



**MINUTES  
CODE ENFORCEMENT MAGISTRATE HEARING DOCKET  
VILLAGE HALL COUNCIL CHAMBERS  
226 CYPRESS LANE  
NOVEMBER 19, 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 Meeting to order at 10:00 a.m.

**ROLL CALL**

Present: Special Magistrate Keith Davis, Code Enforcement Officer Supervisor Thomas Gehrman, Code Enforcement Officer Henry Stout, Code Enforcement Officer Nanciann Cuenot, Code Enforcement Officer Joey Sanders, and Code Enforcement Officer David Urrutia, Village Attorney Christy Goddeau, and Deputy Village Clerk Jane Worth.

**SWORN IN**

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

**AGENDA CHANGES**

Village Attorney Goddeau stated Item #9 and Item #2 have complied and will be removed from the agenda.

**MOTION HEARINGS**

1. **Case 2025-89 - 2585 Hayden Drive - Ramdin Indrowattie Trust**  
**CE Officer David Urrutia**  
**Section 34-913: Parking. Prohibited Vehicles in residential land use districts.**  
**Section 34-916: Parking commercial vehicles.**  
**Section 34-1327: Driveways and parking, failure to maintain.**  
**Section 10-7: Property Maintenance, generally.**  
**Section 10-8: All Exterior Property, accessory structures, pools, sidewalks,**

driveways, and maintained.

**Section 14-32: Rental permits required for residential rental units.**

**Citation Fine:** N/A  
**Admin Cost:** \$182.35  
**Recommendation:** \$100 per day, per violation  
**Compliance Date:** December 1, 2025

Code Enforcement Officer David Urrutia testified about the violations cited at 2585 Hayden Drive and the recommendations made by the Village. Mr. Urrutia noted that the property remained in violation of Sections 34-913, 34-916, 10-7, 10-8, and 14-32. Mr. Urrutia said Section 34-1327 had been brought into compliance.

There was no representation for this property.

Special Magistrate Davis found that the property violates Sections 14-32, 34-913, 34-916. Compliance has been achieved with Sections 34-1327, 10-7, and 10-8. The defendant is required to correct these violations by December 1, 2025. If compliance is not achieved by December 1, 2025, the Village's recommendation of a daily fine of \$100.00 per day, per violation will be enforced. Special Magistrate Davis assessed administrative costs of \$182.35 to be paid before December 1, 2025.

**2. Case 2025-90 - 4175 Dale Road - Cacapava Guilherme & Cacapava Trista N**

**McKinney**

**CE Officer David Urrutia**

**Violation of Village Code of Ordinances**

**Section 30-141: Overgrowth. Excessive growth of weeds and vegetation, trim maintenance are required very often to maintain a clean appearance.**

**Section 30-143: Nuisance. Removal of rubbish, weeds, and overgrowth required, pick up and clean up around the exterior.**

**Section 34-914: Parking. Parking in residential land use districts, use a driveway or city swale.**

**Section 34-1381: Nuisance. Nuisance materials are stored outside and visible to neighbors. Please pick up the parcel.**

**Section 10-31 (FBC 105.1): Failure to obtain a required Building Permit; FBC 105.1, please apply for a permit.**

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

**Section 10-8: Property. All exterior property, accessory structures, sidewalks, and driveways have to be maintained.**

**Section 14-32: Rental. Permits required for Residential Rental Units. Apply for a rental license**

**Citation Fine:** N/A  
**Admin Cost:** \$182.35  
**Recommendation:** \$100 per day, per violation  
**Compliance Date:** December 1, 2025

***(STAFF INFORMED THIS CASE WAS IN COMPLIANCE)***

**3. Case 2025-91 - 2581 Gulfstream Road - DP Investments Trust Vigoya Mery E.**

**TR**

**CE Officer David Urrutia**

**Violation of Village Code of Ordinances**

**Section 30-141: Overgrowth. Excessive growth of weeds and vegetation.**  
**Section 30-143: Nuisance. Removal of rubbish, stagnant water, weeds, and overgrowth is required.**  
**Section 34-1381: Nuisance. Nuisance materials stored outside, visible to neighbors.**  
**Section 34-1327: Driveways. Driveways and parking, failure to maintain.**  
**Section 10–8: Property. All exterior property, accessory structures, pools, sidewalks, and driveways are maintained.**  
**Section 14-32: Rental. Permits required for Residential Rental Units.**  
**Citation Fine: N/A**  
**Admin Cost: \$182.35**  
**Recommendation: \$100 per day, per violation**  
**Compliance Date: December 1, 2025**

Code Enforcement Officer David Urrutia testified about the violations cited at 2581 Gulfstream Road and the recommendations made by the Village. Mr. Urrutia noted that the property remained in violation of Sections 30-141, 30-143, 34-1381, 34-1327, 10-8, and 14-32.

