



**MINUTES  
CODE ENFORCEMENT MAGISTRATE HEARING DOCKET  
VILLAGE HALL COUNCIL CHAMBERS  
226 CYPRESS LANE  
APRIL 16, 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 10:03 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, Code Enforcement Officer Mitchell Sebastian, Building Official Peter Ringle, Village Attorney Christy Goddeau, and Records Clerk Andrea Medero.

Absent: Code Enforcement Officer Joey Sanders.

**SWORN IN**

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

**AGENDA CHANGES**

Village Attorney, Christy Goddeau, informed the Special Magistrate that Item No. 8 and 9 were removed from the agenda due to compliance. Item No. 1 was continued to the next scheduled hearing. Additionally, Item No. 4 was taken out of order, as an attorney was present representing the Respondent.

**MOTION HEARINGS**

**1. Case 26-00347 - 2949 2nd Avenue North - Ashyla Properties LLC**  
**CE Officer Tom Gehrman**  
**Violation of Village Code of Ordinances**

**Section 70-94: No required business tax receipt.**

**Section 34-891: Village hours of operation, not in compliance, open from 4 am to 11 am.**

**Citation Fine: N/A**  
**Admin Cost: \$252.35**  
**Recommendation: \$100.00 per day, per violation**  
**Compliance Date: Continued to the May agenda.**

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

**2. Case 26-00349 - 711 Lori Drive, #414 (Building 23) - Rocco & Christine Sardone**  
**CE Officer Tom Gehrman**

**Violation of Village Code of Ordinances**

**Section 10-31 (FBC 105.1 & 110.1): Working without required permits or required inspections.**

**Citation Fine: N/A**  
**Admin Cost: \$217.35**  
**Recommendation: \$100.00 per day**  
**Compliance Date: May 15, 2026**

Code Enforcement Officer Thomas Gehrman presented the case and provided testimony regarding the violations at 711 Lori Drive, along with the Village's recommendation.

There was no representative present on behalf of the Respondent.

Based on the testimony and evidence presented, the Special Magistrate found the Respondent to be in violation of Section 10-31 (FBC 105.1 and 110.1). The Respondent was ordered to bring the property into compliance by May 15, 2026, or a fine of \$100.00 per day, as recommended by the Village, will be imposed. Administrative costs in the amount of \$217.35 were also assessed and are due on or before May 15, 2026.

**3. Case 26-00078 - 1763 South Congress Avenue - Surfside Realty Group LLC**  
**CE Officer Nanciann Cuenot**

**Violation of Village Code of Ordinances**

**Section 10-31 (FBC 105.1 & 110.1): Working without the required permits & no required inspection.**

**Citation Fine: N/A**  
**Admin Cost: \$217.69**  
**Recommendation: \$100.00 per day**  
**Compliance Date: May 7, 2026**

Code Enforcement Officer Nanciann Cuenot presented the case and provided testimony regarding the violations at 1763 South Congress Avenue, along with the Village's recommendation.

There was no representative present on behalf of the Respondent.

Based on the testimony and evidence presented, Special Magistrate Davis found the Respondent to be in violation of Section 10-31 (FBC 105.1 and 110.1). The Respondent was ordered to bring the property into compliance by May 7, 2026, or a fine of \$100.00 per day, as recommended by the Village, will be imposed. Administrative costs in the amount of \$217.69 were also assessed and are due on or before May 7, 2026.

**4. Case No. 2026-0219 – 3330 Kirk Road – Church of Jesus Christ Apostolic Inc. CEO Henry Stout**

**Violation of Village Code of Ordinances**

**Section 70-94: Application: local business tax receipt required.**

**Section 34-607: Special exception procedure: must also obtain all required permits for renovations under the special exception for the property.**

<b>Citation Fine:</b>	<b>N/A</b>
<b>Admin Cost:</b>	<b>\$455.77</b>
<b>Recommendation:</b>	<b>\$100 per day, per violation</b>
<b>Compliance Date:</b>	<b>April 30, 2026</b>

Code Enforcement Officer Henry Stout presented the case and provided testimony regarding the violations at 3330 Kirk Road, along with the Village's recommendation. Mr. Stout also advised that Building Official Peter Ringle was present to provide testimony regarding the requirements necessary to achieve compliance, as well as a prior meeting held with the property representatives.

