



**MINUTES  
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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**CALL TO ORDER**

The Special Magistrate, Keith Davis, called the Code Enforcement Hearing to order at 10:00 a.m.

**ROLL CALL**

Present: Special Magistrate Keith Davis, Code Enforcement Supervisor Thomas Gehrman, Code Enforcement Officer Henry Stout, Code Enforcement Officer Nanciann Cuenot, Code Enforcement Officer Joey Sanders, Building Official Peter Ringle, Village Attorney Ben Saver, and Records Clerk Andrea Medero.

Also present: Palm Beach County Fire Inspector Dennis Rudolph, Ana Gari Planning Zoning and Building Technician II.

**SWORN IN**

Special Magistrate Davis swore in the Code Enforcement Officers and Witnesses.

**AGENDA CHANGES**

Village Attorney Saver informed the Magistrate that item #7 (Case No. 2025-27 – 4567 South Congress Avenue), item #12 (Case No. 2025-32- 1780 South Congress Avenue), item #13 (Case No. 2025-34 – 3206 Forest Hill Boulevard) and item #14 (Case No. 2023-51 – 3431 Lake Worth Road) have been continued to the following Special Magistrate Hearing on July 17, 2025.

**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**

Code Enforcement Officer Ms. Cuenot testified about the violations cited at 3801 South Congress Avenue and the recommendations made by the Village.

Ms. Cuenot called Palm Beach County Fire Inspector Dennis Rudolph to testify and present the codes that were in violation, according to the National Fire Protection Association (NFPA) Chapter 13. Mr. Rudolph explained to Special Magistrate Davis each section of the Fire Prevention Code that it was in violation, detailing the compliance requirements for each section on "Exhibit A." Mr. Rudolph also provided additional photographs for the record (see end of minutes). Mr. Rudolph emphasized to Special Magistrate Davis that this was a vital safety issue that required immediate attention.

Special Magistrate Davis inquired if the representatives had any objections to the photographs presented by the inspector, and they confirmed that they did not.

Allison Mastrolilli, Property Manager of Musa Realty Group LC, and Greg Cohen, the Facility Manager of Station Optical, represented Musa Realty Group LC. Mr. Cohen stated that they have already contracted a company named "United Fire" to perform the necessary repairs. Although they do not yet have a specific start date, they anticipate the work will begin within the next two weeks. Mr. Cohen also noted that if permits are required, they would need a 60-day extension. Ms. Cuenot stated that she wants to keep the compliance date of July 17, 2025, as long as permits are not needed. However, if permits are required, she is open to granting a 60-day extension without the need to file a motion for an extension of time.

Special Magistrate Davis determined the defendant had violated section 10-31 (FBC 101.4.5). The defendant is required to correct this violation by July 17, 2025, if no permits are needed. If permits are required, the permits must be submitted by July 17, 2025, and full compliance must be achieved by August 21, 2025. If the mentioned dates do not achieve compliance, the Village's recommendation of a daily fine of \$250.00 per day per violation will be enforced. Special Magistrate Davis assessed administrative costs of \$202.92, payable before June 27, 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**

Code Enforcement Officer Ms. Cuenot testified about the violations cited at 1900 South Congress Avenue and the recommendations made by the Village.

Ms. Cuenot called Palm Beach County Fire Inspector Dennis Rudolph to testify and present the sections of the code that were in violation according to the National Fire Protection Association (NFPA) chapter 13. Mr. Rudolph explained each of the sections mentioned in "Exhibit A" to Special Magistrate Davis, detailing the compliance requirements for each. Mr. Rudolph also provided additional photographs for the record (see end of minutes). Mr. Rudolph emphasized to the magistrate that this was a life safety issue that needed to be addressed.

The Pastor of Agape Worship Center, Samuel Bruce, and Samantha Bruce, the secretary of Agape Worship Center, attended the hearing to represent Agape Worship Center of the C&MA Inc. Special Magistrate Davis asked the representatives if they had any objection to the additional photos being on record, to which they responded that they had no objection.

