



**AGENDA  
CODE ENFORCEMENT MAGISTRATE HEARING DOCKET  
VILLAGE HALL COUNCIL CHAMBERS  
226 CYPRESS LANE  
JANUARY 15, 2026  
10:00 AM**

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*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.*

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**AGENDA CHANGES**

**MOTION HEARINGS**

1. Case No. 2025-35 - 2887 Lake Worth Road - I.S. & R.G. LLC  
CE Officer Nanciann Cuenot  
Violation of Village Code of Ordinances  
**Section 46-3:** Graffiti.  
Fine Amount: \$800.00  
Case No. 2025-35 Order Finding Violation July 17, 2025, Recorded July 29, 2025  
Recommendation: Order Authorizing Foreclosure
  
2. Case 2026-03 - 1801 South Congress Avenue — SLB LLC  
CE Officer Nanciann Cuenot  
Violation of Village Code of Ordinances  
**Section 10-31 (FBC 105.1 & FBC 110.1):** Reseal and stripe the parking lot without permits and inspections.  
Citation Fine: N/A  
Admin Cost: \$248.09  
Recommendation: \$100.00 per day, per violation  
Compliance Date: February 13, 2026
  
3. Case 2026-07-705 Lori Drive, Apt. 203 - SISU Trust & Jerry E. Lomax TR  
CE Officer Tom Gehrman  
Violation of Village Code of Ordinances

**Section 10-31 (FBC 105.1 & 110.1):** No permit or inspections for interior wall addition.

Citation Fine: N/A  
Admin Cost: \$197.35  
Recommendation: \$100.00 per day, per violation  
Compliance Date: February 18, 2026

4. Case No. 2026-08 - 4787 South Congress Avenue - Guadalupe Sheel TRUST  
CE Officer Joey Sanders

Violation of Village Code of Ordinances

**Section 34-914:** Vehicles. Remove all inoperative and/or unregistered vehicles off the property.

**Section 10-9:** Exterior property maintenance. Remove all metal shutters covering Unit #15's windows.

Citation Fine: N/A  
Admin Cost: \$277.35  
Recommendation: \$100.00 per day, per violation  
Compliance Date: February 1, 2026

5. Case 2026-04 - 3920 South Congress Avenue - Blackhall Inc.  
CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

**Section 10-31 (FBC 105.1 & 110):** No permits and inspections. Metal gate.

**Section 34-823:** Accessory uses. Remove shed, outdoor storage of recreational vehicles, trucks, and miscellaneous items.

**Section 10-8:** Exterior property areas. Sanitation, keep neat & clean; broken fence, pave & stripe parking lot, gravel is not an approved surface. Permits required.

**Section 10-9:** Exterior of building. Replace broken windows/doors/decorative features/ walls, repair and paint. Permits required

**Section 30-143:** Trash & Debris.

**Section 34-915:** Use of recreational vehicle for living or sleeping.

**Section 10-30:** Vacant or unimproved property registration and maintenance requirements: Accumulation or trash, junk, debris; not maintained; yard to be paved or sodded landscaped with trees and bushes – gravel not an approved surface.

Citation Fine: N/A  
Admin Cost: \$362.35  
Recommendation: \$250 per day, per violation  
Compliance Date: Permits required — March 13, 2026  
No permits required — February 13, 2026

6. Case No. 2026-09 - 61 Lake Arbor Drive - Chamorro Alberto & Chamorro Maria F  
CE Officer Henry Stout

Violation of Village Code of Ordinances

**Section 14-32:** No residential rental permit on file. Expired 09/30/2025.

Citation Fine: N/A  
Admin Cost: \$265.77  
Recommendation: \$150 Per day, per violation  
Compliance Date: January 20, 2026

7. Case No. 2026-01- 340 Greenbrier Drive - Herrera Rodriguez Milena & Perez Yamilet N  
CE Officer Henry Stout

Violation of Village Code of Ordinances

**Section 34.915:** Recreational vehicles are not permitted to be used as apartments or living quarters. Inspection required.

**Section 34.914:** Parking of recreational vehicles or any vehicle on grass is prohibited. Gravel is not an approved surface.

**Section 10-31 (FBC 105.1):** No building permit obtained for pavers for RV parking and/or concrete slab. Gravel is not an approved surface. Rear shed with concrete slab.

**Section 10-31 (FBC 110.1):** Required inspections have not been completed.

Citation Fine: N/A  
Admin Cost: \$265.77  
Recommendation: \$150 per day, per violation  
Compliance Date: January 20, 2026

**Next Magistrate Hearing is  
Thursday, February 19, 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](mailto: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](mailto:jpiedra@vpsfl.org)  
Phone: (561) 584-8200 Ext. 8421