



**AGENDA
CODE ENFORCEMENT MAGISTRATE HEARING DOCKET
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
AUGUST 21, 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 2025-50 - 4167 Lakewood Road - Earl Smyth
CE Officer David Urrutia
Violation of Village Code of Ordinances
Section 10-9: Maintenance of exterior of a structure in good repair. The wall facing Lakewood Road needs repair.
Section 10-7: Property Maintenance ; generally.
Citation Fine: N/A
Admin Cost: \$279.10
Recommendation: \$100 per day, per violation
Compliance Date: September 31st, 2025

2. Case 2025-51 - 4165 Lakewood Road - Lakewood Villas Prop Ass
CE Officer David Urrutia
Violation of Village Code of Ordinances
Section 10-8: Property. All exterior property, accessory structures, pools, sidewalks, driveways, maintained.
Section 34-1381: Nuisance. Nuisance materials stored outside and visible to neighbors.
Section 34-225: Fencing. Missing or broken fence, wall or gate (No Pool).
Section 30-141: Overgrowth. Excessive growth of weeds and vegetation.
Citation Fine: N/A
Admin Cost: \$279.10
Recommendation: \$200 per day, per violation
Compliance Date: September 31st, 2025

- 3. Case 2025-52 - 4157 Lakewood Road - Rebecca J Caslmon
CE Officer David Urrutia
 Violation of Village Code of Ordinances
Section 10-9: Building. Maintenance of the exterior of a structure in good repair.
Section 10-7: Property. Property maintenance; Generally.
Section 30-141: Overgrowth. Excessive growth of weeds and vegetation.
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 34-1381: Nuisance. Nuisance materials stored outside and visible to neighbors.
 Citation Fine: N/A
 Admin Cost: \$279.10
 Recommendation: \$100 per day, per viloaion
 Compliance Date: September 21st, 2025

- 4. Case 2025-53 - 3475 2nd Avenue North - Davis Road Property LLC
CE Officer Nanciann Cuenot
 Violation of Village Code of Ordinances
Section 34-895: Temporary land uses in zoning districts. The Temporary Use Permit has expired.
Section 10-30(e): Unimproved commercial property registration and fee.
Section 10-30(g): Maintenance requirements. Remove all gravel, trash & debris.
Section 10-30(h): Sod throughout the entire unimproved property area.
 Citation Fine: N/A
 Admin Cost: \$317.69
 Recommendation: \$250.00 per day
 Compliance Date: September 18th, 2025

- 5. Case No. 2025-56 - 3759 Lakewood Road E - ICA Contractors INC & Palm Beach Cleaning LLC
CE Officer Joey Sanders
 Violation of Village Code of Ordinances
Section 10-31 (FBC 105.1 & 110.1): Work without permits. Remove unpermitted rear structure and obtain an after-the-fact permit for the installation of doors, windows and electrical work.
Section 14-32: No residential rental permits. Obtain a rental permit for each unit.
Section 30-141: Overgrowth. Trim all overgrown trees/bushes/hedges/vegetation. This includes the vegetation encroaching into the abutting roadways.
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. Remove all black discoloration off the

mailboxes and all rust off the rear roofline. Remove all holiday lights and broken metal fence posts. Finish painting the pink and white sections of the exterior walls.

Citation Fine: N/A
Admin Cost: \$297.35
Recommendation: \$100.00 per day, per violation
Compliance Date: September 1st, 2025

6. Case 2025-57- 120 Riley Avenue - Xavier E. Delgado & Maybelys L. Noa
CE Officer Henry Stout

Violation of Village Code of Ordinances

Section 34-914: No cars or vehicles are allowed on grass (front lawn). If you need extra parking, park on the swale.

Citation Fine: N/A
Admin Cost: \$266.47
Recommendation: \$100 per day, per violation
Compliance Date: August 22nd, 2025

7. Case 2025-54 - 218 Lake Arbor Drive - Jensen Roy
CE Officer Henry Stout

Violation of Village Code of Ordinances

Section 10-31 (FBC 105.1 & 110.1): Installation of a new fence without obtaining the required building permit and failing to schedule the mandatory building inspection.

Citation Fine: N/A
Admin Cost: \$265.77
Recommendation: \$100 Per day per violation
Compliance Date: September 9th, 2025

8. Case 2025-47 - 4107 Sally Lane - BISMUTH PROPCO SERIES LLC
CE Officer Henry Stout

Violation of Village Code of Ordinances

Section 10-31 (FBC 105.1 & 110.1): Construction work performed without a valid building permit, including the installation of a new window above the garage, pacer installation, and the conversion of garage space into living space. Required inspections were not performed.

Citation Fine: N/A
Admin Cost: \$300.77
Recommendation: \$200 Per day per violation
Compliance Date: September 22nd, 2025

9. Case 2025-48 - 304 Poe Drive - Jorge Matute
CE Officer Henry Stout

Violation of Village Code of Ordinances

Section 10-31 (FBC 105.1 & 110.1): Paver installation and roof replacement performed without the required building permits. Required inspections were not performed.