Mr. Bruce inquired whether all the sessions needed to be completed by August 21, 2025, and Special Magistrate Davis confirmed that that was the recommendation made by the Village. Ms. Bruce stated that they would work with Fire Inspector Rudolph to address all issues promptly.

Special Magistrate Davis found that the defendant had violated section 10-31 (FBC 101.4.5). The defendant is required to correct this violation by August 21, 2025. If compliance is not achieved by August 21, 2025, the Village's recommendation of a daily fine of \$250.00 per day per violation will be enforced. Special Magistrate Davis assessed administrative costs of \$195.45, payable before June 27, 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**

Code Enforcement Officer Ms. Cuenot testified about the violations cited at 3801 South Congress Avenue and the recommendations made by the Village.

Allison Mastrolilli, Property Manager of Musa Realty Group LC, and Greg Cohen, the Facility Manager of Station Optical, represented Musa Realty Group LC. Ms. Mastrolilli stated that they had to repave the parking lot again, as replacing the irrigation system would require breaking part of it, which would cost more than a thousand dollars. Ms. Mastrolilli also asked whether a permit was needed for the new irrigation system. Building Official Peter Ringle replied that if they were going to connect to the city's water system, they would indeed need permits. However, if they were using an existing irrigation pump, no permits would be necessary. If everything were new, permits would be required from both the city and the Health Department.

Special Magistrate Davis inquired whether the proposed date was suitable for the representatives. Ms. Mastrolilli responded that it would be somewhat complicated, given all the issues they had to address. The judge noted that since they had completed most of the sessions and the required work, he had no problem granting them more time than initially suggested.

Special Magistrate Davis determined that the defendant had complied with sections 30-143, 30-141, 34-225, 10-9, and 34-221. However, the magistrate also found that the defendant had committed repeated violations of sections 30-143 and 30-141, resulting in a total of 46 days of violation. The property remains in violation of sections 10-8, 62-75, 34-1366, 34-162, 66-112, and 34-224. The defendant is required to correct these violations by October 15, 2025. If compliance is not achieved by this date, the Village will enforce a daily fine of \$100.00 for each violation. Additionally, Special Magistrate Davis assessed administrative costs of

\$409.30, payable before October 15, 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**

Code Enforcement Officer Mr. Stout testified about the violations cited at 2913 Gulfstream Road and the recommendations made by the Village.

The property owner, Kaylin Eve Fischer, attended the hearing to testify. Ms. Fischer stated that she would obtain the necessary permits to comply.

Special Magistrate Davis found that the defendant had violated section 10-31 (FBC 105.1 & 110.1). The defendant is required to correct this violation by August 1, 2025. If compliance is not achieved by August 1, 2025, the Village's recommendation of a daily fine of \$100.00 per day per violation will be enforced. Special Magistrate Davis assessed administrative costs of \$160.75, payable before June 20, 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**

Mr. Stout, the Code Enforcement Officer, testified about the violations cited at 344 Winged Foot Road and the Village's recommendations. Mr. Stout clarified that the property complied, but not until after the date stipulated in the Notice of Violation.

The property owner, Jerson Morales, was present to provide testimony. Mr. Morales explained that his driveway is small, which is why they tend to park on the grass due to the limited space available. Mr. Morales also indicated that he was not aware that parking on the grass was prohibited on his property.

Mr. Morales inquired whether he was being cited because a neighbor had

complained or if the officers had noticed the issue independently. In response, Mr. Stout explained that each officer has his own designated route and that he identified the parking problem during one of his patrols. Mr. Stout also mentioned that the property owner had been informed on several occasions that parking was permitted only on the swale in front of his property.

