



**AGENDA
CODE ENFORCEMENT MAGISTRATE HEARING DOCKET
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
DECEMBER 19, 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. Case No. 2024-67 - 4455 South Congress Avenue (Units 107 & 109) - Congress Pointe Inc.
Tangible Account Address is 4469 South Congress Avenue
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 per day (13 violations, irreparable) = \$65,000.00 accrued violations stipulated agreement in discussion with the Village and property owners.
Compliance Date: December 20, 2024
2. Case No. 2024-75 - 3731 Lake Worth Road - Marvelous Associates Inc.
CE Officer Tom Gehrman
Violation of Village Code of Ordinances 60 days to obtain permits
Section 10-31 (FBC 105.1): No required permits issued for interior renovations and building changes.
Section 10-31 (FBC 110.1): No required inspections.
Section 14-32: No required business tax receipt for operations.
Section 34-898: No required approval for mobile food vendor, must meet requirements, no overnight parking.

Citation Fine:	N/A
Admin Cost:	TBD
Recommendation:	\$100.00 per day, per violation
Compliance Date:	60 days for permit violations, Food Truck five (5) days (no overnight parking)

3. CIT Case No. 2020-2467 and 2022-2512 - 2620 Donald Road - Linda S. Thomas and William S. Thomas
CE Officer Tom Gehrman

Violation of Village Code of Ordinances

Section 34-914: Parking.

Section 30-141: Overgrowth.

Section 10-19: Nuisance waste & debris.

Section 10-9: Building exterior maintenance.

Section 10-8: Exterior property areas.

Citation Fine:	Lien with accrued fines
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Admin Cost:	\$95.00
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Recommendation:	Stipulated agreement offered by the Village
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Compliance Date:	90 Days
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4. Case No. 2024-70 - 3912 South Congress Avenue - Insurance for Everyone LLC
CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

Section 30-141: Overgrowth. Excessive growth of weeds and vegetation, including trees.

Section 30-143: Nuisance. Removal of rubbish, weeds and overgrowth.

Section 34-221: Responsibility of owner; practices enumerated. Maintain landscaping.

Section 34-262: (26) prohibited signs, pole signs.

Section 34-224: Replacement of vegetation.

Section 10-8: Exterior of property areas. Weeds over 12", replace fence in disrepair.

Section 10-9: Exterior of structure or building, doors, windows, rotted materials, paint.

Section 34-914: Parking on grass, no current tag or registration.

Section 34-1327: Off-street parking shall be located on the same site as the use for which parking is provided. Remove commercial insurance company vehicle.

Citation Fine:	N/A
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Admin Cost:	\$392.95
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Recommendation:	\$100.00 per day, per violation
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Compliance Date:	March 19, 2025
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5. Case No. 2024-74 - 4420 Lake Worth Road - Tacos Al Carbon Inc.
CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

Section 2-233: Irreversible or Irreparable. Life safety.

Section 34-572: Violation of Village Council Ordinance No. 2014-35 Annexation Agreement (6)(iii)(d) Hours of Operation. Mobile food trailer shall be limited to operate between 7:00 a.m. and 11:00 p.m.

Citation Fine: N/A
Admin Cost: \$279.10
Recommendation: Fine Amount \$250.00
Compliance Date: Complied

6. CIT Case 2024-2794 - 2nd Avenue North - Prolacto Mich Inc.
CE Officer Nanciann Cuenot

Repeat Violation of Village Code of Ordinances

Section 2-233: Irreparable, irreversible.

Section 10-31 (FBC 105.1): No permit for a special event.

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

Citation Fine: \$500.00 + \$30.00 = \$530.00
Admin Cost: \$281.11
Recommendation: N/A
Compliance Date: January 9, 2025

7. CIT Case 2024-2795 - 3078 2nd Avenue North - Prolacto Mich Inc.
CE Officer Nanciann Cuenot

Repeat Violation of Village Code of Ordinances

Section 2-233: Irreparable, irreversible.

Section 10-31 (FBC 105.1): No permit for a special event.

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

Citation Fine: \$500.00 + \$30.00 = \$530.00
Admin Cost: Included in Case 2024-2794
Recommendation: N/A
Compliance Date: January 9, 2025

8. CIT Case 2024-2796 - 3092 2nd Avenue North - Prolacto Mich Inc.
CE Officer Nanciann Cuenot

Repeat Violation of Village Code of Ordinances

Section 2-233: Irreparable, irreversible.

