



**AGENDA  
CODE ENFORCEMENT MAGISTRATE HEARING DOCKET  
VILLAGE HALL COUNCIL CHAMBERS  
226 CYPRESS LANE  
OCTOBER 19, 2023  
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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**AGENDA CHANGES**

**MOTION HEARINGS**

1. CIT Case 2023-2774 - 1195 S Congress Avenue - MCN Property LLC  
CE Officer Nanciann Cuenot  
Violation of Village Code of Ordinances  
Section 30-141: Overgrown Commercial Property  
Citation Fine: \$155.00 (Paid)  
Admin Cost: TBD  
Recommendation: \$25.00 per day  
Compliance Date: October 29, 2023
  
2. Case 2023-50 - 4326 Lake Worth Road - Rancho De Oro LLC  
CE Officer Nanciann Cuenot  
Violation of Village Code of Ordinances  
Section 30-143: Public nuisance - trash, debris, weeds, and wild overgrowth on a vacant unimproved lot.  
Section 10-9: Exterior of Structure or Building - Exterior walls to be free from holes, breaks & rotting material. Street numbers and painting are required.  
Section 10-30: Vacant & Unimproved Property Registration - Application/Registration by owner including \$200.00 Registration fee.  
Citation Fine: N/A  
Admin Cost: 236.91  
Recommendation: \$100.00 per day, per violation  
Compliance Date: November 30, 2023

3. Case 2023-48 - 62 Abaco Drive - Philip Behn  
CE Officer Joey Sanders  
Violation of Village Code of Ordinances  
Section 10-31 (FBC 105.1 & 110.1): Rear Structure Constructed without a Permit and Inspection  
Section 34-914: Inoperative and/or Unregistered Vehicles  
Section 10-8, 30-141 & 30-142: Weeds/Overgrowth/Landscape Maintenance  
Section 30-143 & 34-1381: Trash/Debris/Materials/Open Storage  
Section 10-9: Exterior Property Maintenance/Metal Shutters Covering the Windows/Exterior Painting  
Citation Fine: N/A  
Admin Cost: \$316.91  
Recommendation: \$100.00 per day, per violation  
Compliance Date: November 1, 2023

#### **MOTIONS FOR EXTENSION OF TIME FOR COMPLIANCE**

4. CIT Case 2023-16 & 2017-12 - 3696 Coconut Road - Meant For You Homes LLC & Leobardo Gonzalez Castro and Herlinda Ramos Angeles  
CE Officer Tom Gehrman  
Violation of Village Code of Ordinances  
Section 10-31 (FBC 105.1 & FBC 110.1): Work w/o issued permits & no inspections  
Section 30-143: Public nuisance debris visible  
Section 30-141: Overgrown Vacant Residential Property  
Section 78-69 (Ordinance 2009-12): Refusing, failing, or neglecting to make connections to the Village of Palm Springs Water System  
Initial Violation: April 14, 2023 & March 3, 2017  
Order Finding Violation: May 18, 2023 & April 20, 2023  
Compliance Deadline: June 14, 2023 & May 18, 2017  
Compliance Date: Not in Full Compliance  
Fine Amount: NA  
Citation Fine: NA  
Admin Cost: Paid  
Recommendation: \$10,650.00 (paid)  
Compliance Date: December 19, 2023 (60 Day Extension)
5. Case 2023-18 - 2964 2nd Avenue North - 2964 Second Avenue North LLC  
CE Officer Nanciann Cuenot  
Violation of Village Code of Ordinances  
Section 10-31 (FBC105.1): Working without permit - repave and stripe parking lot  
Section 10-31 (FBC 110.1): No required inspections  
Initial Violation: April 24, 2023

|                          |                   |
|--------------------------|-------------------|
| Order Finding Violation: | May 18, 2023      |
| Compliance Deadline:     | July 20, 2023     |
| Compliance Date:         | Not in compliance |
| Citation Fine:           | N/A               |
| Admin Cost:              | Paid              |
| Recommendation:          | 90 Days           |
| Compliance Date:         | January 10, 2024  |

## STIPULATION AND AGREED ORDER

6. Case 2017-16 - 4084 Linda Lane - Robert Pinoamador and BrandX LLC  
CEO Officer Tom Gehrman

Violation of Village Code of Ordinances

Section 78-69 (Ordinance 2009-12): Refusing, failing, or neglecting to make and maintain connections to the Village of Palm Springs Water System

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|--------------------------|------------------------|
| Initial Violation:       | March 30, 2017         |
| Order Finding Violation: | April 20, 2017         |
| Compliance Deadline:     | May 1, 2017            |
| Compliance Date:         | Not in Full Compliance |
| Fine Amount:             | NA                     |
| Citation Fine:           | NA                     |
| Admin Cost:              | \$776.73               |
| Recommendation:          | \$11,288.71            |
| Compliance Date:         | January 17, 2023       |

7. Case No. 2023-23 - 2588 Hayden Drive - Douglas J. Rill  
CE Officer Deanna Thomas

Violation of Village Code of Ordinances

Section 10-9: Exterior Building; damaged roof, rotted fascia, paint missing.

Section 10-8: Exterior property areas; sheds & fences deteriorated, not in good repair.

Section 30-143: Nuisance debris & wild overgrowth.

Section 34-914: Parking inoperable vehicles, tags don't match vehicles

Section - 30-141 overgrown residential lot

Section - 34-914 parking inoperable vehicles

Section - 30-143 public; trash & debris

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|--------------------------|--------------------|
| Initial Violation:       | August 11, 2021    |
| Order Finding Violation: | May 16, 2023       |
| Compliance Deadline:     | July 31, 2023      |
| Compliance Date:         | September 15, 2023 |
| Fine Amount:             | \$4,600.00         |
| Citation Fine:           | N/A                |
| Admin Cost:              | N/A                |

|                  |             |
|------------------|-------------|
| Recommendation:  | \$920.00    |
| Compliance Date: | Immediately |

**Next Magistrate Hearing is Thursday, November 16, 2023, @ 10:00 AM**

**Village Council Chambers**

# 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