Special Magistrate Davis determined that the defendant had complied with sections 34-914. However, compliance was not achieved within the timeframe specified in the Notice of Violation. Special Magistrate Davis issued a finding of fact concerning this issue. Additionally, Special Magistrate Davis assessed administrative costs of \$265.77, payable before June 27, 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**

Code Enforcement Officer Mr. Gehrman testified about the violations cited at 2755 10<sup>th</sup> Avenue North and the recommendations made by the Village.

No presentation from the owner.

Special Magistrate Davis determined that the defendant complies with section 30-143; however, they did not achieve compliance by the deadline specified in the notice of violation. The magistrate issued a finding of fact regarding this matter. Additionally, Special Magistrate Davis assessed administrative costs of \$259.10, payable before 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**

***(STAFF REQUESTED THAT THIS CASE BE CONTINUED TO THE JULY 17, 2025 HEARING).***

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.**

<b>Citation Fine:</b>	<b>N/A</b>
<b>Admin Cost:</b>	<b>\$265.77</b>
<b>Recommendation:</b>	<b>\$150.00 per day, per violation</b>
<b>Compliance Date:</b>	<b>June 16th, 2025</b>

Code Enforcement Officer Mr. Stout testified about the violations cited at 2911 South Congress Avenue, Suite 104, and the recommendations made by the Village. Mr. Stout called Ana Gari to testify regarding the licenses required for compliance with the regulations. Ana Gari, Planning, Zoning, and Building Technician II, provided testimony about the necessary licenses and those currently held.

No representation from the owner.

Special Magistrate Davis found that the defendant had violated section 70-94. The defendant is required to correct this violation by June 29, 2025. If compliance is not achieved by June 29, 2025, the Village's recommendation of a daily fine of \$150.00 per day per violation will be enforced. Special Magistrate Davis assessed administrative costs of \$265.77, payable before 20, 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.**

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

Code Enforcement Officer Mr. Sanders testified about the violations cited at 3580 10<sup>th</sup> Avenue North and the recommendations made by the Village. Mr. Sanders noted that the property complied with sections 34,914, 34-1381, and 10-8. However, Mr. Sanders clarified that it remains in violation of sections 10-31, 34-225, and 34-221.

The property owner, Ernesto Garcia, was present, along with Code Enforcement Officer Henry Stout, who assisted with translation due to a language barrier. Mr. Garcia stated that he had been away from home for some time because of personal issues, which prevented him from seeing the violation notices earlier. Mr. Garcia said that he was doing his best to address the problems promptly. Mr. Garcia also requested additional time to obtain the necessary permits.

In response, Mr. Sanders granted him an extension until August 1, 2025, to comply with the requirements.

Special Magistrate Davis found that the defendant had complied with sections 34-914, 34-1381, and 10-8. However, the property is still in violation of sections 10-31, 34-225, and 34-221. The defendant is required to correct these violations by August 1, 2025. If compliance is not achieved by August 1, 2025, the Village's recommendation of a daily fine of \$100.00 per day per violation will be enforced. Special Magistrate Davis assessed administrative costs of \$256.60, payable before August 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.**

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

Code Enforcement Officer Mr. Sanders explained to Special Magistrate Davis that although items #10 and #11 were separate, they were part of the same case, and he would present both items together.

Code Enforcement Officer Mr. Sanders testified about the violations cited at 2664

2<sup>nd</sup> Avenue North and the recommendations made by the Village.

No representation from the owner.

Special Magistrate Davis found that the defendant had violated sections 10-7, 10-8, 30-141, 34-225, and 30-143. The defendant is required to correct this violation by June 29, 2025. If compliance is not achieved by July 1, 2025, the Village's recommendation of a daily fine of \$100.00 per day per violation will be enforced. Special Magistrate Davis assessed administrative costs of \$128.30, payable before 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.**

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

Code Enforcement Officer Mr. Sanders testified about the violations cited at 2648 2<sup>nd</sup> Avenue North and the recommendations made by the Village.

No representation from the owner.

