



**AGENDA  
CODE ENFORCEMENT MAGISTRATE HEARING DOCKET  
VILLAGE HALL COUNCIL CHAMBERS  
226 CYPRESS LANE  
APRIL 17, 2025  
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. CIT Case 2025-13 - 4455/4469 South Congress Avenue #103 - Congress Point Inc (Food Point)  
CE Tom Gehrman  
Violation of Village Code of Ordinances  
**Section 14-61 (d):** Hours of operation of establishment where served.  
Citation Fine: NA  
Admin Cost: \$382.10  
Recommendation: Irreparable & Irreversible subject up to \$5000.00 per violation  
Compliance Date: April 17, 2025
  
2. Case 2020-2467 - 2620 Donald Road - William S. Thomas & Linda S. Thomas  
CE Tom Gehrman  
Violation of Village Code of Ordinances  
**Section 34-914:** Parking violations.  
**Section 10-19:** Nuisance trash & debris.  
**Section 30-141:** Overgrowth of weeds & vegetation.  
**Section 10-9:** Building exterior not maintained.  
**Section 10-8:** Exterior areas not maintained, fences, walls.  
Citation Fine: N/A  
Admin Cost: TBD  
Recommendation: Village Foreclosure  
Compliance Date: TBD

3. Case No. 2025-14 - 4222 Gardenia Avenue - Rene & Belsinette Lamartiniere  
CE Officer Joey Sanders

Violation of Village Code of Ordinances

**Section 10-31 (FBC 105.1 & 110.1):** Work without permits. Remove all unpermitted structures.

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

**Section 10-8:** Weeds/Driveways. Remove all weeds attached to the chain-link fence and pressure wash the driveway.

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

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

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

**Section 34-225:** Fence maintenance. Repair or remove all broken chain-link fences and remove all cloth material attached to the fence.

**Section 10-9:** Exterior property maintenance. Remove all holiday lights and black discoloration off the front exterior wall. Remove all wood boards covering the windows. Post "4224" house ID numbers on the front of the property.

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

4. Case No. 2025-15 - 4279 Narcissus Avenue - Myrna A Ramos & Brianna Lyn Soto  
CE Officer Joey Sanders.

Violation of Village Code of Ordinances

**Section 10-31 (FBC 105.1 & 110.1):** Work without permits. Remove unpermitted shed.

**Section 10-8:** Weeds. Remove all weeds attached to the exterior walls and fences.

**Section 34-225:** Fence maintenance. Repair or remove all broken chain-link and wood fences.

**Section 34-893:** Canopies. Remove prohibited blue canopy.

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

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

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

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

**Section 10-9:** Exterior property maintenance. Repair all broken windows, mailbox and rotted sections of wood on the front door. Remove all black discoloration off the fascia. Paint all sections of chipped blue paint on the exterior wall.

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

## REASONABLE ACCOMMODATION REQUESTS

5. Case No. 2025-17: 4177 S. Congress Avenue - Request by JMJC Real Property Management LLC for Special Residential Facility  
**Section 10-28:** Reasonable accommodation.

## PETITION FOR REDUCTION OR ABATEMENT OF FINE

6. Case 2024-10 - 4077 Lake Worth Road - Pronto Enterprises of Palm Beach Inc. CE Officer Nanciann Cuenot  
Violation of Village Code of Ordinances  
**Section 10-8:** Exterior property areas. Parking lot.  
**Section 62-75:** Commercial storage area. Enclose dumpster.  
**Section 34-892:** Mechanical equipment in rear of building and on the roof screen from view.

Initial Violation: January 9, 2024  
Order Finding Violation: March 21, 2024  
Compliance Deadline: June 19, 2024  
Compliance Date: March 21, 2025  
Fine Amount: \$61,650.00  
Citation Fine: N/A  
Admin Cost: Paid  
Recommendation: \$12,330.00  
Compliance Date: May 19, 2025

7. Case 2024-11 - 4053 Lake Worth Road - Pronto Enterprises of Palm Beach Inc. CE Officer Nanciann Cuenot.

Violation of Village Code of Ordinances  
**Section 10-8:** Exterior of property. Parking lot.  
**Section 62-75:** Commercial storage area. Enclose dumpster.

Initial Violation: January 9, 2024  
Order Finding Violation: March 21, 2024  
Compliance Deadline: June 19, 2024  
Compliance Date: March 21, 2025  
Fine Amount: \$41,100.00  
Citation Fine: N/A  
Admin Cost: Paid  
Recommendation: \$8,220.00  
Compliance Date: May 19, 2025

## MOTIONS FOR EXTENSION OF TIME FOR COMPLIANCE

8. 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 stored around 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 gray 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.

Initial Violation:	June 12, 2024
Order Finding Violation:	October 17, 2024
Compliance Deadline:	April 18, 2025
Fine Amount:	\$100.00 per day, per violation
Citation Fine:	N/A
Admin Cost:	\$276.60 (Paid)
Recommendation:	6-month extension
New Compliance Date:	October 18, 2025

## STIPULATION AND AGREED ORDER

9. Case 2025-01 - 4040 South Military Trail - Tuller Properties LLC  
CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

**Section 34-572:** Violation and non-compliance of conditions of the Annexation Agreement Ordinance No. 2014-36 approved by the Village Council on December 11, 2014.

**Section 34-1365:** Land filling Alteration. Asphalt milling in the parking lot without first obtaining the required permit and inspection.

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

## MOTIONS FOR CONTINUANCE

## APPEAL

**Next Magistrate Hearing is  
Thursday, May 15, 2025, at 10:00 a.m.**

# 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