



**MINUTES  
CODE ENFORCEMENT MAGISTRATE HEARING DOCKET  
VILLAGE HALL COUNCIL CHAMBERS  
226 CYPRESS LANE  
MARCH 19, 2026  
10:00 AM**

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*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.*

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**CALL TO ORDER**

The Special Magistrate, Keith Davis, called the Code Enforcement Hearing to order at 10:02 a.m.

**ROLL CALL**

Present: Special Magistrate Keith Davis, Code Enforcement Supervisor Thomas Gehrman, Code Enforcement Officer Nanciann Cuenot, Code Enforcement Officer David Urrutia, Building Official Peter Ringle, Village Attorney Christy Goddeau, and Records Clerk Andrea Medero.

Absent: Code Enforcement Officer Henry Stout, Code Enforcement Officer Joey Sanders, and Code Enforcement Officer Mitchell Sebastian.

**SWORN IN**

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

**AGENDA CHANGES**

Village Attorney Christy Goddeau advised the Special Magistrate that only Items #3, #4, #8, and #9 would be presented at today's hearing, as the remaining cases were either in compliance or continued to the next scheduled Special Magistrate hearing.

**MOTION HEARINGS**

**1. Case 26-00104 - 3239 Meadow Road - Harold H. Perez & Annielys T. Espin  
CE Officer Tom Gehrman**

**Violation of Village Code of Ordinances**

**Section 10-31 (FBC 105.1): Installing a new fence, no required permit.**

**Section 10-31 (FBC 110.1): No required inspections for the new fence.**

**Citation Fine:** N/A  
**Admin Cost:** TBD  
**Recommendation:** \$100.00 per day  
**Compliance Date:** Complied

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

**2. Case 25-00458 - 337 Mid Pines Road - J Cats Properties LLC**

**CE Officer Tom Gehrman**

**Violation of Village Code of Ordinances**

**Section 34-1327: Driveway maintenance. The existing driveway has deteriorated, replacement needed.**

**Section 10-8: Required exterior area maintenance, includes the driveway.**

**Citation Fine:** N/A  
**Admin Cost:** \$197.35  
**Recommendation:** \$100.00 per day  
**Compliance Date:** April 15, 2026 (Case to be Continued)

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

**3. Case 25-00460 - 321 Mid Pines Road - EY Cohen 2022 Corp**

**CE Officer Tom Gehrman**

**Violation of Village Code of Ordinances**

**Section 34-1327: Driveway Maintenance. The existing driveway has deteriorated and needs replacement.**

**Section 10-8: No required residential rental permit (BTR).**

**Citation Fine:** N/A  
**Admin Cost:** \$197.35  
**Recommendation:** \$100.00 per day per violation  
**Compliance Date:** April 15, 2026

Code Enforcement Officer Mr. Gehrman testified regarding the violations cited at 321 Mid Pines Road 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 34-1327, and 10-8. The Respondent was ordered to correct the violation by April 15, 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 \$197.35, payable on or before April 15, 2026.

**4. Case No: 25-01296 - 4455 South Congress Avenue - 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. A request for revisions was not provided. Fire alarm and fire sprinkler system information has not been provided to the Palm Beach County Fire Department.**

**Citation Fine: N/A**  
**Admin Cost: \$465.77**  
**Recommendation: \$500.00 Per day, per violation**  
**Compliance Date: April 30, 2026**

Code Enforcement Officer Tom Gehrman testified regarding the violations cited at 4455 South Congress Avenue, on behalf of Code Enforcement Officer Henry Stout, who was absent, and presented the Village's recommendations. Mr. Gehrman also informed Special Magistrate Davis that Building Official Peter Ringle was present to provide testimony regarding the requirements necessary to achieve compliance.

Mr. Ringle testified that the Respondent must submit plans for the reconstruction of the bar, including electrical and plumbing plans. He further stated that documentation regarding the panic hardware installed to correct a life safety violation must be provided, as the currently installed hardware is not compliant. Additionally, the Palm Beach County Fire Department has requested information regarding the fire alarm and fire sprinkler systems.

Special Magistrate Davis inquired whether the compliance timeframe recommended by the Village was sufficient. Mr. Ringle responded that the timeframe was sufficient to obtain the necessary permits and complete the required work.

David Healey, of H&L Property Management, appeared on behalf of Congress Pointe, Inc. Mr. Healey stated that the owner of the bar has been working toward bringing the property into compliance; however, in his opinion, the process may take longer than the timeframe provided by the Village.

Special Magistrate Davis inquired as to the Village's position regarding a possible extension of time. Mr. Ringle responded that if the required documentation is submitted by mid-April, an extension may be considered. He further noted that this matter has been ongoing since December 23, 2025, and that the Village, along with the Fire Department, has communicated with the owner and contractors to initiate corrective action. However, due to the lack of progress toward compliance, the case was brought before the Special Magistrate.

Mr. Healey clarified that the delay was not due to a lack of effort by the property owner, but rather difficulties in communication with contractors.