Special Magistrate Davis found that the defendant had violated sections 10-7, 10-8, 30-141, 34-225, and 30-143. The defendant is required to correct this violation by June 29, 2025. If compliance is not achieved by July 1, 2025, the Village's recommendation of a daily fine of \$100.00 per day per violation will be enforced. Special Magistrate Davis assessed administrative costs of \$128.30, payable before 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

*(STAFF REQUESTED THAT THIS CASE BE CONTINUED TO THE JULY 17, 2025 HEARING).*

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

*(STAFF REQUESTED THAT THIS CASE BE CONTINUED TO THE JULY 17, 2025 HEARING).*

**PETITION FOR REDUCTION OR ABATEMENT OF FINE**

14. **Case No. 2023-51 - 3431 Lake Worth Road - Enrique Casarrubias & Alan Casarrubias & 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:** February 23, 2024  
**Six Violations**  
**Final Compliance Date:** April 8, 2025

**Three Violations**

**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 REQUESTED THAT THIS CASE BE CONTINUED TO THE JULY 17, 2025 HEARING).*

**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

Code Enforcement Officer Ms. Cuenot testified about the violations cited at 4040 South Military Trail and the recommendations made by the Village.

Special Magistrate Davis approved and signed the stipulated agreement.

**ADJOURNMENT**

Hearing no further business, Special Magistrate Davis adjourned the Special Magistrate Meeting at 12:09 p.m.

**Next Magistrate Hearing is  
Tuesday, July 17, 2025, at 10:00 a.m.**

The undersigned is the Records Clerk of Palm Springs, Florida, and the information provided herein is the Minutes of the Special Magistrate Meeting held on June 17, 2025.

Respectfully,

*Andrea Medora*

**Records Clerk**

## 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



Jun 13, 2025 at 10:28:20 AM  
3800 S Congress Ave  
Palm Springs FL 33461  
United States

**PROTECT YOUR INVESTMENT**

**WARNING**  
This device contains a lithium-ion battery. Do not disassemble, modify, or attempt to charge the battery. Do not dispose of the battery in fire or water. Do not short-circuit the battery. Do not use the battery if it is damaged, swollen, or leaking. Do not use the battery if it is over 100°C (212°F).

