



**AGENDA  
CODE ENFORCEMENT MAGISTRATE HEARING DOCKET  
VILLAGE HALL COUNCIL CHAMBERS  
226 CYPRESS LANE  
NOVEMBER 21, 2024  
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. Case No. 2024-68 - 3625 Davis Road - Carlos & Caridad Fernandez  
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 62-73:** Multi-family storage areas. Dumpster must be secured inside an enclosure.  
**Section 30-143:** Trash/Debris/Materials. Remove all trash/debris/materials off the property.  
**Section 34-1381:** Open storage. Remove all miscellaneous items stored around the property.  
**Section 34-914:** Vehicles. Remove all inoperative and/or unregistered vehicles off the property.  
**Section 34-225:** Fence maintenance. Repair or remove all broken fences.  
**Section 10-9:** Exterior property maintenance. Repair or replace all damaged fascia, soffit, mailboxes, roofs, light fixtures and secure all exterior holes. Remove prohibited tarps off the roof. Remove all black discoloration off the exterior of the property.  
Citation Fine: N/A  
Admin Cost: \$356.60  
Recommendation: \$100.00 per day, per violation  
Compliance Date: December 01, 2024

2. Case No. 2024-69 - 3629 Davis Road - Carlos & Caridad Fernandez  
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 62-73:** Multi-family storage areas. Dumpster must be secured inside an enclosure.

**Section 30-143:** Trash/Debris/Materials. Remove all trash/debris/materials off the property.

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

**Section 34-914:** Vehicles. Remove all inoperative and/or unregistered vehicles off the property.

**Section 34-225:** Fence maintenance. Repair or remove all broken fences.

**Section 10-9:** Exterior property maintenance. Repair or replace all damaged fascia, soffit, mailboxes, roofs, light fixtures and secure all exterior holes. Remove prohibited tarps off the roof. Remove all black discoloration off the exterior of the property.

|                  |                                 |
|------------------|---------------------------------|
| Citation Fine:   | N/A                             |
| Admin Cost:      | \$356.60                        |
| Recommendation:  | \$100.00 per day, per violation |
| Compliance Date: | December 01, 2024               |

3. Case No. 2024-72 - 3650 Almar Road - Tzonka Hristov  
CE Officer Joey Sanders

Violation of Village Code of Ordinances

**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 6-3:** Keeping animals/fowl/livestock. Remove all chickens/hens/roosters off the property.

**Section 30-141:** Overgrowth. Mow all the overgrown grass and trim all overgrown trees/bushes/vegetation.

**Section 46-3:** Graffiti. Remove all graffiti off the exterior walls.

**Section 10-8:** Weeds/parking lot. Remove all weeds off the property and repair all broken sections of concrete within the parking lot.

**Section 34-223:** Tree removal. Obtain a permit for all trees cut down and removed without permission.

**Section 34-914:** Vehicles. Remove the open trailer off the property.

**Section 34-225:** Fence maintenance. Repair all broken fences and remove all unpermitted fences.

**Section 34-893:** Canopies. Remove all prohibited canopies off the property.

**Section 10-9:** Exterior property maintenance. Repair or replace all damaged light fixtures, fascia (must be painted), windows, mailboxes, and doors. Secure all open/exposed electrical and meter boxes. Remove all rugs, carpets and tarps on

the ground. Remove all shutters covering the windows. Post "3650" house ID numbers on the front of the property.

Citation Fine: N/A  
Admin Cost: \$336.60  
Recommendation: \$100.00 per day, per violation  
Compliance Date: December 01, 2024

4. Case No. 2024-73 - 3620 Almar Road - Dimiter B. Hristov  
CE Officer Joey Sanders.

Violation of Village Code of Ordinances

**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 6-3:** Keeping animals/fowl/livestock. Remove all chickens/hens/roosters off the property.

**Section 30-141:** Overgrowth. Mow all the overgrown grass and trim all overgrown trees/bushes/vegetation.

**Section 46-3:** Graffiti. Remove all graffiti off the exterior walls.

**Section 10-8:** Weeds/parking lot. Remove all weeds off the property and repair all broken sections of concrete within the parking lot.

