



**AGENDA
CODE ENFORCEMENT MAGISTRATE HEARING DOCKET
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
OCTOBER 16, 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 No. 2025-81 - 3837 Gulfstream Road - Wayne Smith
CE Officer David Urrutia
Violation of Village Code of Ordinances
Section 34-221: Landscape maintenance.
Section 10-8: All exterior maintained.
Section 34-1381: Nuisance materials stored outside.
Section 10-7: Property maintenance in general.
Citation Fine: N/A
Admin Cost: \$252.35
Recommendation: \$100.00 per day, per violation
Compliance Date: November 1, 2025

2. Case No. 2025-82 - PCN 70424413050020180 (Dale Road) - Alberta A. Thomas and Mary Smith
CE Officer David Urrutia
Violation of Village Code of Ordinances
Section 34-914: Parking on residential land.
Section 34-913: Parking prohibited vehicles on residential land.
Section 34-916: Parking commercial vehicles on residential land.
Section 10-8: Property exterior to be maintained, including accessory structures, sidewalks and driveways.
Section 10-7: Property maintenance in general.
Citation Fine: N/A

Admin Cost: \$182.35
Recommendation: \$100 per day, per violation
Compliance Date: November 1, 2025

3. Case No. 2025-83 - 4339 Dale Road - Thomas Alberta A. and Smith Mary
CE Officer David Urrutia

Violation of Village Code of Ordinances

Section 30-141: Overgrowth, excessive weeds and vegetation.

Section 34-914: Parking on residential land.

Section 34-913: Parking prohibited vehicles.

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

Section 10-7: Maintenance of property in general.

Citation Fine: N/A
Admin Cost: \$252.35
Recommendation: \$100.00 per day, per violation
Compliance Date: November 1, 2025

4. Case No. 2025-86 - 4171 Lakewood Road - R & E Properties Ltd.
CE Officer David Urrutia

Violation of Village Code of Ordinances

Section 10-7: Property maintenance in general.

Section 30-141: Overgrowth of weeds and vegetation.

Section 34-225: Fencing missing in rear of property.

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

Citation Fine: N/A
Admin Cost: \$252.35
Recommendation: \$100 per day, per violation
Compliance Date: November 1, 2025

5. Case No. 2025-80 - 3734 Gulfstream Road - Bruno Rodriguez, Miguel Tijero, Isrrael
Tijero

CE Officer Tom Gehrman

Violation of Village Code of Ordinances

Section 34-161: Required landscaping.

Section 34-221: Responsibility of owner, maintenance of landscaping.

Section 10-30: Vacant lot registration. Landscaping includes grass, ground cover maintenance with irrigation, and mowing.

Citation Fine: N/A
Admin Cost: TBD
Recommendation: \$200.00 per day
Compliance Date: October 31, 2025

6. Case No. 2025-76 - 4097 Lakewood Road - Thamayra E Brito De Abreu
CE Officer Joey Sanders

Violation of Village Code of Ordinances

Section 10-31 (FBC 105.1 & 110.1): Work without permits. Remove or obtain an after-the-fact permit for the installation of pavers.

Section 30-141: Overgrowth. Trim all overgrown trees/vegetation.

Section 34-914: Vehicles/Parking. Remove all trailers parked on the grass.

Section 34-225: Fence maintenance. Remove or repair all broken chain-link fences.

Section 30-143: Trash/Debris/Materials. Remove all trash, debris and materials stored around the property and within the utility trailer.

Section 10-9: Exterior property maintenance. Replace broken mailbox and label with "4095" house ID numbers.

Citation Fine:	N/A
Admin Cost:	\$277.35
Recommendation:	\$100.00 per day, per violation
Compliance Date:	November 1, 2025

7. Case No. 2025-77 - 82 Tortuga Road - Quisenberry 2022 Revocable Trust
CE Officer Henry Stout

Violation of Village Code of Ordinances

Section 30-141: Overgrown landscaping. The entire property is overgrown. Please maintain the property's green areas, including the swales.

Citation Fine:	N/A
Admin Cost:	\$265.77
Recommendation:	\$150 per day, per violation
Compliance Date:	October 30, 2025

8. Case No. 2025-88 - 3949 Wisconsin Street - Construction Star Inc.
CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

Section 34-913: Prohibited parking of semi-trucks in residential neighborhood.

Section 34-914: Parking boat and RV on grass.

