



**AGENDA
CODE ENFORCEMENT MAGISTRATE HEARING DOCKET
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
SEPTEMBER 18, 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 2025-60 - 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 with registration & tag; no parking on grass in front of the house.
Section 30-143: Public Nuisance: debris & overgrowth visible.
Section 10-31 (FBC 105.1 & 110.1): Issued permits and inspections required.
Section 34-1381: Materials stored in an outside area visible from nearby streets or property.
Citation Fine: N/A
Admin Cost: \$246.21
Recommendation: \$100.00 per day, per violation
Compliance Date: October 16, 2025

2. Case No. 2025-62 - 344 Shady Lane Road - Robelo Dinora & Avina Jorge
CE Officer Henry Stout
Violation of Village Code of Ordinances
Section 34-1382: Noise nuisances: Excessive noise from music and/or karaoke machines disturbing neighbors nearby.
Section 46-20 (20): Pattern of nuisance activity.
Section 34-915: Improper storage of RV.
Citation Fine: \$80.00
Admin Cost: \$265.77

Recommendation: \$100 per day, per violation
Compliance Date: September 18, 2025

3. Case 2025-63 - 4159 Lakewood Road - Earl F. Smyth
CE Officer David Urrutia

Violation of Village Code of Ordinances

Section 30-141: Overgrowth. Excessive growth of weeds and vegetation.
Section 34-1381: Nuisance materials stored outside, visible to neighbors.
Section 34-225: Fencing. Missing or broken fence, wall, or gate (no pool).
Section 10-7: Property maintenance in general.
Section 10-31 (FBC 105.1): Failure to obtain a required building permit.
Section 14-32: Rental. Permits are required for residential rental units.

Citation Fine: N/A
Admin Cost: \$252.35
Recommendation: \$100 per day, per violation
Compliance Date: October 31, 2025

4. Case 2025-64 - 4161 Lakewood Road - Smyth Earl F. and Peggy L. Smyth
CE Officer David Urrutia

Violation of Village Code of Ordinances

Section 10-31 (FBC 105.1): Failure to obtain a required building permit.
Section 10-7: Property maintenance in general.
Section 14-32: Rental. Permits are required for residential rental units.

Citation Fine: N/A
Admin Cost: \$252.35
Recommendation: \$100 per day, per violation
Compliance Date: October 31, 2025

5. Case 2025-65 - 4169 Lakewood Road - Earl F. Smyth and Errol R. Smyth
CE Officer David Urrutia

Violation of Village Code of Ordinances

Section 14-32: Rental. Permits are required for residential rental units.
Section 30-141: Overgrowth. Excessive growth of weeds and vegetation.
Section 34-1381: Nuisance materials stored outside, visible to neighbors.
Section 34-225: Fencing. Missing or broken fence, wall, or gate (no pool).
Section 10-7: Property maintenance in general.

Citation Fine: N/A
Admin Cost: \$252.35
Recommendation: \$100 per day, per violation
Compliance Date: October 31, 2025

6. Case 2025-66 - 4173 Lakewood Road - Earl F. Smyth
CE Officer David Urrutia

Violation of Village Code of Ordinances

Section 30-141: Overgrowth. Excessive growth of weeds and vegetation.

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

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

Section 10-7: Property maintenance in general.

Citation Fine: N/A
Admin Cost: \$252.35
Recommendation: \$100 per day, per violation
Compliance Date: October 31, 2025

7. Case 2025-67 - 2964 2nd Avenue North - Profit Planet

CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

Section 34-572: Non-compliance of Village Zoning Board Development Order. Site plan requirements not met.

Section 70-124: No Use & Occupancy Certificate.

Section 70 125: No Use & Occupancy Application and payment of fees.

Section 10-31 (FBC 105.1): Working without Permits. Interior renovations.

Section 10-31 (FBC 110.1): No required inspections.

Section 70-94: Application for local business tax receipt required - operating business in Unit A & Unit B.

Citation Fine: N/A
Admin Cost: \$221.33
Recommendation: \$250.00 per day
Compliance Date: December 17, 2025
Administration Fee Due Date: October 2, 2025

8. Case No. 2025-68 - 3941 Coconut Road - William J. Scheuring

CE Officer Joey Sanders

Violation of Village Code of Ordinances

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

Section 10-8: Driveways. Remove all black discoloration off both driveways.

