



**AGENDA
CODE ENFORCEMENT MAGISTRATE HEARING DOCKET
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
OCTOBER 17, 2024
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 2024-63 - 3213 Drew Way - Jean Louis Achnel
CE Officer Anthony Neonakis
Violation of Village Code of Ordinances
Section 10-31: (FBC 105.1 & FBC 110.1): Working without permits and inspections. Installation of new fence.
Section 10-31: (FBC 105.1 & FBC 110.1): Working without permits and inspections. Installation of new shed.
Section 10-31: (FBC 105.1 & FBC 110.1): Working without permits and inspections. Installation of plumbing (water and sewer to shed).
Section 10-31: (FBC 105.1 & FBC 110.1): Working without permits and inspections. Installation of new window in rear of home.
Section 14-32: Residential rental property. Property owner has no active rental permit with the Village.
Citation Fine: N/A
Admin Cost: \$276.60
Recommendation: \$100.00 per day, per violation
Compliance Date: November 20, 2024
2. Case 2024-62 - 26 Wisconsin Street - JHP TWO LLC
CE Officer Tom Gehrman
Violation of Village Code of Ordinances
Section 10-31 (FBC 105.1): No issued permit for electrical, wiring in walls, dry wall and ceiling replacement.

Section 10-31: (FBC 110.1): No Required Inspections.

Section 14-32: No Required Rental Permits (7 Units).

Citation Fine: N/A
Admin Cost: TBD
Recommendation: \$100.00 per day, per violation
Compliance Date: November 15, 2024

3. Case 2023-46 Meadow Road (70-42-44-18-05-005-0070) vacant lot - Angel Ponce Torres

CE Officer Tom Gehrman

Violation of Village Code of Ordinances

Section 30-143: Public nuisance, debris, trash, undergrowth, weeds and wild overgrowth. Breeding ground for pests and vermin.

Citation Fine: N/A
Admin Cost: TBD
Recommendation: Village Foreclosure
Compliance Date: TBD

4. 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 off the property.

Section 10-8: Weeds. Remove all weeds off 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 prohibited grey tarp off the roof and repair all holes. Remove all wood boards covering the doors and windows. Remove all black/green discoloration off the exterior walls and walkways.

Citation Fine: N/A
Admin Cost: \$276.60
Recommendation: \$100.00 per day, per violation
Compliance Date: November 01, 2024

5. Case No. 2024-66 - 3594 Almar Road - SJCB Properties LLC
CE Officer Joey Sanders

Violation of Village Code of Ordinances

Section 14-32: No residential rental permit. Obtain a rental permit for each unit.

Section 10-8: Remove all weeds attached to the fence.

Section 30-143: Trash/debris/materials. Remove all trash/debris/materials stored around the property.

Section 34-1381: Open storage. Remove all miscellaneous items stored around the property.

Section 34-914: Vehicles/parking. Remove all inoperative and/or unregistered vehicles off the property and remove all vehicles parked on the grass.

Section 34-913: Commercial vehicles. Remove prohibited white pickup off the property.

Section 10-9: Exterior property maintenance. Remove all black discoloration off the fascia.

Citation Fine:	N/A
Admin Cost:	\$276.60
Recommendation:	\$100.00 per day, per violation
Compliance Date:	November 01, 2024

6. Case 2024-66 - 4455 South Congress Avenue - Congress Pointe Inc.
CE Officer Tom Gehrman

Violation of Village Code of Ordinances

Section 14-61: Hours of operation of establishments served.

Citation Fine:	N/A
Admin Cost:	TBD
Recommendation:	TBD
Compliance Date:	TBD

7. Case No. 2024-54 - 801 Rich Drive B - Jerjo Holdings LLC
CE Officer Nicole Tamayo

Violation of Village Code of Ordinances

Section 10-31 (FBC 105.1): Permits. Traffic calming devices installed without approved permits from the Village.

Section 10-31 (FBC 110.1): Inspections. No required inspections for traffic calming devices.

Citation Fine:	N/A
Admin Cost:	\$196.60
Recommendation:	\$100.00 per day, per violation
Compliance Date:	October 31, 2024

8. Case No. 2024-59 - 352 Greenbrier Drive - Alexis A. Pose
CE Officer Henry Stout

Violation of Village Code of Ordinances

Section 34-914(h): No major repairs or overhaul work on vehicles which constitutes either a public or private nuisance shall be made or performed on any property within the village, unless otherwise permitted by this Code.