Based on the testimony and evidence presented, Special Magistrate Davis found the Respondent to be in violation of Section 10-31 (FBC 105.1). The Respondent was ordered to correct the violation by April 30, 2026. If compliance is not achieved on that date, a fine of \$500.00 per day, as recommended by the Village, will be imposed. Special

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Magistrate Davis also assessed administrative costs in the amount of \$465.77, payable on or before April 30, 2026.

**5. Case No: 24-00082 - 433 Kirk Road Pasqual Osiris A & Gonzalez Victor L  
CE Officer David Urrutia**

**Violation of Village Code of Ordinances**

**Section 30-142: Right of way maintenance of abutting parkways, swale.**

**Citation Fine: N/A**  
**Admin Cost: \$232.35**  
**Recommendation: \$200 per day per violation**  
**Compliance Date: Complied**

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

**6. Case No: 25-00699 - 448 Kirk Road - Gutierrez Ida  
CE Officer David Urrutia**

**Violation of Village Code of Ordinances**

**Section 34-1327: Driveway not maintained gravel prohibited.**

**Citation Fine: N/A**  
**Admin Cost: \$232.35**  
**Recommendation: \$200 per day per violation**  
**Compliance Date: Complied**

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

**7. Case No: 26-00204 - 771 Springdale Circle - Velez Jessica  
CE Officer David Urrutia**

**Violation of Village Code of Ordinances**

**Section 10-31 (FBC 105.1): Failure to obtain a building permit.**

**Section 10-31 (FBC 110.1): Failure to obtain a building inspection.**

**Citation Fine: N/A**  
**Admin Cost: \$217.35**  
**Recommendation: \$200 per day per violation**  
**Compliance Date: Complied**

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

**PETITION FOR REDUCTION OR ABATEMENT OF FINE**

**8. Case No: 2023-51 - 3431 Lake Worth Road - Enrique Casarrubias & Alan  
Casarrubias & Josselin Casarrubias**

**CE Officer Nanciann Cuenot**

**Violation of Village Code of Ordinances**

**Section 34-633: Nonconforming buildings and structures. Building used for storage.**

**Section 34-916: Parking commercial vehicles on commercial property.**

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

**Section 30-143: Removal of rubbish, stagnant water and weeds required.**

**Section 34-1381: Nuisances generally; scope. Materials are stored in an outside area.**

**Section 10-8: Exterior property areas. Parking lot**

**Section 10-9: Exterior of structure or building.**

**Section 34-233: Tree Removal.**

**Section 10-7: Property maintenance; generally.**

<b>Initial Violation:</b>	<b>May 1, 2023</b>
<b>Order Finding Violation:</b>	<b>December 21, 2023</b>
<b>Compliance Deadline:</b>	<b>February 15, 2024</b>
<b>Compliance Date:</b>	<b>February 23, 2024, and May 6, 2025</b>
<b>Fine Amount:</b>	<b>\$137,700.00</b>
<b>Citation Fine:</b>	<b>N/A</b>
<b>Admin Cost:</b>	<b>Paid</b>
<b>Recommendation:</b>	<b>\$27,540.00</b>
<b>Compliance Date:</b>	<b>April 16, 2026</b>

Code Enforcement Officer Mrs. Cuenot testified regarding the violations cited at 3431 Lake Worth Road and presented the Village's recommendations.

The property owner, Josselin Casarrubias, appeared and provided testimony. Ms. Casarrubias stated that she is currently experiencing financial difficulties and requested additional time to complete payment of the reduced fine.

Based on the testimony and evidence presented, Special Magistrate Davis granted the fine reduction and extended the payment deadline to June 19, 2026.

#### **9. Case 2017-11 - 4356 Carver Street - Pamela Hamalainen**

##### **CE Officer Tom Gehrman**

**Violation of Village Code of Ordinances**

**Section 78-69: Ordinance No. 2009-12, Refusing, failing or neglecting to make connections to the Village of Palm Springs Wastewater system, of the Village of Palm Springs Code of Ordinances.**

<b>Initial Violation:</b>	<b>February 17, 2017</b>
<b>Order Finding Violation:</b>	<b>April 20, 2017</b>
<b>Compliance Deadline:</b>	<b>August 17, 2017</b>
<b>Compliance Date:</b>	<b>January 9, 2020</b>
<b>Fine Amount:</b>	<b>\$174, 800.00</b>
<b>Citation Fine:</b>	<b>N/A</b>
<b>Admin Cost:</b>	<b>Paid</b>
<b>Recommendation:</b>	<b>\$34,960.00</b>
<b>Compliance Date:</b>	<b>April 18, 2026</b>

Code Enforcement Officer Mr. Gehrman testified regarding the violations cited at 4356 Carver Street and presented the Village's recommendations.

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The property owner's daughter, Leslie Williams, appeared and provided testimony. Ms. Williams requested that the fine be reduced to 10% instead of 20%, and requested an extension of time for payment, as she does not currently have enough money to pay the amount owed.

Based on the testimony and evidence presented, Special Magistrate Davis granted the 10% fine reduction and extended the payment deadline to June 19, 2026.

**ADJOURNMENT**

Hearing no further business, Special Magistrate Davis adjourned the Special Magistrate Meeting at 10:45 a.m.

**Next Magistrate Hearing is  
Thursday, April 16, 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 March 19, 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](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