There was no representation for this property.

Special Magistrate Davis found that the property violates Sections 30-141, 30-143, 34-1381, 34-1327, 10-8, and 14-32. The defendant is required to correct these violations by December 1, 2025. If compliance is not achieved by December 1, 2025, the Village's recommendation of a daily fine of \$100.00 per day, per violation will be enforced. Special Magistrate Davis assessed administrative costs of \$182.35 to be paid before December 1, 2025.

**4. Case 2025-96 - 3073 Drew Way - Beba Hoti**  
**CE Officer Tom Gehrman**

**Violation of Village Code of Ordinances**

**Section 10-31 (FBC 105.1 & 110.1): No Permits or Inspections for new roof and new A/C Units.**

**Section 34-914: Parking inoperable vehicles, current tags missing.**

**Section 10-8: Exterior structures not maintained, shed.**

**Section 34-915: Use of vehicle for sleeping prohibited.**

**Citation Fine: N/A**  
**Admin Cost: \$312.35**  
**Recommendation: \$100.00 per day, per violation**  
**Compliance Date: December 17, 2025**

Code Enforcement Officer Tom Gehrman testified about the violations cited at 3073 Drew Way and the recommendations made by the Village. Building Official Peter Ringle testified in reference to the violations with the camper on the premises (electric, water, and sewer hooked up), permits that were not pulled when installing the split A/C units, and the shingles that were added to the roof.

Mr. Audi Hoti (son of the owner) and Beba Hoti (owner) stated that they did not live there; they live next door, and the renters had done all the hook-ups for the RV. Discussions continued regarding the property violations and what needed to be done to bring everything into compliance. Attorney Goddeau stated the RV could remain on the

property until the date set for compliance, and then, if not repaired and removed, then said fines would begin to accumulate if not in compliance.

Special Magistrate Davis found that the respondent violates Sections 10-31 (FBC 105.1 & 110.1), 34-914, 10-8, and 34-915. The respondent is required to correct this violation by December 31, 2025. If compliance is not achieved by December 31, 2025, the Village's recommendation of a daily fine of \$100.00 per day, per violation will be enforced. Special Magistrate Davis assessed administrative costs of \$312.35, payable before December 31, 2025.

**5. Case 2025-99 - 834 South Congress Avenue - NS 2 Project LLC**

**CE Officer Tom Gehrman**

**Violation of Village Code of Ordinances**

**Section 10-31 (FBC 105.1 & 110.1): Permits not closed (comments), inspections not complete.**

**Section 34-262: Prohibited signs (Banner Flags).**

**Section 70-94: Missing or delinquent Business Tax Receipts (BTR's Units 838 & 834).**

**Section 70-94 (g): Certified Professional Required at Unit 836 (Tattoo Store).**

**Citation Fine: N/A**

**Admin Cost: \$257.35**

**Recommendation: \$100.00 per day, per violation**

**Compliance Date: December 17, 2025**

Code Enforcement Officer Mr. Gehrman testified about the violations cited at 834 South Congress Avenue and the recommendations made by the Village. Mr. Gehrman noted that the property complied with Section 34-262 but requested a finding of facts on Section 34-262, as that type of flag can be removed and placed out again quickly. Compliance with Section 70-94 for Unit 834 only. Mr. Gehrman also stated Section 70-94(g) was associated with the Tattoo Store, the tattoo artists need a certified professional certificate, and the owner has not been very fast on getting these produced. They are a crucial part of the business.

Mr. Dillon Vallejo, representative of the property, was present at the hearing. Mr. Vallejo stated that the engineer and the architect are working on the permits and inspections to attain compliance. Mr. Vallejo misunderstood applying for the Business License and the permits together. Building Official Peter Ringle stated the permits and license can be applied for at the same time, but the license won't be issued until the permits have been. Mr. Ringle also stated that a permit for the back door needed to be applied for.

Special Magistrate Davis found that the defendant had complied with Sections 34-262, making a finding of fact that it was not in compliance with the date imposed by the Village. However, the property is still in violation of Sections 10-31 (FBC 105.1 & 110.1), 14- 32, 70-94 (Unit 838), and 70-94(g). The defendant is required to correct these violations by December 17, 2025. If compliance is not achieved by December 17, 2025, the Village's recommendation of a daily fine of \$100.00 per day per violation will be enforced. Special Magistrate Davis assessed administrative costs of \$257.35 to be paid before December 17, 2025.

