



**AGENDA  
CODE ENFORCEMENT MAGISTRATE HEARING DOCKET  
VILLAGE HALL COUNCIL CHAMBERS  
226 CYPRESS LANE  
JULY 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. 2025-34 - 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: \$417.26  
Recommendation: Up to \$500.00 per day  
Compliance Date: July 31, 2025
  
2. Case No. 2025-35 - 2887 Lake Worth Road - IS & RG LLC  
CE Officer Nanciann Cuenot  
Repeat Violation of Village Code of Ordinances  
**Section 46-3:** Graffiti.  
Citation Fine: N/A  
Admin Cost: \$216.60  
Recommendation: \$250.00 per day, accrued for 8 days, for a total fine amount of \$2,000.00  
Compliance Date: June 28, 2025

3. Case No. 2025-37 - 249 Poe Drive - Covas Joseph B.  
CE Officer - Henry Stout

Violation of the Village Code of Ordinances

**Section 10-8:** All exterior property must be maintained in a clean, safe, and sanitary condition. All the items/debris from the driveway and front lawn must be removed.

**Section 34.914:** No parking of vehicles on the property grass (front lawn) may use the swale. All inoperable vehicles from the front yard and backyard must be removed.

Citation Fine: N/A  
Admin Cost: \$265.77  
Recommendation: \$150.00 per day, per violation  
Compliance Date: July 16, 2025

4. Case No. 2025-38 - 502 Cypress Lane - Ryan Bell  
CEO Officer David Urrutia

Violation of Village Code of Ordinances

**Section 30-143:** Nuisance - Removal of rubbish, stagnant water, weeds, and overgrowth is required.

**Section 34-225:** Fencing - Missing or broken fence, wall, or gate (No Pool).

**Section 34-221:** Landscape - Landscape maintenance, responsibility of owner.

**Section 14-32:** Rental - Permits are required for residential rental units.

Citation Fine: N/A  
Admin Cost: 279.10  
Recommendation: \$100 per day, per violation  
Compliance Date: July 31 2025

5. Case No. 2025-39 - 3918 Serubi Avenue - Omar Sanchez  
CE Officer David Urrutia

Violation of Village Code of Ordinances

**Section 34-915:** Parking - Prohibit use of vehicle, boat, trailer, or other conveyance for living or sleeping.

**Section 14-32:** Rental - Permits required for residential rental units.

**Section 10-8:** Property - All exterior property, accessory structures, pools, sidewalks, and driveways are maintained.

**Section 34-1381:** Nuisance - Nuisance materials stored outside and visible to neighbors.

**Section 34-1327:** Driveways - Driveways and parking, failure to maintain.

Citation Fine: N/A  
Admin Cost: \$299.10  
Recommendation: \$100 per day per violation  
Compliance Date: July 31, 2025

- 6. Case No. 2025-40 - South Congress Avenue - Vacant Lot - Matthias Stemplinger & Rudolf Stemplinger  
CE Officer Nanciann Cuenot  
 Violation of Village Code of Ordinances -  
**Section 34-829:** Temporary licensing of certain uses. Expiration of term – failure to terminate use and return property to original condition and sod unimproved areas.  
**Section 30-141:** Excessive growth of weeds and vegetation, including trees.  
**Section 30-143:** Nuisance – trash & debris.  
**Section 10-30(e)(4):** Unimproved property annual renewal fee.  
 Citation Fine: N/A  
 Admin Cost: \$237.29 - due by July 25, 2025  
 Recommendation: \$100 per day, per violation  
 Compliance Date: August 19, 2025
  
- 7. Case No. 2025-41 - 3900 South Congress Avenue - Jonathan & Stephanie Smith  
CE Officer Nanciann Cuenot  
 Violation of Village Code of Ordinances  
**Section 10-31 (FBC 105.5):** No permit - Parking lot paving and striping  
**Section 10-31 (FBC 110.1):** No required inspections  
 Citation Fine: N/A  
 Admin Cost: \$202.29 due by July 25, 2025  
 Recommendation: \$100.00 per day  
 Compliance Date: August 19, 2025
  
- 8. Case No. 2025-42 - 4069 Linda Lane - Maria Henao  
CE Officer Tom Gehrman  
 Violation of Village Code of Ordinances  
**Section 10-31 FBC (FBC 105.1 & 110.1):** No required permits for interior renovation. No required inspections.  
**Section 30-143:** Wild overgrowth, property needs to be maintained.  
 Citation Fine: N/A  
 Admin Cost: \$279.10  
 Recommendation: \$100.00 per day, per violation  
 Compliance Date: August 15, 2025
  
- 9. Case No. 2025-43 - 4104 Dale Road - Da Gama Investments LLC  
CE Officer Tom Gehrman  
 Violation of Village Code of Ordinances  
**Section 34-914:** Parking on grass is not allowed; all vehicles must be operable with current registration and tag.  
**Section 14-32:** Business license required for rental properties.  
**Section 10-9:** Buildings must be maintained clean and in good repair with address numbers visible on the building.  
 Citation Fine: N/A

Admin Cost: \$279.10  
Recommendation: \$100.00 per day, per violation  
Compliance Date: August 15, 2025

10. Case No. 2025-44A - 3593 Coconut Road - Nelson Lopez Rodriguez & Allison J Lopez

CE Officer Joey Sanders

Violation of Village Code of Ordinances

**Section 10-31 (FBC 105.1 & 110.1):** Work w/o Permits - Remove all unpermitted structures including the dog cage.

**Section 14-32:** No Residential Rental Permit - Obtain a rental permit for the property.

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

**Section 34-914:** Vehicles/Parking/Storage Containers - Remove all storage containers, inoperative and/or unregistered vehicles and all vehicles parked on the grass. Also, major vehicle repairs or overhaul work may not be performed on a residential zoned property.

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

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

**Section 10-9:** Exterior Property Maintenance - Paint all raw sections of the fascia.

Citation Fine: N/A  
Admin Cost: \$216.60  
Recommendation: \$100.00 per day, per violation  
Compliance Date: August 1, 2025

11. Case No. 2025-44 - 336 Bayside Road - Perez Jose L. & Dahlia C.

CE Officer - Henry Stout

Violation of Village Code of Ordinances

**Section 34-1381:** No outdoor storage allowed. All storage items must be out of view from the roadway.

Citation Fine: N/A  
Admin Cost: \$265.77  
Recommendation: \$100 per day, per violation  
Compliance Date: July 16, 2025

12. Case No. 2025-45 - 3595 2nd Avenue North - 3595 Second Avenue Holdings LLC

CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

**Section 34-914(I):** Parking - all vehicles must be operable with current registration and tag

Citation Fine: N/A

Admin Cost: \$345.02  
Recommendation: \$100.00 per day  
Compliance Date: July 31, 2025

13. Case No. 2025-46 - 2596 Forest Hill Boulevard - Pathwaze Recovery LLC (Social Service Facility)

Violation of the Village Code of Ordinances

**Section 10-28:** Reasonable Accommodation

Citation Fine: N/A  
Admin Cost: N/A  
Recommendation: N/A  
Compliance Date: N/A

**MOTIONS FOR EXTENSION OF TIME FOR COMPLIANCE**

14. Case No. 2025-22 - 3818 South Congress Avenue - Bismaillah Enterprises Inc.  
CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

**Section 10-30:** - Unimproved property maintenance - fence, hedge, and sod required

Citation Fine: N/A  
Admin Cost: N/A  
Recommendation: Denied  
Compliance Date: August 19, 2025

**Next Magistrate Hearing is Thursday, August 21, 2025 @ 10:00 AM in Village Council Chambers**

# 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