS CASE WAS IN COMPLIANCE)

9. **Case No. 2021-47 - 1900 South Congress Avenue - Agape Worship CTR of the C&MA Inc.**

Case No. 2024-49 - 1900 South Congress Avenue - Agape Worship CTR of the C&MA Inc.

CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

Section 70-124: No required certificate of occupancy or inspections.

Section 70-125: No required application for use and certificate of occupancy for the property. No payment of Fees.

Section 10-31 (FBC 105.1 & 110.1): Working without permits and inspections. Parking lot.

Section 34-224: Replacement of vegetation.

Section 34-265: Responsibility of maintenance. Unsafe monument signage.

Section 34-1366: Dumpsters must be screened from view by means of a wall and landscaping.

Case 2021-47 Order Finding Violation **October 21, 2021**

Case 2021-47 - Lien Recorded **January 25, 2022 -**

Case 2024-49 - Order Finding Violation **August 15, 2024**

Case 2024-49 - Lien Recorded **March 11, 2025**

Fine Amount **\$291,500.00**

Recommendation: **Order Authorizing Foreclosure**

Code Enforcement Officer Ms. Cuenot testified regarding the violations cited at 1900 South Congress Avenue and the recommendations made by the Village.

The secretary of Agape Worship CTR of the C&MA Inc. Samantha Bruce, was present at the hearing. Ms. Bruce stated that they are working hard to get everything in compliance and to get all this matter resolved.

Special Magistrate Davis granted the authorization of Foreclosure.

MOTIONS FOR EXTENSION OF TIME FOR COMPLIANCE

10. **Case No. 2024-65 - 3515 Almar Road — Grace Wildman**

CE Officer Joey Sanders

Violation of Village Code of Ordinances

Section 10-29: Unsafe building. Property is dilapidated and uninhabitable.

Section 30-143: Trash/Debris/Rubbish. Remove all trash/debris/rubbish stored around the property.

Section 10-8: Weeds. Remove all weeds from the property and along the fence line.

Section 30-141: Overgrowth. Mow and trim all overgrown grass/trees/bushes/vegetation.

Section 10-9: Exterior property maintenance. Repair damaged mailbox, fascia, soffit, rotted wood, doors, windows, roof, and patio enclosure. Remove the prohibited grey tarp from the roof and repair all holes. Remove all wood boards covering the doors and windows. Remove all black/green discoloration from the exterior walls and walkways.

Initial Violation:	June 12, 2024
Order Finding Violation:	October 17, 2024
Compliance Deadline:	April 18, 2025
Fine Amount:	\$100.00 per day, per violation
Citation Fine:	N/A
Admin Cost:	\$276.60 (Paid)
Recommendation:	6-month extension
New Compliance Date:	April 16, 2026

Code Enforcement Officer Mr. Sanders testified regarding the violations cited at 3515 Almar Road and the recommendations made by the Village.

No representation from the owner.

Special Magistrate Davis granted the extension of time.

**11. 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:	November 19, 2025

Code Enforcement Officer Mr. Gehrman testified regarding the violations cited at 3206 Forest Hill Boulevard and the recommendations made by the Village.

No representation from the owner.

Special Magistrate Davis granted the extension of time.

12. **Case 2025-72 - 239 Lake Arbor Drive - Carol Suker Trust**
CE Officer Tom Gehrman
Violation of Village Code of Ordinances
Section 10-9: Exterior Building Maintenance required.

Section 30-143: Public nuisance; trash & debris.

Initial Violation:	September 5, 2025
Order Finding Violation:	September 18, 2025
Compliance Deadline:	October 16, 2025
Compliance Date:	TBD
Fine Amount:	N/A
Citation Fine:	N/A
Admin Cost:	Paid
Recommendation:	1 month extension
Compliance Date:	November 19, 2025

Code Enforcement Officer Mr. Gehrman testified regarding the violations cited at 239 Lake Arbor Drive and the recommendations made by the Village.

No representation from the owner.

Special Magistrate Davis granted the extension of time.

STIPULATION AND AGREED ORDER

13. **Case Nos. 2015-34, 2021-38, 2023-2612 - 3734 Gulfstream Road - Bruno Rodriguez, Miguel & Isrrael Tijero**
CE Officer Tom Gehrman
Violation of Village Code of Ordinances
Section 78-69: Refusing, failing to make connections to the Village Wastewater System.
Section 10-31 (FBC 105.1 & 110.1): Expired permits and inspections require building demolition.
Section 30-143: Public nuisance: trash & debris visible, lack of required property maintenance.
Initial Violation: **10/19/2015 - 9/6/2021 - 2/6/2023**

Order Finding Violation:	11/10/2015 - 9/16/2021 - 2/16/2023
Compliance Deadline:	12/26/2015 - 10/21/2021 - 3/15/2023
Compliance Date:	4/28/2016 - 4/18/2022 - 12/20/2023
Fine Amount:	\$24,200 + \$36,000.00 + 28,000.00 = \$88,800.00
Citation Fine:	Paid
Admin Cost:	Paid
Recommendation:	\$2,480.00 + \$3,600.00 + \$2,800.00 = \$8,880.00
Compliance Date:	November 20, 2025

Code Enforcement Officer Mr. Gehrman presented the Stipulation Agreement regarding the property located at 3734 Gulfstream Road.

There was no representation from the owner.

Special Magistrate Davis reviewed and approved the stipulation, as all parties agreed. The stipulation was signed by the Magistrate.

MOTION TO AMEND ORDER FINDING VIOLATION

14. **Case No. 2025-11 - 3801 South Congress Avenue - Musa Realty Group LC**
CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

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

Citation Fine: N/A

Admin Cost: \$202.92

Recommendation: \$250.00 per day per violation

Compliance Date: July 17, 2025

Village Attorney Ms. Goddeau presented a request to amend the Order Finding Violation to correct the PCN number on the order for case 2025-11.

Special Magistrate Davis reviewed the request, approved the amendment, and signed the amended order.

15. **Case No. 2025-12 - 1900 South Congress Avenue — Agape Worship Center of**
The C&MA Inc.

CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

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

Violations of the Florida Fire Prevention Code

Citation Fine: N/A

Admin Cost: \$195.45

Recommendation: \$250.00 per day, per violation

Compliance Date: August 21, 2025

October 16, 2025, Special Magistrate Hearing Minutes

Code Enforcement Ms. Cuenot presented a request to amend the Order Finding Violation to correct the property address, legal description, and PCN number on the order for case 2025-12.

Special Magistrate Davis reviewed the request, approved the amendment, and signed the amended order.

ADJOURNMENT

Hearing no further business, Special Magistrate Davis adjourned the Special Magistrate Meeting at 10:59 a.m.

**Next Magistrate Hearing is
Wednesday, November 19, 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 October 16, 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