



**AGENDA
CODE ENFORCEMENT MAGISTRATE HEARING DOCKET
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
DECEMBER 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 2025-105 - 440 Fontana Drive - Adamson Dayna G & Bonfigli Edward H
CE Officer David Urrutia
Violation of Village Code of Ordinances Section
Section 30-141: Overgrowth. Excessive growth of weeds and vegetation.
Citation Fine: N/A
Admin Cost: \$217.35
Recommendation: \$100 per day, per violation
Compliance Date: January 31, 2026
2. Case 2025-106 - 238 Alameda Drive - Cole Jean
CE Officer David Urrutia
Violation of Village Code of Ordinances
Section 34-225: Fencing is either missing or broken.
Section 30-143: Nuisance removal of weeds, rubbish, stagnant water and overgrowth.
Section 30-141: excessive overgrowth of weeds and vegetation.
Section 34-221: Landscape maintenance responsibility of the owner.
Citation Fine: N/A
Admin Cost: \$217.35
Recommendation: \$100 per day, per violation
Compliance Date: January 31, 2026

3. Case 2025-107 - 432 San Mateo Drive - Lamborne Marsha L
CE Officer David Urrutia
 Violation of Village Code of Ordinances
Section 34-221: Landscape. Landscape Maintenance, Responsibility of Owner.
Section 10-8: Property. All exterior property, accessory structures, pools, sidewalks, driveways, maintained.
Section 10-7: Property. Property Maintenance; Generally.
Section 30-141: Overgrowth. Excessive growth of weeds and vegetation.
Section 30-143: Nuisance. Removal of rubbish, weeds and overgrowth is required.
Section 34-1327: Driveways. Driveways and parking, Failure to Maintain.
 Citation Fine: N/A
 Admin Cost: \$217.35
 Recommendation: \$100 per day per violation
 Compliance Date: January 31, 2026
4. Case 2025 -108- 1983 Palm Acres Drive - Hight Marybeth
CE Officer David Urrutia
 Violation of Village Code of Ordinances
Section 30-141: Overgrowth. Excessive growth of weeds and vegetation.
Section 34-225: Fencing. Missing or broken fence, wall or gate (No Pool).
Section 10-7: Property. Property Maintenance; Generally.
 Citation Fine: N/A
 Admin Cost: \$217.35
 Recommendation: \$100 per day per violation
 Compliance Date: January 31, 2026
5. Case 2025 -111 - 770 Lori Drive Unit 243 - Sheila D. Laurence
Ce Officer Tom Gehrman
 Violation of Village Code of Ordinances
Section 10-7: Property maintenance requirements.
 International Property Maintenance Code (IPMC)
Section 308.1: Accumulation of rubbish.
Section 308.2: Required disposal of rubbish.
 Citation Fine: N/A
 Admin Cost: TBD
 Recommendation: \$100.00 per day, per violation
 Compliance Date: January 1, 2026
6. Case 2025 -112 - 2925 10th Avenue North - KMG Holdings LLC
CE Officer Tom Gehrman
 Violation of Village Code of Ordinances
Section 10-31 (FBC 105.1 & FBC 110.1): Failure to obtain a permit for a mural placed on the building, no required inspections.

Section 70-94: No required business tax receipt (B.T.R.) for business offices at this location.

Citation Fine: N/A
Admin Cost: \$267.35
Recommendation: \$100.00 per violation, per day
Compliance Date: January 15, 2026

7. Case 2025- 109 - 105 Granada Court - Salinas Katherine & Laks Jason
CE Officer HenryStout

Violation of Village Code of Ordinances

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

Citation Fine: N/A
Admin Cost: \$265.77
Recommendation: \$150.00 per dar per violation
Compliance Date: December 20, 2025

8. Case 2025-104 - 356 Mid Pines Road - Cervino Eduardo Frias
CE Officer Henry Stout

Violation of Village Code of Ordinances

Section 34-913: Prohibited vehicles in a residential area (tow truck).

Citation Fine: N/A
Admin Cost: \$265.77
Recommendation: \$150.00 per day, per violation
Compliance Date: December 20, 2025

9. CIT Case 2025-2902 - 3514 Lake Worth Road - Grand Lake Properties LLC
CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

Section 34-898: Mobile food dispensing vehicles and mobile vendors.

Citation Fine: \$100.00 + \$30.00 = \$130.00
Admin Cost: \$190.81
Recommendation: \$100.00 per day
Compliance Date: December 26, 2025

PETITION FOR REDUCTION OR ABATEMENT OF FINE

10. Case 2021-25 - 1787 Bell Lane - Yandi Perez
CE Officer Tom Gehrman

Violation of Village Code of Ordinances

Section 10-31 (FBC 105.1): No Required Permits for Structures, Gazebo, Pavers, Electrical

Section 10-31 (FBC 110.1): No Required Inspections of work.

Initial Violation: March 24, 2021
Order Finding Violation: April 15, 2021

Compliance Deadline:	May 20, 2021
Compliance Date:	December 20,2024
Fine Amount:	\$130,900.00
Citation Fine:	NA
Admin Cost:	\$173.49 (no receipt)
Recommendation:	\$26,180.00
Compliance Date:	January 14, 2026

**Next Magistrate Hearing is
Thursday, January 15, 2026, at 10:00 a.m.**

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