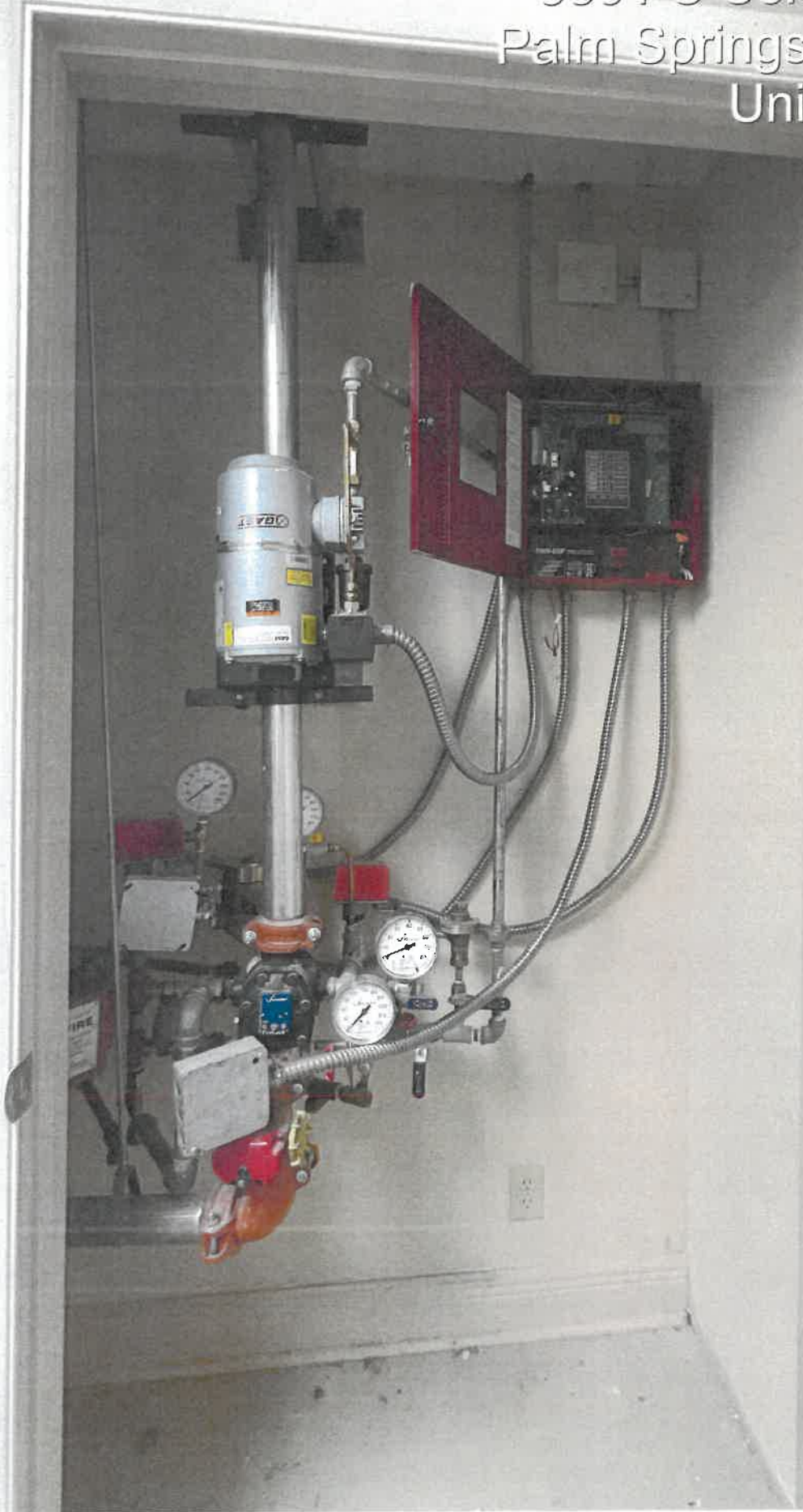
**SYSTEM SENSOR**

**FM**

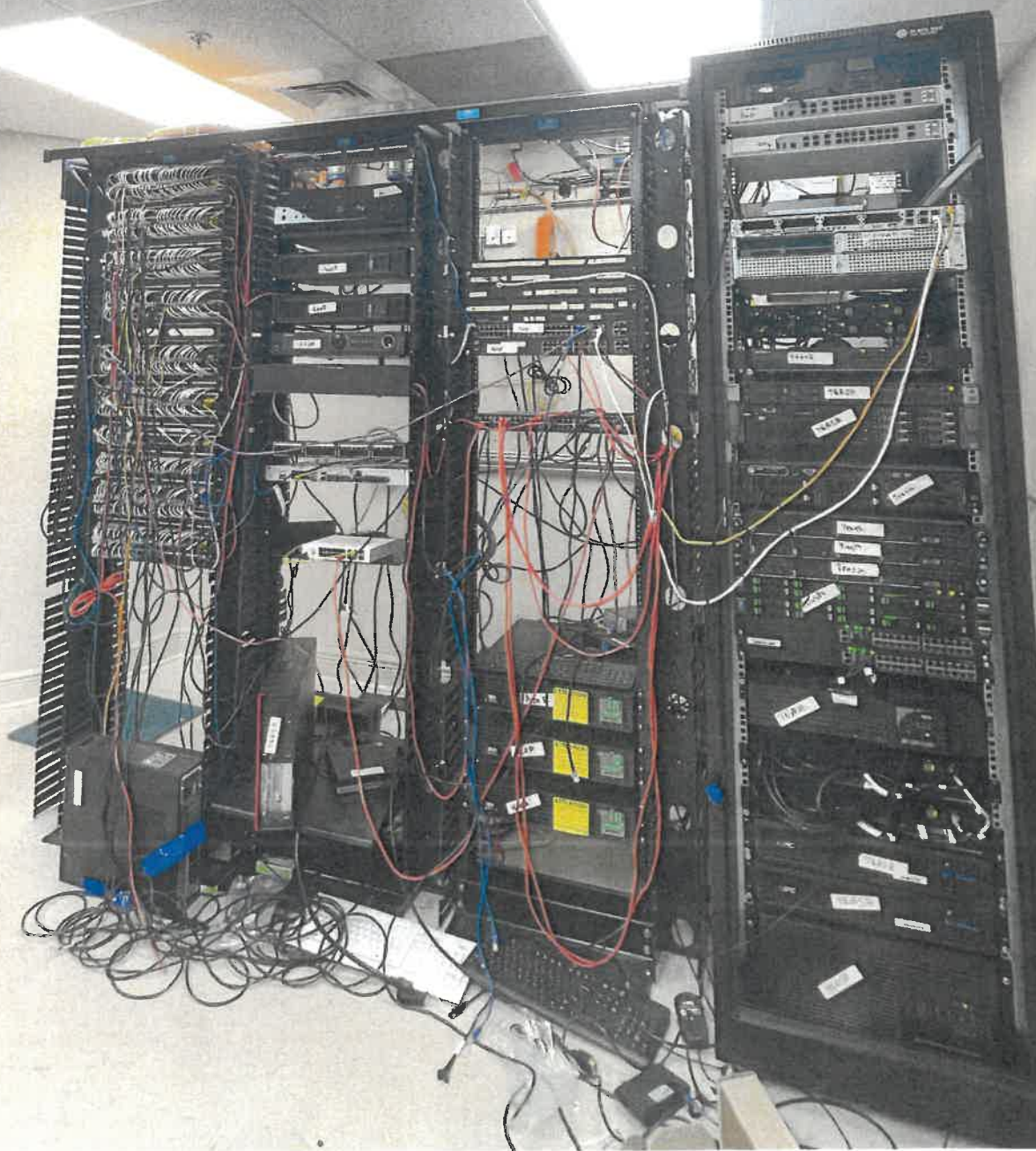
Model: 43001

The image shows the internal components of a fire alarm control panel. At the top, there is a green printed circuit board (PCB) populated with various electronic components, including integrated circuits, capacitors, and resistors. Below the PCB is a black control panel with several buttons and LEDs. The buttons are labeled: "TEST", "MUTE", "RESET", "ARM", "DISARM", "SILENCE", "SIGNAL", "TROUBLE", "BATTERY", "WATERFLOW", and "SUPERVISION". The LEDs are labeled: "TONE", "ALARM", "ALARM", "SYSTEM", "SILENCE", "SILENCE", "ACTIVATE", and "ARREST". Below the control panel are two 12V 7Ah sealed lead-acid batteries. The left battery is a TOYO-USP model 6FMS7(12V7AH/20HR) and the right battery is a Power Patrol model FIRE & SECURITY FAS1070. Both batteries are connected to the control panel via red and black wires. The entire assembly is housed in a red metal enclosure.

Jun 13, 2025 at 10:28:26 AM  
3801 S Congress Ave  
Palm Springs FL 33461  
United States



Jun 13, 2025 at 10:28:46 AM  
Second Ave N  
Palm Springs FL 33461  
United States