Section 10-31 (FBC 105.1): No permit for a special event.

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

Citation Fine: \$500.00 + \$30.00 = \$530.00
Admin Cost: Included in Case 2024-2794
Recommendation: N/A
Compliance Date: January 9, 2025

9. CIT Case 2024-2797 - 3112 2nd Avenue North - Prolacto Mich Inc.

CE Officer Nanciann Cuenot

Repeat Violation of Village Code of Ordinances

Section 2-233: Irreparable, irreversible.

Section 10-31 (FBC 105.1): No permit for a special event.

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

Citation Fine: \$500.00 + \$30.00 = \$530.00

Admin Cost: Included in Case 2024-2794

Recommendation: N/A

Compliance Date: January 9, 2025

10. Case 2024-64 - 1965 South 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; exemptions. It shall be unlawful for any person to engage in any trade, business, profession, or occupation within the Village without a business tax receipt.

Citation Fine: N/A

Admin Cost: \$216.60

Recommendation: \$100.00 per day

Compliance Date: January 9, 2025

11. Case No. 2024-76 - 3673 Almar Road - Heidy Giselle Perez

CE Officer Joey Sanders

Violation of Village Code of Ordinances

Section 30-143: Trash, debris, and construction materials. Remove all trash, debris, and construction materials stored on the property.

Section 34-913: Vehicles. Remove all prohibited commercial vehicles off the property.

Section 34-914: Parking. Remove all vehicles parked on the grass.

Section 34-221: Landscape maintenance. Restore the condition of all sections of dead grass back into a healthy, neat and orderly appearance.

Citation Fine: N/A

Admin Cost: \$256.60

Recommendation: \$100.00 per day, per violation

Compliance Date: January 01, 2025

12. Case No. 2024-77 - 3550 Laurette Lane - Renee Frias

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 30-141: Overgrowth. Trim all overgrown trees and vegetation.

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

Section 10-8: Driveway maintenance. Remove all oil stains and pressure wash

both driveways.

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

Section 34-250: Management of grass clippings and vegetative matter. Remove all vegetative waste obstructing the stormwater drains.

Section 10-9: Exterior property maintenance. Replace both mailboxes and label each mailbox with house ID numbers. Remove green stain off the exterior wall. Repair damaged rear patio enclosure screens. Paint fascia located on the left side of the property.

Citation Fine:	N/A
Admin Cost:	\$276.60
Recommendation:	\$100.00 per day, per violation
Compliance Date:	January 01, 2025

13. Case No. 2024-78 - 4217 Narcissus Avenue - Gobi Trading Corp
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 30-141: Overgrowth. Trim all overgrown trees/bushes/vegetation.

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

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

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

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

Section 10-31 (FBC 105.1 & 110.1): Work w/o permits. Remove all unpermitted structures and pavers.

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

Section 10-9: Exterior property maintenance. Replace all broken mailboxes and label each mailbox with house ID numbers. Repair damaged accessory structure vent and fascia. Remove all metal shutters and wood boards covering the windows. Remove all black discoloration off the fascia.

Citation Fine:	N/A
Admin Cost:	\$316.60
Recommendation:	\$100.00 per day, per violation
Compliance Date:	January 01, 2025

PETITION FOR REDUCTION OR ABATEMENT OF FINE

14. CIT Case No. 2023-46 - Meadow Road (vacant lot) - Angel Ponce Torres
CE Officer Tom Gehrman

Violation of Village Code of Ordinances

Section 30-143: Public nuisance, debris, wild overgrowth.

Initial Violation:	September 7, 2023
Order Finding Violation:	September 21, 2023
Compliance Deadline:	October 16, 2023
Compliance Date:	November 11, 2024
Fine Amount:	\$36,600.00
Citation Fine:	N/A
Admin Cost:	No receipt
Recommendation:	TBD
Compliance Date:	TBD

MOTIONS FOR EXTENSION OF TIME FOR COMPLIANCE

15. Case No. 2024-57 - 1946 South Congress Avenue - MN Investments Properties Holdings LLC

CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

Section 70-94: Application business tax receipt required.

Initial Violation:	September 26, 2024
Order Finding Violation:	October 17, 2024
Compliance Deadline:	December 18, 2024
Fine Amount:	\$75.00 per day
Citation Fine:	N/A
Admin Cost:	Paid
Recommendation:	60 days
Compliance Date:	February 17, 2025

STIPULATION AND AGREED ORDER

**Next Magistrate Hearing is
January 16, 2025 at 10 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
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