



**AGENDA
CODE ENFORCEMENT MAGISTRATE HEARING DOCKET
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
JULY 20, 2023
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.

AGENDA CHANGES

MOTION HEARINGS

1. CIT Case 2023-2518 - 3164 Frost Road - Henry Fernandez
CE Officer Tom Gehrman
Violation of the Village Code of Ordinances
Section 34-914 - Parking on Unapproved Lawn Surface
Section 34-913 - Parking Prohibited Vehicles at Residential
Citation Fine: \$200.00 + \$30.00 = \$230.00
Admin Cost: \$181.45
Recommendation: \$100.00 per day, per violation
Compliance Date: July 31, 2023

2. CIT Case 2023-2519 - 502 Cypress Lane - Ryan A. Bell
CE Officer Tom Gehrman
Violation of the Village Code of Ordinances
Section 30 -141 - Overgrown Residential Property in Front and Backyard
Section 30 -142 - Nuisance Debris and Trash Visible in Front and Backyard
Citation Fine: \$125.00 + \$30.00 = \$155.00
Admin Cost: \$181.45
Recommendation: \$100.00 per day, per violation
Compliance Date: July 31, 2023

3. CIT Case 2023-33 - 261 Woodland Road - Rose Naples Estate
CE Officer Tom Gehrman
Violation of the Village Code of Ordinances
Section 10-9 - Exterior Building Maintenance Not in Compliance, Building Deteriorating, Mansard Roof Shingles Missing with Holes Visible
Section 30-143 - Public Nuisance, Wild Overgrowth, Debris, Building Not Secure From Vermin, Possible Nesting Area for Vermin
Citation Fine: N/A
Admin Cost: \$181.45
Recommendation: \$100.00 per day, per violation
Compliance Date: August 16, 2023
4. CIT Case 2023-28 - 3401 2nd Avenue North - Advanced Global Consulting Firm LLC
CE Officer Nanciann Cuenot
Violation of the Village Code of Ordinances
Section 10-31 (FBC 105.1) - No Required Permit
Section 10-31 (FBC 110.1) - No Required Inspections
Section 30-143 - Public Nuisance; Trash, Debris and Wild Overgrowth
Citation Fine: N/A
Admin Cost: \$213.25
Recommendation: \$100.00 per day, per violation
Compliance Date: July 31, 2023
5. CIT Case 2023-29 - 4236 Lake Worth Road - MAMPG LLC
CE Officer Nanciann Cuenot
Violation of the Village Code of Ordinances
Section 10-31 (FBC 105.1) - No Permits Interior Wall
Section 10-31 (FBC 110.1) - No Inspections
Citation Fine: N/A
Admin Cost: TBD
Recommendation: \$100.00 per day, per violation
Compliance Date: TBD
6. CIT Case 2023-30 - 3230 Lake Worth Road - Vision The Eye Center Realty LLC
CE Officer Nanciann Cuenot
Violation of the Village Code of Ordinances
Section 34-224 - Replacement of Vegetation
Section 30-142 - Maintenance of Abutting Parkway
Citation Fine: N/A
Admin Cost: TBD
Recommendation: \$100.00 per day, per violation
Compliance Date: TBD

7. CIT Case 2023-31 - 1014 South Congress Avenue - DP Palm Beach Holdings LLC
CE Officer Nanciann Cuenot
Violation of the Village Code of Ordinances
Section 10-8 - Exterior Property
Section 10-9 - Exterior Of Building
Section 34-224 - Replacement of Vegetation
Section 34-265 - Maintenance of Sign
Citation Fine: N/A
Admin Cost: \$243.95
Recommendation: \$100.00 per day, per violation
Compliance Date: August 11, 2023
8. CIT Case 2023-32 - 2923 Palmarita Road - DP Palm Beach Holdings LLC
CE Officer Nanciann Cuenot
Violation of the Village Code of Ordinances
Section 70-124 - Use and Occupancy Certificates and Inspections Required
Section 70-125 - Application for Use and Occupancy Certificate - New Business
Section 10-8 - Exterior Property Areas
Citation Fine: N/A
Admin Cost: \$243.95
Recommendation: \$100.00 per day, per violation
Compliance Date: August 11, 2023

