



**MINUTES
CODE ENFORCEMENT MAGISTRATE HEARING DOCKET
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE ▪ PALM SPRINGS, FL 33461
DECEMBER 18, 2025 AT 10:00 AM**

If a person decides to appeal any decision made by the Magistrate, they will need a record of the proceeding. For that 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 David Urrutia, Village Attorney Christy Goddeau, and Records Clerk Andrea Medero.

Absent: Code Enforcement Officer Joey Sanders and Building Official Peter Ringle.

SWORN IN

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

AGENDA CHANGES

Village Attorney Goddeau informed the Magistrate that Item #5 (Case No. 2025-111) and Item #9 (CIT Case No. 2025-2902) were in compliance and therefore removed from the agenda. In addition, Item #1 (Case No. 2025-105), Item #2 (Case No. 2025-106), Item #3 (Case No. 2025-107), and Item #10 (Case No. 2021-25) were continued to the next Special Magistrate Meeting.

MOTION HEARINGS

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

Violation of Village Code of Ordinances Section

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

Citation Fine:

N/A

Admin Cost:

\$217.35

Recommendation: \$100 per day, per violation
Compliance Date: January 31, 2026

(STAFF INFORMED THE SPECIAL MAGISTRATE THAT THIS CASE IS CONTINUED)

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

Violation of Village Code of Ordinances

Section 34-225: Fencing is either missing or broken.

Section 30-143: Nuisance removal of weeds, rubbish, stagnant water, and overgrowth.

Section 30-141: excessive overgrowth of weeds and vegetation.

Section 34-221: Landscape maintenance responsibility of the owner.

Citation Fine: N/A

Admin Cost: \$217.35

Recommendation: \$100 per day, per violation

Compliance Date: January 31, 2026

(STAFF INFORMED THE SPECIAL MAGISTRATE THAT THIS CASE IS CONTINUED)

3. Case 2025-107 - 432 San Mateo Drive - Lamborne Marsha L
CE Officer David Urrutia

Violation of Village Code of Ordinances

Section 34-221: Landscape. Landscape Maintenance, Responsibility of Owner.

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

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

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

Section 30-143: Nuisance. Removal of rubbish, weeds, and overgrowth is required.

Section 34-1327: Driveways. Driveways and parking, Failure to Maintain.

Citation Fine: N/A

Admin Cost: \$217.35

Recommendation: \$100 per day, per violation

Compliance Date: January 31, 2026

(STAFF INFORMED THE SPECIAL MAGISTRATE THAT THIS CASE IS CONTINUED)

4. Case 2025 - 108- 1983 Palm Acres Drive - Hight Marybeth
CE Officer David Urrutia

Violation of Village Code of Ordinances

Section 30-141: Overgrowth. Excessive growth of weeds and vegetation.
Section 34-225: Fencing. Missing or broken fence, wall, or gate (No Pool).
Section 10-7: Property. Property Maintenance; Generally.
Citation Fine: N/A
Admin Cost: \$217.35
Recommendation: \$100 per day, per violation
Compliance Date: January 31, 2026

Code Enforcement Officer Mr. Urrutia testified regarding the violations cited at 1983 Palm Acres Drive and presented the Village's recommendations.

The property owner, Ms. Marybeth Hight, was present and provided testimony. She requested a six-month extension to bring the property into compliance.

After reviewing the evidence and testimony, Special Magistrate Davis granted a 90-day extension to allow the respondent to bring the property into compliance with all cited sections, setting a new compliance deadline of March 27, 2026.

Based on the testimony and evidence presented, Special Magistrate Davis found the respondent is in violation of Sections 30-141, 34-225, and 10-7. The respondent is required to correct these violations by March 27, 2026. If compliance is not achieved by that date, the Village will enforce its recommendation of a \$100.00 daily fine per violation. Special Magistrate Davis also assessed administrative costs of \$217.35, payable before March 27, 2026.

5. Case 2025 -111 - 770 Lori Drive Unit 243 - Sheila D. Laurence

CE Officer Tom Gehrman

Violation of Village Code of Ordinances

Section 10-7: Property maintenance requirements.

International Property Maintenance Code (IPMC)

Section 308.1: Accumulation of rubbish.

Section 308.2: Required disposal of rubbish.