Section 34.914(i): All parking areas shall be maintained in a clean, and neat manner, and the vehicles, boat and trailer, trailer, recreational vehicle, or combination thereof, shall be in usable and operable condition at all times, and shall have a current tag, if required by state law to have a registration and tag.

Section 34-893: Canopies are prohibited.

FLORIDA STATUTE 320.60: Florida Statute 320.60 is a law that requires motor vehicle manufacturers, importers, or distributors to be licensed under ss. 320.60–320.70 before selling, leasing, or offering for sale or lease any motor vehicle in Florida¹. Any person who repairs or services three or more motor vehicles or used motor vehicles, buys, sells, or deals in three or more motor vehicles in any 12 months, is presumed to be a motor vehicle dealer.

Citation Fine: N/A
Admin Cost: \$160.75
Recommendation: \$100.00 per day, per violation
Compliance Date: October 31, 2024

9. Case No 2024-58 - 352 Lanier Drive - Edgar E. Santana & Stella Morales & Edgar G. Santana

CE Officer Henry Stout

Violation of Village Code of Ordinances

Section 10-31 (FBC 105.1): Building permit needed for new beam(s) in carport.

Section 10-31 (FBC 110.1): Required inspections.

Citation Fine: N/A
Admin Cost: \$160.75
Recommendation: \$100.00 per day, per violation
Compliance Date: November 17th, 2024

10. Case No. 2024-61 - 3201 Drew Way - Nadia Lozano Castaneda
CE Officer Henry Stout

Violation of Village Code of Ordinances

Section 10-31 (FBC 105.1): Work without a valid building, electrical, plumbing, and fence permit.

Section 10-31 (FBC 110.1): Required inspections.

Section 34-914: No parking of vehicles on property grass.

Section 14-42: All property with tenants must obtain residential rental permits.

Section 34-915: Trailer and RV may not be used for sleeping and living.

Section 10-9(c): All homes must have house numbers on the main structure and must be visible from the right of way.

Citation Fine: N/A
Admin Cost: \$160.75
Recommendation: \$100.00 per day, per violation
Compliance Date: November 17th, 2024

11. Case 2024-57 - 1946 South Congress Avenue - MN Investments Properties Holdings LLC

CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

Section 34-1365: Land Clearing, dredging and filling. It is unlawful to engage in

land alteration without first obtaining a permit with payment of applicable fees.

Section 10-31 (FBC 105.1): Permits required. Remove all unpermitted and/or deteriorated structures.

Section 34-143(a): Removal of rubbish. Public nuisance declared.

Section 78-208: Illicit discharges. Generally.

Section 62-75 (3): Commercial development storage areas. Dumpster enclosure permits required.

Section 46-3: Graffiti.

Section 66-112: Sidewalks. General maintenance requirements.

Section 10-9: Exterior of structure or building.

Section 30-141: Excessive growth of weeds and vegetation

Section 34-328 (c): Wall, under-canopy and window signs.

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

Section 34-916: Parking commercial vehicles on commercial property

Citation Fine:	N/A
Admin Cost:	\$517.46
Recommendation:	\$75.00 per day, per violation
Compliance Date:	December 18, 2024

12. Case 2024-64 - 1965 S Congress Avenue - Congress Plaza II Inc
CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

Section 70-94 (a): Application local business tax receipt required.

Citation Fine:	N/A
Admin Cost:	\$216.60
Recommendation:	\$100 per day
Compliance Date:	November 20, 2024

PETITION FOR REDUCTION OR ABATEMENT OF FINE

MOTIONS FOR EXTENSION OF TIME FOR COMPLIANCE

13. Case 2024-13 - 3959 Lake Worth Road - Bella Raza Inc.
CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

Section 10-31 (FBC 105.1): No Permits. Parking Lot.

Section 10-31 (FBC 110.1): No required Inspections.

Initial Violation:	February 1, 2024
Order Finding Violation:	February 15, 2024
Compliance Date:	March 21, 2024
Admin Cost:	Paid
Recommendation:	6 Months
Compliance Date Extension	April 16, 2025

**Next Magistrate Hearing is Thursday, November 21, 2024, @ 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
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