PETITION FOR REDUCTION OR ABATEMENT OF FINE

9. CIT Case 2021-2490 - 2565 Gulfstream Road - Ricardo R. Rojas
CE Officer Nicole Tamayo
Violation of Village Code of Ordinances
Section 14-32 - No required business tax receipt on file with the Village for residential rental property.
Initial Violation: December 21, 2021
Order Finding Violation: January 20, 2022
Compliance Deadline: January 31, 2022
Compliance Date: April 20, 2023
Fine Amount: \$22,200.00
Citation Fine: Paid
Admin Cost: Paid
Recommendation: \$4,440.00
Compliance Date: August 14, 2023

MOTIONS FOR EXTENSION OF TIME FOR COMPLIANCE

10. CIT Case 2023-11 - 3213 Drew Way - Achnel J. Louis
CE Officer Tom Gehrman
Violation of the Village Code of Ordinances
Section 34-745 - Prohibited Use, Single Family Residential with apartments
Section 34-914 - Parking Inoperable Vehicles
Section 30-143 - Debris & Overgrowth
Initial Violation: March 1, 2023
Order Finding Violation: March 16, 2023
Compliance Deadline: June 9, 2023
Compliance Date: N/A
Fine Amount: N/A
Citation Fine: N/A
Admin Cost: Paid \$181.14
Recommendation: Time Extension
Compliance Date: September 20, 2023
11. CIT Case 2023-14 - 301 Winged Foot Road - Carmen M. Rios
CE Officer Tom Gehrman
Violation of the Village Code of Ordinances
Section 34-914 - Parking and Storing Vehicles on Unapproved Surface
Section 30-142 - Maintenance of Swale Right-of-Way,
Section 34-1365 - Landfill added to Backyard with no Required Permit with the Village
Initial Violation: April 5, 2023
Order Finding Violation: May 18, 2023
Compliance Deadline: July 14, 2023
Compliance Date: N/A
Fine Amount: N/A
Citation Fine: N/A
Admin Cost: Paid
Recommendation: \$75.00 per day, per violation
Compliance Date: August 16, 2023
12. CIT Case 2023-18 - 2964 2nd Avenue North - 2964 Second Avenue North - LLC
CE Officer Nanciann Cuenot
Violation of the Village Code of Ordinances
Section 10-31 (FBC 105.1) No Permits - Resurface Parking Lot and Stripe
Section 10-31 (FBC 110.1) No Inspections
Citation Fine: N/A

Admin Cost:	N/A
Recommendation:	90 Days
Compliance Date:	October 19, 2023

13. CIT Case 2022-42 - 3912 South Congress Avenue - Nimrah Shaukat

CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

Section 34-1332 - Parking lot not maintained

Citation Fine:	N/A
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Admin Cost:	N/A
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Recommendation:	45 Days
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Compliance Date:	September 4, 2023
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STIPULATION AND AGREED ORDER

14. CIT Cases 2023-16 & 2017-12 - 3696 Coconut Road - Meant For You Homes LLC

CE Officer Tom Gehrman

Violation of the Village Code of Ordinances

Section 10-31 (FBC 105.1 & FBC 110.1) - Work w/o Issued Permit & No Inspections

Section 34-914 - Parking Inoperable Vehicles

Section 30-143 - Public; Trash & Debris, Sewer & Water Connection

Initial Violation:	April 14, 2023 & March 3, 2017
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Order Finding Violation:	May 18, 2023 & April 20, 2017
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Compliance Deadline:	June 14, 2023 & May 18, 2017
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Compliance Date:	Not in Compliance
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Fine Amount:	N/A
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Citation Fine:	N/A
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Admin Cost:	TBD
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Recommendation:	TBD
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Compliance Date:	September 20, 2023
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Next Magistrate Hearing is Thursday, August 17, 2023 @ 10:00 AM

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