Citation Fine: N/A
Admin Cost: \$265.77
Recommendation: \$100 Per day per violation
Compliance Date: September 9th, 2025

10. Case 2025-58 - 18 Andros Avenue - Loiza Ricardo Arenas & Rodriguez Ada Adriana
CE Officer Henry Stout

Violation of Village Code of Ordinances

Section 34-914: Parking of vehicles or recreational vehicles (RVs) on the front lawn is not permitted. Parking is only allowed on the swale area.

Section 14-32: No residential rental permit is on file for the property.

Citation Fine: \$80.00
Admin Cost: \$266.47
Recommendation: \$150 Per day per violation
Compliance Date: August 27th, 2025

11. Case No 2025-59 - 105 Granada Court - Laks Jason & Salinas Kathrine
CE Officer Henry Stout

Violation of the Village Code of Ordinances

Section 34-913: Parking prohibited vehicles in a residential area (semi-truck).

Citation Fine: N/A
Admin Cost: \$266.47
Recommendation: \$100 per day, per violation
Compliance Date: August 22nd, 2025

12. CIT Case 2024-55 - 2600 Donald Road - William Thomas Jr. and Violet Zanutti Est.
CE Officer Tom Gehrman

Violation of Village Code of Ordinances

Section 34-914: Parking violations; all vehicles must be operable with current registration and tag, no major auto repairs allowed & no parking on grass.

Section 30-143: Public nuisance violations. Debris & overgrowth visible on the property.

Section 10-9: Exterior structure. Buildings must be maintained in good repair. It includes cleaning and painting of the building.

Section 14-32: No required rental permits for rented units.

Citation Fine: N/A
Admin Cost: \$279.85
Recommendation: \$100.00 per day, per violation
Compliance Date: September 18th, 2025

13. CIT Case 2025-60 - 4033 Lakewood Road - Laura Lee Chapman
CE Officer Tom Gehrman
 Violation of Village Code of Ordinances
Section 34-914: Parking; all vehicles must be operable, registration & tag, no parking on grass-dirt.
Section 30-143: Public Nuisance Violations. Debris & overgrowth visible on the property.
Section 10-31(FBC 105.1 & 110.1): Issued permits and Inspections required.
Section 14-32: No Required Rental Permits for rented units.
 Citation Fine: N/A
 Admin Cost: \$279.85
 Recommendation: \$100.00 per violation, per day
 Compliance Date: September 18th, 2025
14. Case No. 2025-61 - 3763 Gulfstream Road - Luis D & Saturnina R Feliciano
CE Officer Joey Sanders
 Violation of Village Code of Ordinances
Section 30-141: Overgrowth. Trim all overgrown trees, bushes and vegetation.
Section 10-8: Weeds. Remove all weeds attached to the fence.
Section 34-221: Landscape Maintenance. Remove all artificial turf and pavers and replace all sections of dead grass located in the swale and the front of the property.
Section 34-914: Vehicles. Remove all inoperative and/or unregistered vehicles.
Section 34-1381: Open storage. Remove all miscellaneous items stored in the front of the property.
Section 30-143: Trash and debris. Remove all trash and debris stored in the front of the property.
Section 10-9: Exterior property maintenance. Post "3763" house ID numbers on the other side of the mailbox.
 Citation Fine: N/A
 Admin Cost: \$277.35
 Recommendation: \$100.00 per day, per violation
 Compliance Date: September 1st, 2025
15. Case 2025-55 - 3615 Lake Worth Road - Speedy's New & Used Tires Plus LLC
CE Officer Nanciann Cuenot
 Violation of Village Code of Ordinances
Section 34-914: Parking truck with expired license and registration.
Section 34-916: Parking commercial vehicles on commercial property: Panel Truck
Section 34-823: No Accessory uses - Parking and storage for used tires
Section 70-124 (b)(3): Use and occupancy certificates and inspections required
Section 70-125: No required application of use and certificate of occupancy
Section 70-94: Application; Local business tax receipt
 Citation Fine: N/A
 Admin Cost: \$372.35

Recommendation: \$100.00 per day, per violation
Compliance Date: August 28th, 2025

PETITION FOR REDUCTION OR ABATEMENT OF FINE

16. Case 2016-31 - 4107 Colle Drive - Ian A Sconhoff
CE Officer Nanciann Cuenot
Violation of Village Code of Ordinances
Section 78-69: Refusing, failing, or neglecting to make connections to the Village of Palm Springs wastewater system.
- Initial Violation: May 25th, 2016
Order Finding Violation: September 13th, 2016
Compliance Deadline: October 14th, 2016
Compliance Date: November 10th, 2016
Fine Amount: \$5,400.00
Citation Fine: N/A
Admin Cost: Paid
Recommendation: \$1,080.00
Compliance Date: September 18th, 2025

MOTIONS FOR EXTENSION OF TIME FOR COMPLIANCE

17. CIT Case 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): Unsafe structures and equipment (Electrical).
- Initial Violation: July 3, 2025
Order Finding Violation: July 17, 2025
Compliance Deadline: July 31, 2025
Compliance Date: September 18, 2025
Fine Amount: N/A
Citation Fine: N/A
Admin Cost: Paid
Recommendation: \$250.00 per day
Compliance Date: September 18, 2025

Next Magistrate Hearing is Thursday, September 18th, 2025, at 10:00 A.M. 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
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