Mr. Ringle testified that a meeting was held on December 11, at which multiple members of the church and contractors were present. During the meeting, the required corrections, necessary permits, and the process to be followed after permit approval were discussed. Mr. Stout further stated that he had no objection to extending the compliance date by approximately ninety (90) days.

Rainier Regueiro was present at the hearing, along with the pastor of Church of Jesus Christ Apostolic Inc. The Respondent's attorney stated that they understood the steps required to achieve compliance and agreed with the Special Magistrate's recommendation; however, they requested a full dismissal of the administrative costs due to the financial burden on the church, as funding is derived from tithes and donations.

The Village opposed the full dismissal of the administrative costs but agreed to a reduction from \$455.77 to \$265.77.

Based on the testimony and evidence presented, the Special Magistrate found the Respondent to be in violation of Sections 70-94 and 34-607. The Respondent was ordered to bring the property into compliance by July 16, 2026, or a fine of \$100.00 per day, per violation, as recommended by the Village, will be imposed. Administrative costs in the amount of \$265.77 were also assessed and are due on or before July 16, 2026.

**PETITION FOR REDUCTION OR ABATEMENT OF FINE**

**5. Case 2024-75 - 3731 Lake Worth Road — Marvelous Associates Inc.**

**CE Officer Tom Gehrman**

**Violation of Village Code of Ordinances**

**Section 10-31 (FBC 105.1 & 110.1): No required permit has been issued and no required inspections have been performed for the interior renovation.**

**Section 14-32: No required Business Tax Receipt has been obtained for the operations.**

**Section 34-898: No required approval has been obtained for the mobile food vendor, and no overnight parking is permitted.**

<b>Initial Violation:</b>	<b>December 5, 2024</b>
<b>Order Finding Violation:</b>	<b>December 19, 2024</b>
<b>Compliance Deadline:</b>	<b>February 17, 2025</b>
<b>Compliance Date:</b>	<b>TBD</b>
<b>Fine Amount:</b>	<b>\$59,000.00</b>
<b>Citation Fine:</b>	<b>N/A</b>
<b>Admin Cost:</b>	<b>\$235.60 (Paid)</b>
<b>Recommendation:</b>	<b>\$11, 800.00</b>
<b>Compliance Date:</b>	<b>May 1, 2026</b>

Code Enforcement Officer Thomas Gehrman presented the case and provided testimony regarding the violations at 3731 Lake Worth Road, along with the Village's recommendation.

Jean Marvelous, the property owner, was present and provided testimony. Mr. Marvelous stated that he would need approximately six (6) months to pay the reduced fine. Mr. Gehrman indicated that the Village had no objection to extending the payment deadline to August 17, 2026.

Based on the testimony and evidence presented, the Special Magistrate granted the request for fine reduction and extended the payment deadline to August 17, 2026. If the reduced fine is not paid by the specified date, the fine shall revert to the original amount of \$59,000.00.

**6. Case 2025-53 - 3475 2nd Avenue North - Davis Road Property Inc.**

**CE Officer Nanciann Cuenot**

**Violation of Village Code of Ordinances**

**Section 34-895: Temporary land uses in zoning districts.**

**Section 10-30(e): Registration of unimproved commercial property.**

**Section 10-30(g): Maintenance requirements.**

<b>Initial Violation:</b>	<b>July 21, 2025</b>
<b>Order Finding Violation:</b>	<b>August 21, 2025</b>

<b>Compliance Deadline:</b>	<b>September 18, 2025</b>
<b>Compliance Date:</b>	<b>February 12, 2026</b>
<b>Fine Amount:</b>	<b>\$36,500.00</b>
<b>Citation Fine:</b>	<b>N/A</b>
<b>Admin Cost:</b>	<b>Paid</b>
<b>Recommendation:</b>	<b>\$9,125.00</b>
<b>Compliance Date:</b>	<b>May 16, 2026</b>

Code Enforcement Officer Nanciann Cuenot presented the case and provided testimony regarding the violations at 3475 2nd Avenue North, along with the Village's recommendation.