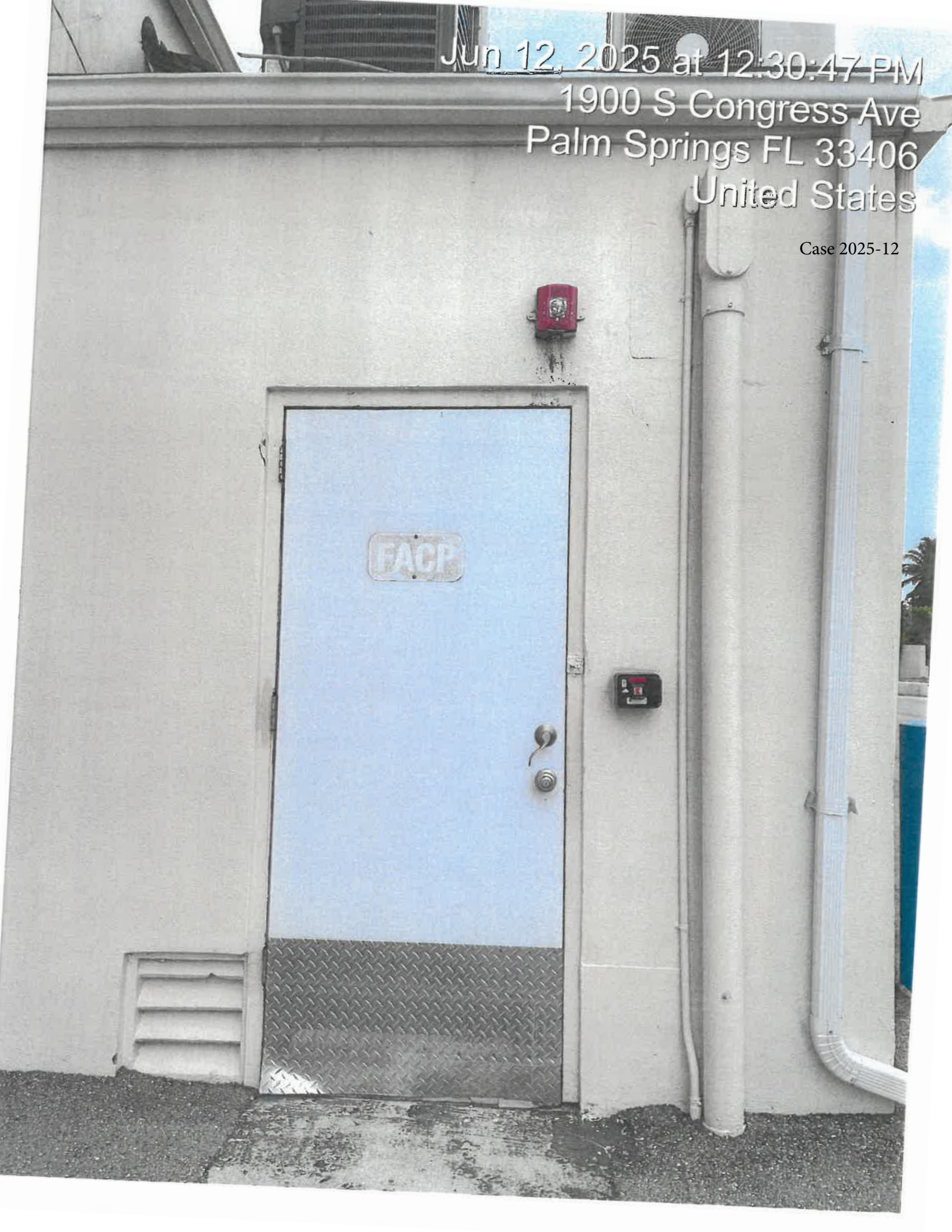
Jun 12, 2025 at 12:30:47 PM

1900 S Congress Ave

Palm Springs FL 33406

United States

Case 2025-12

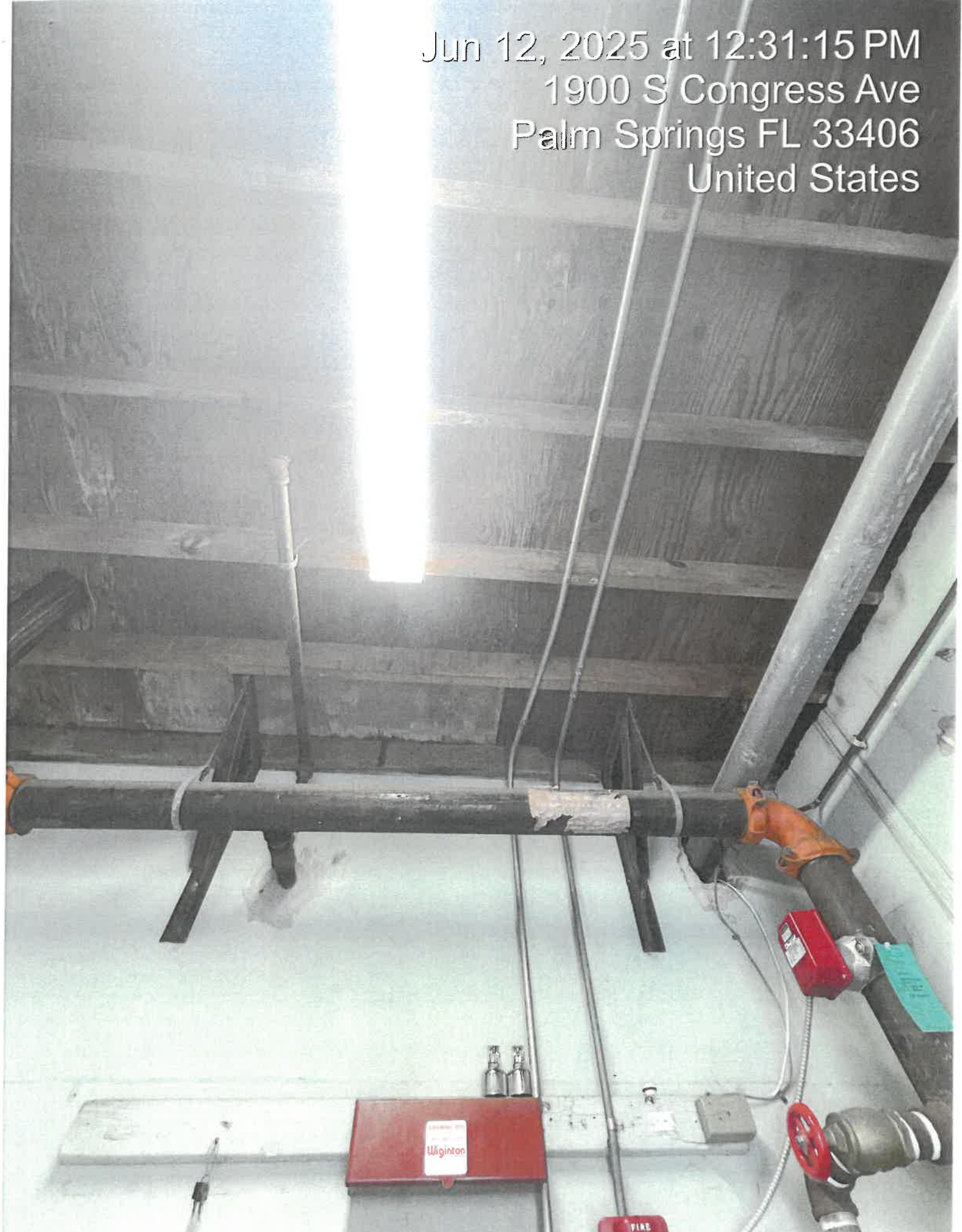


Jun 12, 2025 at 12:30:58 PM  
1900 S Congress Ave  
Palm Springs FL 33406  
United States





Jun 12, 2025 at 12:31:15 PM  
1900 S Congress Ave  
Palm Springs FL 33406  
United States



Jun 12, 2025 at 12:23:21 PM  
1900 S Congress Ave  
Palm Springs FL 33406  
United States

EXIT



Jun 12, 2025 at 12:22:42 PM  
1900 S Congress Ave  
Palm Springs FL 33406  
United States



Jun 12, 2025 at 12:24:17 PM  
1900 S Congress Ave  
Palm Springs FL 33406  
United States

