



**AGENDA
CODE ENFORCEMENT MAGISTRATE HEARING DOCKET
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
MARCH 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. 2021-55 - 4610 Luzon Avenue - Bethel Church of God
CE Officer Tom Gehrman
Violation of Village Code of Ordinances
Section 10-31 (FBC 105.1 & 105.4): Working with no issued permits **FBC 110.1.**
No required inspections.
Citation Fine: N/A
Admin Cost: TBD
Recommendation: Village Foreclosure
Compliance Date: TBD
2. Cases No. - 2015-34, 2021-38, 2023-2612 - 3734 Gulfstream Road - Miguel Tijero & Isrrael Tijero
CE Officer Tom Gehrman
Violation of Village Code of Ordinances
Sections in cases 2015-34, 2021-38 and 2023-2612.
Citation Fine: N/A
Admin Cost: TBD
Recommendation: Village Foreclosure
Compliance Date: TBD
3. Case No. 2025-08 - 3990 Lakewood Road - Carlos & Mirla Osuna
CE Officer Tom Gehrman
Violation of Village Code of Ordinances

Section 10-31 (FBC 105.1 & 110.1): Failure to obtain the required building permit before starting work. Failure to have any required inspections of work.

Citation Fine: N/A
Admin Cost: \$339.10
Recommendation: \$100.00 per day, per violation
Compliance Date: April 16, 2025

4. Case No. 2025-10 - 4213 Narcissus Avenue - Susana L Cedeno Rigol
CE Officer Joey Sanders

Violation of Village Code of Ordinances

Section 10-31 (FBC 105.1 & 110.1): Work without permits. Obtain an after-the-fact permit for the installation of a wood fence, metal fence and concrete slab.

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

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

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

Section 14-32: No residential rental permit. Obtain a rental permit for the property.

Section 34-225: Fence maintenance. Repair or remove broken chain-link fence and remove broken metal fence post located in the front lawn.

Section 34-893: Canopies. Remove prohibited blue and white canopy.

Section 34-914 & 34-915: Vehicles. Remove unregistered RV/camper off the property. RV/camper may not be used for living or sleeping purposes.

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

Section 10-9: Exterior property maintenance. Remove all metal shutters covering the windows.

Citation Fine: N/A
Admin Cost: \$296.60
Recommendation: \$100.00 per day, per violation
Compliance Date: April 1, 2025

5. Case No. 2025-09 - 4320 Lakewood Road - Phillip & Sabrina Lamb
CE Officer Joey Sanders

Violation of Village Code of Ordinances

Section 34-914: Vehicles/parking. Remove all vehicles parked on the grass.

Section 10-8: Accessory structures. Remove all black/green discoloration off the shed.

Section 10-9: Exterior property maintenance. Remove all metal bars and wood boards covering the windows and doors. Repair all broken windows. Repair broken mailbox and label with "4320" house ID numbers.

Citation Fine: N/A
Admin Cost: \$256.60
Recommendation: \$100.00 per day, per violation
Compliance Date: April 1, 2025

6. CIT Case 2020-2442 & Case No. 2022-43 - 2887 Lake Worth Road - I.S. & R.G. LLC
CE Officer Nanciann Cuenot
Violation of Village Code of Ordinances
Section 30-143: Public nuisance. Trash and debris.
Section 10-8: Exterior of property.
Section 10-9: Exterior of building.
Section 46-3: Graffiti.
Case 2020-2442 Order Finding June 18, 2020
Violation
Case 2020-2442 Lien recorded March 10, 2021
Case 2022-43 Order Finding October 20, 2022
Violation
Case 2022-43 Lien recorded February 15, 2024
Fine Amount: \$74,500.00 + \$184,200.00 = \$258,700.00
Citation Fine: Paid
Admin Cost: Paid
Recommendation: Order Authorizing Foreclosure
7. Case No. 2025-07 - 2953 Holly Road - NS 2 PROJECT LLC
CE Officer Nanciann Cuenot
Violation of Village Code of Ordinances
Section 34-823: No accessory uses. Outdoor storage of a recreational vehicle is not permitted in the CG commercial general land development district.
Section 34-914 (e): No parking on the grass.
Section 10-30(g)(3): Unimproved property maintenance. Maintenance shall include, but shall not be limited to, watering, irrigation, cutting, and mowing of required landscape and removal of all trimmings and weeds. Landscaping should not include gravel or broken concrete. Remove unapproved surface material and replace with sod.
Section 10-30 (h)(2): Sod required.
Section 10-30 (e)(1): Application for vacant property registration required.
Section 30-143: Trash and debris.
Citation Fine: N/A
Admin Cost: \$261.45
Recommendation: \$50.00 per day, per violation
Compliance Date: May 5, 2025
8. Case 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:	TBD

PETITION FOR REDUCTION OR ABATEMENT OF FINE

9. Case No. 2016-100 - 3423 Grace Avenue - Erica Bell
CE Officer Tom Gehrman

Violation of Village Code of Ordinances

Section 78-69: Connection required to the Palm Springs Wastewater system & abandonment of the septic tank.

Initial Violation:	November 29, 2016
Order Finding Violation:	March 14, 2017
Compliance Deadline:	April 14, 2017
Compliance Date:	November 22, 2017
Fine Amount:	\$44,400.00
Citation Fine:	N/A
Admin Cost:	Paid
Recommendation:	\$8,380.00
Compliance Date:	March 31, 2025

10. Case No. 2023-33 - 261 Woodland Road - Rose Naples Est.
CE Officer Tom Gehrman

Violation of Village Code of Ordinances

Section 10-9: Exterior building; maintenance violations.

Section 30-143: Public Nuisance; overgrowth, trash & debris.

Initial Violation:	July 10, 2023
Order Finding Violation:	July 20, 2023
Compliance Deadline:	August 16, 2023
Compliance Date:	December 16, 2024
Fine Amount:	\$48,700.00
Citation Fine:	N/A
Admin Cost:	Payment Required
Recommendation:	\$5,440.00
Compliance Date:	March 31, 2025

Next Magistrate Hearing is Thursday, April 17, 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