Chris Marrero, the property owner, was present along with his attorney, Sara Thompson. Ms. Thompson stated that the violations were caused by the tenant, not the property owner, and that the tenant was responsible for the conditions described by Code Enforcement. She further expressed appreciation for the reduction already offered to her client and requested an additional reduction of approximately fifteen to twenty percent (15%–20%).

Village Attorney Christy Goddeau advised that the primary issue in this case was the lack of communication between the property owner and the Village, noting that no effort was made by the owner to communicate with the Village regarding the actions taken on the property.

Based on the testimony and evidence presented, the Special Magistrate granted the request for fine reduction. The deadline to pay the reduced fine is May 16, 2026. If the reduced fine is not paid by the specified date, the fine shall revert to the original amount of \$36,500.00.

**7. Case 2025-82 - PCN: 70-42-44-13-05-002-0180 (Vacant Lot) - Samuel E. Acosta  
CE Officer David Urrutia**

**Violation of Village Code of Ordinances**

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

**Section 34-914: Parking vehicles on residential land.**

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

<b>Initial Violation:</b>	<b>April 10, 2025</b>
<b>Order Finding Violation:</b>	<b>October 16, 2025</b>
<b>Compliance Deadline:</b>	<b>November 1, 2025</b>
<b>Compliance Date:</b>	<b>March 21, 2026</b>
<b>Fine Amount:</b>	<b>\$41,700.00</b>
<b>Citation Fine:</b>	<b>N/A</b>
<b>Admin Cost:</b>	<b>\$182.35 (Paid)</b>
<b>Recommendation:</b>	<b>\$8,340.00</b>
<b>Compliance Date:</b>	<b>May 1 2026</b>

Code Enforcement Officer David Urrutia presented the case and provided testimony

regarding the violations at vacant lot (PCN: 70-42-44-13-05-002-0180), along with the Village's recommendation. Mr. Urrutia advised that the new property owner has been making efforts to bring the property into compliance and has been cooperative throughout the process.

Samuel E. Acosta, the property owner, was present and provided testimony. Mr. Acosta stated that at the time of closing, the title company did not disclose the existence of the lien, and he was not made aware of it during the transaction process. He further stated that he is willing to pay the fine but requested additional time and a reduction of approximately ten percent (10%).

Based on the testimony and evidence presented, the Special Magistrate granted the request for fine reduction and approved a ten percent (10%) reduction, reducing the fine to \$4,170.00. The deadline to pay the reduced fine is May 1, 2026. If the reduced fine is not paid by the specified date, the fine shall revert to the original amount of \$41,700.00.

**8. 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.**

<b>Initial Violation:</b>	<b>May 20, 2020</b>
<b>Order Finding Violation:</b>	<b>June 18,2020</b>
<b>Compliance Deadline:</b>	<b>July 16, 2020</b>
<b>Compliance Date:</b>	<b>August 15, 2024</b>
<b>Fine Amount:</b>	<b>\$74,500.00</b>
<b>Citation Fine:</b>	<b>Paid</b>
<b>Admin Cost:</b>	<b>Paid</b>
<b>Recommendation:</b>	<b>\$22,350.00</b>
<b>Compliance Date:</b>	<b>June 15, 2026</b>

***(The case was dismissed.)***

**9. 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.**

<b>Initial Violation:</b>	<b>September 20, 2022</b>
<b>Order Finding Violation:</b>	<b>October 20, 2022</b>
<b>Compliance Deadline:</b>	<b>November 21, 2022 &amp; December 20, 2022</b>
<b>Compliance Date:</b>	<b>August 15, 2024</b>
<b>Fine Amount:</b>	<b>\$183,800.00</b>
<b>Citation Fine:</b>	<b>Paid</b>
<b>Admin Cost:</b>	<b>Paid</b>