Section 10-9: Exterior property maintenance. Remove all black shutters covering the front windows.

Citation Fine: N/A
Admin Cost: \$237.35
Recommendation: \$100.00 per day, per violation
Compliance Date: October 1, 2025

9. Case 2025-69 - 441 Cypress Lane- Javier Gonzalez

CE Officer David Urrutia

Violation of Village Code of Ordinances

Section 34-914: Parking. Parking in residential land use districts.

Section 34-1381: Nuisance. Trash and debris are visible to the public.

Citation Fine: N/A

Admin Cost: \$252.35
Recommendation: \$100 per violation, per day
Compliance Date: September 19, 2025

10. Case 2025-71 - 719 Lori Drive #215 - Johanna Orozco
CE Officer Tom Gehrman

Violation of Village Code of Ordinances

Section 10-31 (FBC 105.1): Working without required permits (AV installation).

Section 10-31 (FBC 110.1): No required inspections.

Section 14-32: No required permit (BTR) for residential rental.

Citation Fine: N/A
Admin Cost: \$242.35
Recommendation: \$100.00 per violation, per day
Compliance Date: October 16, 2025

11. Case 2025-72 - 239 Lake Arbor Drive - Carol Suker Trust
CE Officer - Tom Gehrman

Violation of Village Code of Ordinances

Section 10-9: Exterior building maintenance required.

Section 30-143: Public nuisance. Trash & debris visible on the property.

Citation Fine: N/A
Admin Cost: \$252.35
Recommendation: \$100.00 per day, per violation
Compliance Date: October 16, 2025

12. Case 2025-70 - 4685 South Congress Avenue - Columbia JFK Medical Center
Ducharme McMillen & Assoc C/O (JFK Cancer Center)
CE Jean Max Nord

Violation of Village Code of Ordinances

Section 26-31: Excessive false alarms.

Citation Fine: N/A
Admin Cost: \$209.27
Recommendation: N/A
Compliance Date: September 18, 2025

13. Case No. 2025-75 - 3856 7th Avenue North - Sheel Guadalupe Trust
CE Officer Henry Stout

Violation of Village Code of Ordinances

Section 10-31 (FBC 105.1): No permits for new paved driveway. Please Contact the Building Department.

Section 10-31 (FBC 110.1): No required inspections performed.

Section 14-32: No residential rental permit on file.

Citation Fine: N/A
Admin Cost: \$265.77

Recommendation: \$100.00 per day, per violation
Compliance Date: September 30, 2025

14. Case No. 2025-74 - 308 Riverdale Road - Dolly Vitores & Julia H.Hazim
CE Officer Henry Stout

Violation of Village Code of Ordinances

Section 10-31 (FBC 105.1 & 110.1): No permits for new wooden fence. No required inspections performed. Contact Building Department.

Citation Fine: N/A
Admin Cost: \$265.77
Recommendation: \$100.00 per day
Compliance Date: September 25, 2025

REASONABLE ACCOMMODATION REQUESTS Results

PETITION FOR REDUCTION OR ABATEMENT OF FINE

MOTIONS FOR EXTENSION OF TIME FOR COMPLIANCE

15. Case 2025-41 - 3900 South Congress Avenue - Jonathon & Stephanie Smith
CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

Section 10-31 (FBC 105.1 & 110.1): Permit and inspection required for repaving and restriping the parking lot.

Citation Fine: N/A
Admin Cost: Paid
Recommendation: Approve
Compliance Date: August 26, 2025

16. CIT Case 2024-55 - 2600 Donald Road - William Thomas Jr.
CE Officer Tom Gehrman

Violation of Village Code of Ordinances

Section 10-9: Exterior Structure: Maintenance, cleaning & painting.

Section 34-914: Parking vehicles: No parking on grass/dirt, no inoperable vehicles.

Section 30-143: Public nuisance: Trash and debris, outside storage visible.

Initial Violation: August 7, 2025
Order Finding Violation: August 21, 2025
Compliance Deadline: September 18, 2025
Compliance Date: N/A
Fine Amount: N/A
Citation Fine: N/A
Admin Cost: Paid
Recommendation: Approve
Compliance Due Date: October 16, 2025

Next Magistrate Hearing is October 16, 2025, at 10:00 A.M. in the 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