Section 34-915: Using RV for living or sleeping purposes while parked or stored.

Section 78-41: Unauthorized use and connection to the Village of Palm Springs water and wastewater system.

Citation Fine:	N/A
Admin Cost:	\$208.49
Recommendation:	\$100.00 per day, per violation
Compliance Date:	November 19, 2025

9. Case No. 2021-47 - 1900 South Congress Avenue - Agape Worship CTR of the C&MA Inc
Case No. 2024-49 - 1900 South Congress Avenue - Agape Worship CTR of the C&MA Inc.
CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

Section 70-124: No required certificate of occupancy or inspections.

Section 70-125: No required application for use and certificate of occupancy for the property. No payment of Fees.

Section 10-31 (FBC 105.1 & 110.1): Working without permits and inspections. Parking lot.

Section 34-224: Replacement of vegetation.

Section 34-265: Responsibility of maintenance. Unsafe monument signage.

Section 34-1366: Dumpsters must be screened from view by means of a wall and landscaping.

Case 2021-47 October 21, 2021

Order Finding

Violation

Case 2021-47 January 25, 2022

Lien Recorded

Case 2024-49 August 15, 2024

Order Finding

Violation

Case 2024-49 March 11, 2025

Lien Recorded

Fine Amount \$291,500.00

Recommendation: Order Authorizing Foreclosure

MOTIONS FOR EXTENSION OF TIME FOR COMPLIANCE

10. Case No. 2024-65 - 3515 Almar Road — Grace Wildman

CE Officer Joey Sanders

Violation of Village Code of Ordinances

Section 10-29: Unsafe building. Property is dilapidated and uninhabitable.

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

Section 10-8: Weeds. Remove all weeds from the property and along the fence line.

Section 30-141: Overgrowth. Mow and trim all overgrown grass/trees/bushes/vegetation.

Section 10-9: Exterior property maintenance. Repair damaged mailbox, fascia, soffit, rotted wood, doors, windows, roof, and patio enclosure. Remove the prohibited grey tarp from the roof and repair all holes. Remove all wood boards covering the doors and windows. Remove all black/green discoloration from the exterior walls and walkways.

Initial Violation: June 12, 2024

Order Finding Violation: October 17, 2024

Compliance Deadline: April 18, 2025

Fine Amount: \$100.00 per day, per violation

Citation Fine: N/A

Admin Cost: \$276.60 (Paid)

Recommendation: 6-month extension
New Compliance Date: April 16, 2026

11. 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: NOVEMBER 19, 2025
Staff:

12. 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.
Initial Violation: September 5, 2025
Order Finding Violation: September 18, 2025
Compliance Deadline: October 16, 2025
Compliance Date: TBD
Fine Amount: N/A
Citation Fine: N/A
Admin Cost: Paid
Recommendation: 1 month extension
Compliance Date: November 19, 2025
Staff:

STIPULATION AND AGREED ORDER

13. Case Nos. 2015-34, 2021-38, 2023-2612 - 3734 Gulfstream Road - Bruno Rodriguez, Miguel & Isrrael Tijero
CE Officer Tom Gehrman
Violation of Village Code of Ordinances

Section 78-69: Refusing, failing to make connections to the Village Wastewater System.

Section 10-31 (FBC 105.1 & 110.1): Expired permits and inspections require building demolition.

Section 30-143: Public nuisance: trash & debris visible, lack of required property maintenance.

Initial Violation:	10/19/2015 - 9/6/2021 - 2/6/2023
Order Finding Violation:	11/10/2015 - 9/16/2021 - 2/16/2023
Compliance Deadline:	12/26/2015 - 10/21/2021 - 3/15/2023
Compliance Date:	4/28/2016 - 4/18/2022 - 12/20/2023
Fine Amount:	\$24,200 + \$36,000.00 + 28,000.00 = \$88,800.00
Citation Fine:	Paid
Admin Cost:	Paid
Recommendation:	\$2,480.00 + \$3,600.00 + \$2,800.00 = \$8,880.00
Compliance Date:	November 20, 2025

MOTION TO AMEND ORDER FINDING VIOLATION

14. 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

15. Case No. 2025-12 - 1900 South Congress Avenue — Agape Worship Center of The
C&MA Inc.

CE Officer Nanciann Cuenot

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

Next Magistrate Hearing is November 19, 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