**6. Case 2025-93 - 1946 South Congress Avenue - MN Investments Properties**

**Holdings LLC**

**CE Officer Nanciann Cuenot**

**Violation of Village Code of Ordinances**

**Section 34-824: Special Exceptions: Churches/House of Worship - Special Exception approval required**

<b>Citation Fine:</b>	<b>N/A</b>
<b>Admin Cost:</b>	<b>\$291.55</b>
<b>Recommendation:</b>	<b>\$250.00 per day</b>
<b>Compliance Date:</b>	<b>December 11, 2025</b>

Code Enforcement Officer Nanciann Cuenot testified about the violations cited at 1946 South Congress Avenue and the recommendations made by the Village. Ms. Cuenot stated that she was presenting this case and requested a Finding of Fact, as the violation had been corrected, but the place of worship had been operating there for two (2) years without compliance.

There was no representation for this property.

Special Magistrate Davis found that the property complies with Section 34-824, however, it did not comply within the specified time. Special Magistrate Davis assessed administrative costs of \$291.55 to be paid before December 11, 2025.

**7. Case 2025-100 - 2935 Lake Worth Road - Kennedy Evans & Mary Nichols**

**CE Officer Nanciann Cuenot**

**Violation of Village Code of Ordinances**

**Section 34-878.8: Prohibited Use. (Ordinance 2025-03) Any use not specifically, provisionally, or by reasonable implication permitted**

**Section 70-93(6): Prohibited occupation and business classifications six (6): Fortunetellers, clairvoyants, and every other occupation of a similar nature.**

<b>Citation Fine:</b>	<b>N/A</b>
<b>Admin Cost:</b>	<b>\$257.35</b>
<b>Recommendation:</b>	<b>\$250.00 per day</b>
<b>Compliance Date:</b>	<b>February 9, 2026</b>

Code Enforcement Officer Nanciann Cuenot informed the Special Magistrate regarding the history of the Annexation Agreement. Ms. Cuenot testified about the violations cited at 2935 Lake Worth Road and the recommendations made by the Village. Ms. Cuenot noted that the property remained in violation of Sections 34-878.8 and 70-93(6).

There was no representation for this property.

Special Magistrate Davis found that the property violates Sections 34-878.8 and 70-93(6). The defendant is required to correct these violations by February 9, 2026. If compliance is not achieved by February 9, 2026, the Village's recommendation of a daily fine of \$250.00 per day will be enforced. Special Magistrate Davis assessed administrative costs of \$257.35 to be paid before February 9, 2026.

**8. Case 2025-102 - 3514 Lake Worth Road - Grand Lake Properties LLC**

**CE Officer Nanciann Cuenot**

**Violation of Village Code of Ordinances**

**Section 34-1366: Building design guidelines for dumpsters AND waste containers. All such service equipment and service areas shall be screened from view from any street or adjoining property by means of a wall and landscaping, or other methods approved by an Administrative Site Plan Amendment before issuance of a permit.**

**Citation Fine: N/A**  
**Admin Cost: \$235.81**  
**Recommendation: \$100.00 per day**  
**Compliance Date: January 5, 2026**

Code Enforcement Officer Nanciann Cuenot testified about the violations cited at 3514 Lake Worth Road and the recommendations made by the Village. Ms. Cuenot noted that the property remained in violation of Section 34-1366.

Representative Dillon Vallejo was present at the hearing. Mr. Vallejo stated there were building guidelines that would be very expensive for relocation. The owner opted for individual bins. Mr. Vallejo understood there had to be a site plan. A discussion ensued on how to reach compliance between Mr. Vallejo and Ms. Cuenot.

Special Magistrate Davis found that the property violates Section 34-1366. The defendant is required to correct these violations by January 30, 2026. If compliance is not achieved by January 30, 2026, the Village's recommendation of a daily fine of \$100.00 per day will be enforced. Special Magistrate Davis assessed administrative costs of \$235.81 to be paid before January 30, 2026.

**9. Case No. 2025-97 - 3618 Almar Road - Palm Beach County Housing Authority**

**CE Officer Joey Sanders**

**Violation of Village Code of Ordinances**

**Section 14-32: No Residential Rental Permit - obtain a rental permit for the property.**

**Citation Fine: N/A**  
**Admin Cost: \$277.35**  
**Recommendation: \$100.00 per day, per violation**  
**Compliance Date: December 1, 2025**

***(STAFF INFORMED THAT THIS CASE WAS IN COMPLIANCE)***

**10. Case No. 2025-103 - 3915 Canal Road - Genesis Apartments LLC**

**CE Officer Joey Sanders**

**Violation of Village Code of Ordinances**

**Section 62-42: Commercial Dumpsters**

**Section 62-73: Multi-Family Storage Areas - Remove green "WASTE PRO" commercial container or obtain a permit for a dumpster enclosure.**

**Citation Fine: N/A**  
**Admin Cost: \$257.35**  
**Recommendation: \$100.00 per day, per violation**  
**Compliance Date: December 1, 2025**

Code Enforcement Officer Joey Sanders testified about the violations cited at 3915 Canal Road, and the recommendations made by the Village.

