



**AGENDA
CODE ENFORCEMENT MAGISTRATE HEARING DOCKET
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
NOVEMBER 19, 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 2025-89 - 2585 Hayden Drive - Ramdin Indrowattie Trust
CE Officer David Urrutia
Section 34-913: Parking. Prohibited Vehicles in residential land use districts.
Section 34-916: Parking commercial vehicles.
Section 34-1327: Driveways and parking, failure to maintain.
Section 10-7: Property Maintenance, generally.
Section 10-8: All Exterior Property, accessory structures, pools, sidewalks, driveways, and maintained.
Section 14-32: Rental permits required for residential rental units.
Citation Fine: N/A
Admin Cost: \$182.35
Recommendation: \$100 per day, per violation
Compliance Date: December 1, 2025

2. Case 2025-90 - 4175 Dale Road - Cacapava Guilherme & Cacapava Trista N McKinney
CE Officer David Urrutia
Violation of Village Code of Ordinances
Section 30-141: Overgrowth. Excessive growth of weeds and vegetation, trim maintenance are required very often to maintain a clean appearance.
Section 30-143: Nuisance. Removal of rubbish, weeds, and overgrowth required, pick up and clean up around the exterior.
Section 34-914: Parking. Parking in residential land use districts, use a driveway or city swale.

Section 34-1381: Nuisance. Nuisance materials are stored outside and visible to neighbors. Please pick up the parcel.

Section 10-31 (FBC 105.1): Failure to obtain a required Building Permit; FBC 105.1, please apply for a permit.

Section 10-7: Property. Property Maintenance; Generally.

Section 10-8: Property. All exterior property, accessory structures, sidewalks, and driveways have to be maintained.

Section 14-32: Rental. Permits required for Residential Rental Units. Apply for a rental license

Citation Fine:	N/A
Admin Cost:	\$182.35
Recommendation:	\$100 per day, per violation
Compliance Date:	December 1, 2025

3. Case 2025-91 - 2581 Gulfstream Road - DP Investments Trust Vigoya Mery E. TR
CE Officer David Urrutia

Violation of Village Code of Ordinances

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

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

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

Section 14-32: Rental. Permits required for Residential Rental Units.

Citation Fine:	N/A
Admin Cost:	\$182.35
Recommendation:	\$100 per day, per violation
Compliance Date:	December 1, 2025

4. Case 2025-96 - 3073 Drew Way - Beba Hoti
CE Officer Tom Gehrman

Violation of Village Code of Ordinances

Section 10-31 (FBC 105.1 & 110.1): No Permits or Inspections for new roof and new A/C Units.

Section 34-914: Parking inoperable vehicles, current tags missing.

Section 10-8: Exterior structures not maintained, shed.

Section 34-915: Use of vehicle for sleeping prohibited.

Citation Fine:	N/A
Admin Cost:	\$312.35
Recommendation:	\$100.00 per day, per violation
Compliance Date:	December 17, 2025

- 5. Case 2025-99 - 834 South Congress Avenue - NS 2 Project LLC
CE Officer Tom Gehrman
 Violation of Village Code of Ordinances
Section 10-31 (FBC 105.1 & 110.1): Permits not closed (comments), inspections not complete.
Section 34-262: Prohibited signs (Banner Flags).
Section 70-94: Missing or delinquent Business Tax Receipts (BTR's Units 838 & 834).
Section 70-94 (g): Certified Professional Required at Unit 836 (Tattoo Store).
 Citation Fine: N/A
 Admin Cost: \$257.35
 Recommendation: \$100.00 per day, per violation
 Compliance Date: December 17, 2025

- 6. Case 2025-93 - 1946 South Congress Avenue - MN Investments Properties Holdings LLC
CE Officer Nanciann Cuenot
 Violation of Village Code of Ordinances
Section 34-824: Special Exceptions: Churches/House of Worship - Special Exception approval required
 Citation Fine: N/A
 Admin Cost: \$291.55
 Recommendation: \$250.00 per day
 Compliance Date: December 11, 2025

- 7. Case 2025-100 - 2935 Lake Worth Road - Kennedy Evans & Mary Nichols
CE Officer Nanciann Cuenot
 Violation of Village Code of Ordinances
Section 34-878.8: Prohibited Use. (Ordinance 2025-03) Any use not specifically, provisionally, or by reasonable implication permitted
Section 70-93(6): Prohibited occupation and business classifications six (6): Fortunetellers, clairvoyants, and every other occupation of a similar nature.
 Citation Fine: N/A
 Admin Cost: \$257.35
 Recommendation: \$250.00 per day
 Compliance Date: February 9, 2026

- 8. Case 2025-102 - 3514 Lake Worth Road - Grand Lake Properties LLC
CE Officer Nanciann Cuenot
 Violation of Village Code of Ordinances
Section 34-1366: Building design guidelines for dumpsters AND waste containers. All such service equipment and service areas shall be screened from view from any street or adjoining property by means of a wall and landscaping, or

other methods approved by an Administrative Site Plan Amendment before issuance of a permit.

Citation Fine: N/A
Admin Cost: \$235.81
Recommendation: \$100.00 per day
Compliance Date: January 5, 2026

9. Case No. 2025-97 - 3618 Almar Road - Palm Beach County Housing Authority
CE Officer Joey Sanders

Violation of Village Code of Ordinances

Section 14-32: No Residential rental permit - obtain a rental permit for the property.

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

10. Case No. 2025-103 - 3915 Canal Road - Genesis Apartments LLC
CE Officer Joey Sanders

Violation of Village Code of Ordinances

Section 62-42: Commercial Dumpsters

Section 62-73: Multi-Family Storage Areas - Remove green "WASTE PRO" commercial container or obtain a permit for a dumpster enclosure.

Citation Fine: N/A
Admin Cost: \$257.35
Recommendation: \$100.00 per day, per violation
Compliance Date: December 1, 2025

11. Case No. 2025-98 - 3666 Lakewood RD - Manuel E & Isabel Colop
CE Officer Joey Sanders

Violation of Village Code of Ordinances

Section

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

PETITION FOR REDUCTION OR ABATEMENT OF FINE

12. Case 2011-0657 - 3467 10th Avenue North - Edgar Cruz
CE Officer Tom Gehrman

Violation of Village Code of Ordinances

Section 70-94: Vehicle Sales Prohibited without a License (REPEAT)

Initial Violation: December 3, 2010 (repeat citation issued)

Order Finding Violation:	January 11, 2011 (repeat order signed)
Compliance Deadline:	December 3, 2010
Compliance Date:	September 26, 2013
Fine Amount:	\$102,800.00
Citation Fine:	Not Paid
Admin Cost:	Not Paid
Recommendation:	\$20,560.00
Compliance Date:	December 17, 2025

**Next Magistrate Hearing is December 18, 2025 @
10:00 AM 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