



**AGENDA
CODE ENFORCEMENT MAGISTRATE HEARING DOCKET
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
FEBRUARY 20, 2025
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. 2025-01 - 4040 South Military Trail - Tuller Properties LLC
CE Officer Nanciann Cuenot
Violation of Village Code of Ordinances
Section 34-572: Violations. Violation and non-compliance of conditions of the Annexation Agreement Ordinance No. 2014-36 approved by the Village Council on December 11, 2024.
Citation Fine: N/A
Admin Cost: TBD
Recommendation: \$250.00 per day
Compliance Date: May 21, 2025

2. Case 2025-04 - 3808 Canal 9 Road - Michael R. Graeve
CE Officer Tom Gehrman
Violation of Village Code of Ordinances
Section 30-141: Overgrowth, excessive growth of weeds and vegetation.
Section 30-143: Trash debris and rubbish scattered on the property.
Section 34-914: Parking violations, missing license tags, inoperable vehicles.
Section 34-225: Missing and broken fencing, repairs or replacement required.
Citation Fine: NA
Admin Cost: \$279.10
Recommendation: \$100.00 per day, per violation
Compliance Date: March 19, 2025

3. Case No. 2025-05 - 3697 Gulfstream Road - Kevine Joseph & Bernadette J Saint Hubert
CE Officer Joey Sanders

Violation of Village Code of Ordinances

Section 30-141: Overgrowth. Trim all overgrown trees/bushes/vegetation.

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

Section 34-221: Landscape maintenance. Replace all sections of dead grass.

Section 34-915: Vehicles. RV campers may not be used for living or sleeping purposes and must be shielded from public view and parked on an impervious surface.

Section 10-31 (FBC 105.1 & 110.1): Working without permits. Obtain an after the fact permit for the installation of a fence and pavers.

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

Section 34-914: Shipping containers and vehicles. Remove all prohibited shipping containers and remove all vehicles parked on the grass.

Section 10-8: Weeds and driveways. Remove all weeds attached to the rear fence and maintain the driveway.

Section 10-9: Exterior property maintenance. Post "3697" house ID numbers on the front exterior wall of the property.

Citation Fine:	N/A
Admin Cost:	\$276.60
Recommendation:	\$100.00 per day, per violation
Compliance Date:	March 1, 2025

4. Case No. 2025-06 - 3663 Almar Road - Liliana Rondon & Leonila P Verdecia
CE Officer Joey Sanders

Violation of Village Code of Ordinances

Section 34-221: Landscape maintenance. Replace all sections of dead grass.

Section 30-143: Trash and debris. Remove all trash and debris stored in front of the property.

Section 10-8: Driveways. Driveway observed in disrepair and needs to be resurfaced.

Section 34-914: Vehicles/parking. Remove all vehicles parked on the grass and trailer must be shielded from public view and parked on an impervious surface.

Section 10-31 (FBC 105.1 & 110.1): Working without permits. Obtain an after the fact permit for the installation of a fence, pavers, sheds and structures/additions.

Section 10-9: Exterior property maintenance. Repair damaged section of the 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:	March 1, 2025

PETITION FOR REDUCTION OR ABATEMENT OF FINE

5. Case 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:	\$39,100.00
Citation Fine:	N/A
Admin Cost:	216.91 (to be paid), \$250 Application Fee Paid
Recommendation:	\$7,820.00
Compliance Date:	March 3, 2025

6. Case 2024-01 - 1965 South Congress Avenue - Congress Plaza II Inc.
CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

Section 34-1327: Insufficient off-street parking.

Section 34-1332: Off-street parking.

Section 34-1329: Minimum parking requirement. Auto Repairs.

Section 10-8: Exterior of property.

Section 30-141: Overgrown commercial property.

Section 30-142: Maintenance of right-of-way.

Section 30-143: Trash & debris.

Section 34-912: Parking vehicles have no valid tag/registration for an extended time.

Initial Violation:	June 5, 2023
Order Finding Violation:	December 12, 2023
Compliance Deadline:	February 9, 2024, and March 9, 2024, with permits & Inspections
Compliance Date:	July 25, 2024, and August 20, 2024
Fine Amount:	\$101,700.00
Citation Fine:	N/A
Admin Cost:	Paid
Recommendation:	\$30,510.00
Compliance Date:	March 20, 2025

7. Case 2024-29 - 85 Morgans Way - FYR SFR TRS LLC
CE Officer Joey Sanders

Violation of Village Code of Ordinances

Section 10-8: Weeds.

Section 30-141: Overgrowth.

Section 34-883: Hedges.

Section 30-143: Trash/debris/materials.

Section 34-1381: Open storage.

Section 34-225: Fence Maintenance.

Section 34-914: Vehicles/parking.

Section 10-9: Exterior property maintenance. Remove all black discoloration off the front door. Repair damaged gutter. Repair broken window. Repair broken mailbox.

Initial Violation:	August 26, 2023
Order Finding Violation:	April 18, 2024
Compliance Deadline:	May 1, 2024
Compliance Date:	December 2, 2024
Fine Amount:	\$172,000.00
Citation Fine:	N/A
Admin Cost:	Paid
Recommendation:	\$68,800.00
Compliance Date:	March 1, 2025

8. CIT Case 2022-2602 - 85 Morgans Way - FYR SFR TRS LLC
CE Officer Joey Sanders

Violation of Village Code of Ordinances

Section 34-914: Parking violations on residential property.

Section 30-143: Public nuisance trash and debris.

Initial Violation:	September 20, 2022
Order Finding Violation:	October 20, 2022
Compliance Deadline:	November 16, 2022
Compliance Date:	December 2, 2024
Fine Amount:	\$149,400.00
Citation Fine:	Paid
Admin Cost:	Paid
Recommendation:	\$59,760.00
Compliance Date:	March 1, 2025

MOTIONS FOR EXTENSION OF TIME FOR COMPLIANCE

9. Case 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. Local business tax receipt required. Exemptions Unit # 1958 & 1966.

Citation Fine: N/A

Admin Cost: Paid

Recommendation: March 20, 2025

Compliance Date: December 18, 2024

Next Magistrate Hearing is Thursday, March 20, 2025, at 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