Citation Fine: N/A

Admin Cost: TBD

Recommendation: \$100.00 per day, per violation

Compliance Date: January 1, 2026

(STAFF INFORMED THAT THIS CASE WAS IN COMPLIANCE)

6. Case 2025 -112 - 2925 10th Avenue North - KMG Holdings LLC

CE Officer Tom Gehrman

Violation of Village Code of Ordinances

Section 10-31 (FBC 105.1 & FBC 110.1): Failure to obtain a permit for a mural placed on the building, no required inspections. (REMOVED)

Section 70-94: No required business tax receipt (B.T.R.) for business offices at this location.

Citation Fine: N/A
Admin Cost: \$267.35
Recommendation: \$100.00 per violation per day
Compliance Date: January 15, 2026

Code Enforcement Officer Mr. Gehrman testified regarding the violations cited at 2925 10th Avenue North and the recommendations made by the Village.

There was no representation from the owner.

Based on the testimony and evidence presented, Special Magistrate Davis found that the respondent violated Section 70-94. The respondent is required to correct these violations by January 15, 2026. If compliance is not achieved by that date, the Village's recommendation of a \$100.00 daily fine will be enforced. Special Magistrate Davis also assessed administrative costs of \$267.35, payable before January 15, 2026.

7. Case 2025- 109 - 105 Granada Court - Salinas Katherine & Laks Jason
CE Officer Henry Stout

Violation of Village Code of Ordinances

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

Citation Fine: N/A
Admin Cost: \$265.77
Recommendation: \$150.00 per day, per violation
Compliance Date: December 20, 2025

Code Enforcement Officer Mr. Stout testified regarding the violations cited at 105 Granada Court and the Village's recommendations.

No representation from the owner.

Based on the testimony and evidence presented, Special Magistrate Davis approved the Finding of Fact and found the respondent in compliance with Section 34-913. No administrative costs were assessed.

8. Case 2025-104 - 356 Mid Pines Road - Cervino Eduardo Frias
CE Officer Henry Stout

Violation of Village Code of Ordinances

Section 34-913: Prohibited vehicles in a residential area (tow truck).

Citation Fine: N/A
Admin Cost: \$265.77
Recommendation: \$150.00 per day, per violation
Compliance Date: December 20, 2025

Code Enforcement Officer Mr. Stout testified regarding the violations cited at 356 Mid Pines Road and the Village's recommendations.

The property owner, Mr. Eduardo Frias Cervino, was present with his wife, Arily Luz Ardo, and provided testimony. Ms. Ardo stated that a tow truck had been parked on the property because the vehicle was inoperable at that time. She further clarified that this was not a recurring situation and that it may occur only occasionally.

Based on the testimony and evidence presented, Special Magistrate Davis approved the Finding of Fact and determined that the respondent is in compliance with Section 34-913. Administrative costs totaling \$265.77 were assessed and are due before December 20, 2025.

9. CIT Case 2025-2902 - 3514 Lake Worth Road - Grand Lake Properties LLC

CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

Section 34-898: Mobile food dispensing vehicles and mobile vendors.

Citation Fine: \$100.00 + \$30.00 = \$130.00

Admin Cost: \$190.81

Recommendation: \$100.00 per day

Compliance Date: December 26, 2025

(STAFF INFORMED THE SPECIAL MAGISTRATE THAT THIS CASE WAS IN COMPLIANCE)

PETITION FOR REDUCTION OR ABATEMENT OF FINE

10. Case 2021-25 - 1787 Bell Lane - Yandi Perez

CE Officer Tom Gehrman

Violation of Village Code of Ordinances

Section 10-31 (FBC 105.1): No Required Permits for Structures, Gazebo, Pavers, Electrical

Section 10-31 (FBC 110.1): No Required Inspections of work.

Initial Violation: March 24, 2021

Order Finding Violation: April 15, 2021

Compliance Deadline: May 20, 2021

Compliance Date: December 20, 2024

Fine Amount: \$130,900.00

Citation Fine: NA

Admin Cost: \$173.49 (no receipt)

Recommendation: \$26,180.00

Compliance Date: January 14, 2026

(STAFF INFORMED THE SPECIAL MAGISTRATE THAT THIS CASE IS CONTINUED)

December 18, 2025, Special Magistrate Hearing Minutes

ADJOURNMENT

Hearing no further business, Special Magistrate Davis adjourned the Special Magistrate Meeting at 10:38 a.m.

**Next Magistrate Hearing is
Thursday, January 15, 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 December 18, 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