**Section 34-223:** Tree removal. Obtain a permit for all trees cut down and removed without permission.

**Section 34-914:** Vehicles. Remove the open trailer off the property.

**Section 34-225:** Fence maintenance. Repair all broken fences and remove all unpermitted fences.

**Section 34-893:** Canopies. Remove all prohibited canopies off the property.

**Section 10-9:** Exterior property maintenance. Repair or replace all damaged light fixtures, fascia (must be painted), windows, mailboxes, and doors. Secure all open/exposed electrical and meter boxes. Remove all rugs, carpets and tarps on the ground. Remove all shutters covering the windows. Post "3620" house ID numbers on the front of the property.

Citation Fine: N/A  
Admin Cost: \$336.60  
Recommendation: \$100.00 per day, per violation  
Compliance Date: December 01, 2024

5. Case 2024-55 - 2600 Donald Road - William S. Thomas Jr. & Violet O. Zanutti  
Est.  
CE Officer Tom Gehrman

Violation of Village Code of Ordinances

**Section 34-914:** Parking violation. Inoperable vehicles are in disrepair, no major repairs are allowed, and registration tags are missing.

**Section 30-143:** Public nuisance. Debris and items stored outside are visible to neighbors.

Citation Fine: N/A  
Admin Cost: \$230.60  
Recommendation: \$100.00 per day, per violation  
Compliance Date: December 18, 2024

6. Case 2024-67 - 4455 South Congress Avenue (Units 107 & 109) - 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: \$361.76  
Recommendation: \$5,000.00 per day, per violation (6 violations, irreparable) = \$30,000.00 fines owed  
Compliance Date: November 22, 2024

7. Case No. 2024-71 - 3595 2nd Avenue North - 3595 Second Avenue Holdings LLC

CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

**Section 70-94:** Application. Local business tax receipt required for a new business and accompanied by payment of the appropriate fee. It is unlawful to engage in any business without a business tax receipt.

**Section 70-124:** Use and occupancy certificates and inspections required and enforcement. It is unlawful for any business to engage in or conduct business at a given location or premises without a use and occupancy inspection and certificate.

**Section 70-125:** Application for use and occupancy certificate for new businesses, inspection, and fees. The owner/applicant is required to file an application with the Village before engaging in or carrying on any business.

**Section 34-823:** Accessory uses. No outdoor storage is permitted in the Commercial General zoning district. Remove all spools of cable and other related materials stored outside.

Citation Fine: N/A  
Admin Cost: \$405.45  
Recommendation: \$75.00 per day, per violation  
Compliance Date: Varies - see timeline in Order Finding Violation

## PETITION FOR REDUCTION OR ABATEMENT OF FINE

8. Case No. 2018-2364 - 3133 Lake Worth Road - EMJO 66 Inc.

CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

**Section 34-262:** Prohibited signs.

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

Initial Violation: July 19, 2018

|                          |                   |
|--------------------------|-------------------|
| Order Finding Violation: | August 16, 2018   |
| Compliance Deadline:     | August 27, 2018   |
| Compliance Date:         | December 9, 2016  |
| Fine Amount:             | \$10,000.00       |
| Citation Fine:           | Paid              |
| Admin Cost:              | Paid              |
| Recommendation:          | \$2,000.00        |
| Compliance Date:         | December 21, 2024 |

9. Case No. 2022-58 - 3133 Lake Worth Road - EMJO 66 Inc.  
CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

**Section 30-143:** Public nuisance. Trash and debris.

**Section 34-916:** Parking commercial vehicles

|                          |                                                                               |
|--------------------------|-------------------------------------------------------------------------------|
| Initial Violation:       | December 27, 2022                                                             |
| Order Finding Violation: | January 19, 2023                                                              |
| Compliance Deadline:     | February 15, 2023                                                             |
| Compliance Date:         | Section 30-143 - September 24, 2024, and<br>Section 34-916 - October 28, 2024 |
| Fine Amount:             | \$120,700.00                                                                  |
| Citation Fine:           | Paid                                                                          |
| Admin Cost:              | Paid                                                                          |
| Recommendation:          | \$24,140.00                                                                   |
| Compliance Date:         | December 21, 2024                                                             |

**Next Magistrate Hearing is**  
**Thursday, December 19, 2024, at 10:00 A.M at the 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