**Recommendation:** \$55,140.00  
**Compliance Date:** June 15, 2026

***(The case was dismissed.)***

**MOTIONS FOR EXTENSION OF TIME FOR COMPLIANCE**

**10. Case 25-00460 - 321 Mid Pines Road - EY Cohen 22002 Corp**

**CE Officer Tom Gehrman**

**Violation of Village Code of Ordinances**

**Section 34-1327: Driveway Replacement to Meet Village Code**

**Section 10-8: Exterior Property Maintenance**

**Initial Violation:** February 27, 2026

**Order Finding Violation:** March 19, 2026

**Compliance Deadline:** April 15, 2026

**Compliance Date:** TBD

**Fine Amount:** TBD

**Citation Fine:** N/A

**Admin Cost:** Paid

**Recommendation:** Extend Compliance Date

**Compliance Date:** May 31, 2026

Code Enforcement Officer Thomas Gehrman presented the case and provided testimony regarding the violations at 321 Mid Pines Road, along with the Village's recommendation.

There was no representative present on behalf of the Respondent.

Based on the testimony and evidence presented, the Special Magistrate granted the request for an extension of time.

**11. 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.**

<b>Initial Violation:</b>	<b>June 12, 2024</b>
<b>Order Finding Violation:</b>	<b>October 17, 2024</b>
<b>Compliance Deadline:</b>	<b>April 16, 2026</b>
<b>Fine Amount:</b>	<b>\$100.00 per day, per violation</b>
<b>Citation Fine:</b>	<b>N/A</b>
<b>Admin Cost:</b>	<b>\$276.60 (Paid)</b>
<b>Recommendation:</b>	<b>6-month extension</b>
<b>Compliance Date:</b>	<b>October 13, 2026</b>

Code Enforcement Officer Henry Stout presented the case and provided testimony regarding the violations at 3515 Almar Road, along with the Village's recommendation.

There was no representative present on behalf of the Respondent.

Based on the testimony and evidence presented, the Special Magistrate granted the request for an extension of time.

**12. Case 2026-04 - 3920 S. Congress Avenue — Blackhall Inc**

**CE Officer Nanciann Cuenot**

**Violation of Village Code of Ordinances**

**Section 10-31 (FBC) 105.1 & 110.1: Work done without the required permit and inspection - metal gate.**

**Section 10-8: Exterior property area - pave & stripe the parking lot, remove gravel and replace it with an approved surface.**

**Section 10-9: Exterior of building - replace windows/doors/ decorative feature**

**Section 10-30: vacant or unimproved maintenance requirements - yard to be paved or sodded with trees and bushes.**

<b>Initial Violation:</b>	<b>October 21, 2025</b>
<b>Order Finding Violation:</b>	<b>January 15, 2026</b>
<b>Compliance Deadline:</b>	<b>March 13, 2026</b>
<b>Fine Amount:</b>	<b>\$250.00 per day</b>
<b>Citation Fine:</b>	<b>N/A</b>
<b>Admin Cost:</b>	<b>Paid</b>
<b>Recommendation:</b>	<b>\$10,650.00</b>
<b>Compliance Date:</b>	<b>June 30, 2026</b>

Code Enforcement Officer Nanciann Cuenot presented the case and provided testimony regarding the violations at 3920 South Congress Avenue, along with the Village's recommendation.

There was no representative present on behalf of the Respondent.

April 16, 2026, Special Magistrate Hearing Minutes

Based on the testimony and evidence presented, the Special Magistrate granted the request for an extension of time.

**ADJOURNMENT**

Hearing no further business, Special Magistrate Davis adjourned the Special Magistrate Meeting at 11:20 a.m.

**Next Magistrate Hearing is  
Thursday, May 14, 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 April 16, 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