



**AGENDA  
CODE ENFORCEMENT MAGISTRATE HEARING DOCKET  
VILLAGE HALL COUNCIL CHAMBERS  
226 CYPRESS LANE  
JUNE 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. Case No. 2025-11 - 3801 South Congress Avenue - Musa Realty Group LC  
CE Officer Nanciann Cuenot  
Violation of Village Code of Ordinances  
**Section 10-31 (FBC 101.4.5):** Fire prevention (Life safety).  
Citation Fine: N/A  
Admin Cost: \$202.92  
Recommendation: \$250.00 per day per violation  
Compliance Date: July 17, 2025
  
2. Case No. 2025-12 - 1900 South Congress Avenue - Agape Worship Center of The C&MA Inc.  
Violation of Village Code of Ordinances  
**Section 10-31 (FBC 101.4.5):** Fire prevention (life safety).  
Violations of the Florida Fire Prevention Code  
Citation Fine: N/A  
Admin Cost: \$195.45  
Recommendation: \$250.00 per day, per violation  
Compliance Date: August 21, 2025
  
3. Case No. 2025-16 - 3801 South Congress Avenue - Musa Realty Group LC  
CE Officer Nanciann Cuenot  
Violation of Village Code of Ordinances

**(Repeated violation) Section 30-143:** Trash/Debris/Rubbish.

Remove all trash, debris, rubbish, and vegetative waste throughout the property.

**(Repeated violation) Section 30-141:** Excessive growth of weeds and vegetation.

Trim overgrowth along the west property line.

**Section 10-8:** Exterior of property. Maintain in a clean, safe, and sanitary condition.

Repair, resurface, and re-stripe the parking lot. Replace damaged or missing parking stops. Replace parking lot light pole. Permits & Inspections are required.

**Section 34-225:** Broken, deteriorated fence. Remove/replace. Permit required.

**Section 10-9:** Exterior of building. Remove the mold and discoloration from the building and sidewalks. Paint the building.

**Section 62-75:** Commercial development storage areas.

**Section 34-1366:** Building design guidelines. Dumpster Enclosure required. Permits & inspections are required.

**Section 34-162:** Landscape buffers. The dumpster area enclosure requires a landscape buffer.

**Section 66-112:** General maintenance requirements. Replace missing grass & landscaping. Sidewalks that exist in public rights-of-way. Remove mold & discoloration.

**Section 34-221:** Responsibility of owner. Maintain the landscaping in good condition, free of disease.

**Section 34-224:** Replacement of vegetation. Trees, shrubs and grass.

Citation Fine:	N/A
Admin Cost:	\$409.30 - Due by June 27, 2025
Recommendation:	\$100.00 per day, per violation \$250.00 per day, per repeat violation
Compliance Date:	August 21, 2025

4. Case No. 2025-23 - 2913 Gulfstream Road - Fischer Kaylin Eve  
Code Enforcement Officer Henry Stout

Violation of the Village Code of Ordinances

**Section 10-31 (FBC 105.1 & 110.1):** Work without permits. No permits for new fence and rear structural addition. No required inspections

Citation Fine:	N/A
Admin Cost:	\$265.77
Recommendation:	\$100.00 per day, per violation
Compliance Date:	June 17, 2025

5. Case No. 2025-25- 344 Winged Foot Road - Jerson Morales  
Code Enforcement Officer - Henry Stout

Violation of Village Code of Ordinances

**Section 34-914:** Parking vehicles on property grass.

Citation Fine:	N/A
Admin Cost:	\$267.75
Recommendation:	\$200.00 per day, per violation
Compliance Date:	May 31st, 2025

- 6. Case No. 2025-26 - 2755 10th Avenue North - USA Auto Wash Inc.  
CE officer Tom Gehrman  
 Violation of Village Code of Ordinances  
**Section 30-143:** Public nuisance. Debris and trash visible (Bus Stop).  
 Citation Fine: N/A  
 Admin Cost: \$259.10  
 Recommendation: \$100.00 with Repeat Violations to \$500.00  
 Compliance Date: June 30, 2025
  
- 7. Case No. 2025-27 - 4567 South Congress Avenue - M&A Brothers Realty No 38 Inc. (Shell Station)  
CE Officer Tom Gehrman  
 Violation of Village Code of Ordinances  
**Section 34-891:** Hours of operation.  
 Citation Fine: N/A  
 Admin Cost: TBD  
 Recommendation: Up to \$500.00 per violation  
 Compliance Date: May 30, 2025
  