Mr. Mark Shader, owner said everything had been brought into compliance, except the dumpster. Due to personal issues, he did not realize this was an urgent situation, but he was prepared to do what is necessary to get it all into compliance.

Special Magistrate Davis found that the respondent violates Section 62-42 and Section 62-73. The respondent is required to correct this violation by March 2, 2026. If compliance is not achieved by March 2, 2026, the Village's recommendation of a daily fine of \$100.00 per day will be enforced. Special Magistrate Davis assessed administrative costs of \$257.35, payable before March 2, 2026.

**11. Case No. 2025-98 - 3666 Lakewood RD - Manuel E & Isabel Colop  
CE Officer Joey Sanders**

**Violation of Village Code of Ordinances**

**Section 10-31 (105.1 & 110.1): Working without permits – remove or obtain an after the fact permit for the installation of façade, structures and additions.**

**Citation Fine: N/A**  
**Admin Cost: \$237.35**  
**Recommendation: \$100.00 per day, per violation**  
**Compliance Date: January 5, 2026**

Code Enforcement Officer Joey Sanders testified about the violations cited at 3666 Lakewood Road and the recommendations made by the Village. Mr. Sanders noted that the property remained in violation of Sections 10-31 (105.1 & 110.1). Mr. Sanders clarified that the façade portion of the violations has been removed. Building Official Peter Ringle gave testimony regarding the time frame for permits and what would be needed.

There was no representation for this property.

Special Magistrate Davis found that the property violates Sections 10-31 (105.1 & 110.1). The defendant is required to correct these violations by January 5, 2026. If compliance is not achieved by January 5, 2026, the Village's recommendation of a daily fine of \$100.00 per day, per violation, will be enforced. Special Magistrate Davis assessed administrative costs of \$237.35 to be paid before January 5, 2026.

**PETITION FOR REDUCTION OR ABATEMENT OF FINE**

**12. Case 2011-0657 - 3467 10th Avenue North - Edgar Cruz  
CE Officer Tom Gehrman**

**Violation of Village Code of Ordinances**

**Section 70-94: Vehicle Sales Prohibited without a License (REPEAT)**

**Initial Violation: December 3, 2010 (repeat citation issued)**  
**Order Finding Violation: January 11, 2011 (repeat order signed)**  
**Compliance Deadline: December 3, 2010**  
**Compliance Date: September 26, 2013**  
**Fine Amount: \$102,800.00**  
**Citation Fine: Not Paid**  
**Admin Cost: Not Paid**

**Recommendation:                      \$20,560.00**  
**Compliance Date:                      December 17, 2025**

Code Enforcement Officer Tom Gehran testified about the violations cited at 3467 10<sup>th</sup> Avenue North, and the recommendations made by the Village.

The property owner, Edgar Cruz, was present at the hearing. Mr. Cruz stated due to personal situations that took place over the years, these items were left unresolved. He has been working with Code Officer Gehrman to comply and now he is asking for the fine reduction. He asked Special Magistrate Davis if there was a way to reduce the fine further than what the Village suggested.

Based on the testimony and the evidence presented, Special Magistrate Davis, approved a reduction of the fine to \$10,280.00, payable no later than November 21, 2025. If the reduced fine is not paid by the stated deadline, the amount will revert to the original fine of \$102,800.00.

**Next Magistrate Hearing is December 18, 2025 @  
10:00 AM in the Village Council Chambers**

### **ADJOURNMENT**

Hearing no further business, Special Magistrate Davis adjourned the Special Magistrate Meeting at 11:56 a.m.

Next Magistrate Hearing is Thursday, December 18, 2025, at 10:00 AM in Village Council Chambers.

The undersigned is the Deputy Village Clerk of Palm Springs, Florida, and the information provided herein is the Minutes of the Special Magistrate Meeting held on November 19, 2025.

Respectfully,

*Jane R. Worth*

Jane R. Worth  
Deputy Village 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](mailto: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](mailto:jpiedra@vpsfl.org)  
Phone: (561) 584-8200 Ext. 8421