- 8. Case No 2025-28- 2911 South Congress Avenue 104 - 2911 Congress Plaza INC.  
Code Enforcement Officer - Henry Stout  
 Violation of Village Code of Ordinances  
**Section 70-94:** Application for local business tax receipt required. Working without licenses.  
 Citation Fine: N/A  
 Admin Cost: \$265.77  
 Recommendation: \$150.00 per day, per violation  
 Compliance Date: June 16th, 2025
  
- 9. Case No. 2025-29 - 3580 10th Avenue North - Ernesto Garcia  
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 various structures, additions, pavers and fences.  
**Section 34-225:** Fence maintenance. Remove the front fence or obtain an after-the-fact permit.  
**Section 34-914:** Vehicles. Remove all inoperative and/or unregistered vehicles.  
**Section 34-1381:** Open storage. Remove all miscellaneous items stored around the property.  
**Section 34-221:** Landscape maintenance. Remove all gray pieces of concrete and replace all sections of dead grass located in the front of the property.  
**Section 10-8:** Driveway maintenance. Pressure wash the driveway and remove all black discoloration.

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

10. Case No. 2025-30 - 2664 2nd Avenue North - ERIE LW ROAD LLC  
CE Officer Joey Sanders

Violation of Village Code of Ordinances

**Section 10-7:** Vacant lots. Vacant land must be maintained in a clean, safe, secure and sanitary condition.

**Section 10-8:** Weeds. Remove all weeds off the property.

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

**Section 34-225:** Fence maintenance. Remove all dilapidated chain-link fences.

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

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

11. Case No. 2025-31 - 2648 2nd Avenue North - ERIE LW ROAD LLC  
CE Officer Joey Sanders

Violation of Village Code of Ordinances

**Section 10-7:** Vacant lots. Vacant land must be maintained in a clean, safe, secure and sanitary condition.

**Section 10-8:** Weeds. Remove all weeds off the property.

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

**Section 34-225:** Fence maintenance. Remove all dilapidated chain-link fences.

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

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

12. Case No. 2025-32 - 1780 South Congress Avenue - Congress Properties of Palm Springs Inc.

CE Officer Tom Gehrman (Walgreens)

Violation of Village Code of Ordinances

**Section 34-1382:** Noise; early morning unloading of dumpsters.

**Section 34-891:** Hours of operation violation (before 7:00am).

**Section 2-233:** Irreparable or irreversible violation.

Citation Fine: N/A  
Admin Cost: TBD  
Recommendation: \$500.00 for any repeat violations, irreparable to \$5000.00

Compliance Date: June 6, 2025

13. Case No. 2025-34 -3206 Forest Hill Boulevard (Paradise Mobile Home Park) - Aljarez LLC  
CE Officer - Tom Gehrman  
Violation of Village Code of Ordinances  
**Section 10-31 (FBC 116.1):** Unsafe structures and equipment (Electrical Violations).  
Citation Fine: N/A  
Admin Cost: \$374.00  
Recommendation: Up to \$500 Per Day  
Compliance Date: June 30, 2025

### PETITION FOR REDUCTION OR ABATEMENT OF FINE

- 14 Case No. 2023-51 - 3431 Lake Worth Road - Enrique Casarrubias & Alan Casarru  
Josselin Casarrubias  
CE Officer Nanciann Cuenot  
Violation of Village Code of Ordinances  
**Section 34-633:** Nonconforming buildings or structures.  
**Section 34-916:** Prohibited parking.  
**Section 30-141:** Excessive overgrowth of weeds & vegetation.  
**Section 30-143:** Public nuisance - trash & debris.  
**Section 34-1381:** Nuisances generally - outdoor storage.  
**Section 10-8:** Exterior property areas.  
**Section 10-9:** Exterior or building or structure.  
**Section 34-223:** Tree removal.  
**Section 10-7:** Property maintenance.
- |   |  |
|---|--|
| Initial Violation:                      | October 23, 2023                       |
| Order Finding Violation:                | December 21, 2023                      |
| Compliance Deadline:                    | February 15, 2024                      |
| Partial Compliance Date: Six Violations | February 23, 2024                      |
| Final Compliance Date: Three Violations | April 8, 2025                          |
| Fine Amount:                            | \$129,600.00                           |
| Fine Amount for Improper tree trimming  | \$1,500.00                             |
| Admin Cost:                             | Paid                                   |
| Recommendation:                         | \$12,960.00 + \$1,500.00 = \$14,460.00 |
| Due Date:                               | July 17, 2025                          |
| Staff:                                  |  |

### MOTIONS FOR EXTENSION OF TIME FOR COMPLIANCE

### STIPULATION AND AGREED ORDER

15. Case No. 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.

Citation Fine:	N/A
Admin Cost:	\$TBD
Recommendation:	N/A
Compliance Date:	TBD

Staff:

**Next Magistrate Hearing is  
Thursday, July 17, 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