



**AGENDA
CODE ENFORCEMENT MAGISTRATE HEARING DOCKET
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
FEBRUARY 19, 2026
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. 2026-11 - 3015 Forest Hill Boulevard; 3027 Forest Hill Boulevard; 3047 Forest Hill Boulevard; 1651 South Congress Avenue; 1661 South Congress Avenue – Four Florida Shopping Center Property LTD
CE Officer Nanciann Cuenot
Violation of Village Code of Ordinances
Section 34-188: Ground cover.
Section 34-221: Responsibility of owner for landscaping.
Section 34-224: Replacement of vegetation.
Citation Fine: N/A
Admin Cost: \$357.69
Recommendation: \$250.00 per day
Compliance Date: April 10, 2026

2. Case No. 2026-13 - 3085 Lake Worth Road - Lake Worth Road Plaza LLC
CE Officer Nanciann Cuenot
Violation of Village Code of Ordinances
Section 34-161: Required landscaping.
Section 34-162: Required buffers (hedge) along the east and west property line.
Section 34-188: Ground cover.
Section 34-221: Responsibility of owner.
Section 34-224: Replacement of vegetation.
Citation Fine: N/A
Admin Cost: \$321.95

Recommendation: \$100.00 per day, per violation
Compliance Date: March 19, 2026

3. Case 2026-20 - 3451 10th Avenue North - Aldo Rojas
CE Officer Tom Gehrman

Violation of Village Code of Ordinances

Section 10-31 (FBC 105.1): Failure to obtain the required building permit.

Section 10-31 (FBC 105.5): Permits applied for have expired.

Section 10-31 (FBC 110.1): Failure to obtain required building inspections.

Citation Fine: N/A
Admin Cost: \$257.35
Recommendation: \$250.00 per day
Compliance Date: March 18, 2026

4. Case 2026-21 - 3133 Lake Worth Road - EMJO 66 Inc.
CE Officer Tom Gehrman

Violation of Village Code of Ordinances

Section 70-94: No required business tax receipt; failure to apply.

Section 70-95: Required business tax receipt is delinquent.

La Picana Grill at Victoria Market

Penalty: \$250.00 (penalty)
Admin Cost: \$197.35
Recommendation: Tax receipt due
Compliance Date: March 18, 2026

5. Case 2025-105 - 440 Fontana Drive - Dayna G. Adamson & Edward H. Bonfigli
CE Officer David Urrutia

Violation of Village Code of Ordinances

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

Section 34-883: Fences, walls, and hedges; hedges exceeding four (4) feet in height in the front and six (6) feet on the sides.

Citation Fine: N/A
Admin Cost: \$226.95
Recommendation: \$100.00 per day per violation
Compliance Date: March 1, 2026

6. Case 2025-106 - 238 Alameda Drive - Jean Cole
CE Officer David Urrutia

Section 10-8 (d): Exterior property areas. Missing or broken fence, wall or gate (No Pool).

Accessory structures. All accessory structures, including detached garages, fences, walls, and swimming pools, shall be maintained structurally sound and in good repair.

Citation Fine: N/A
Admin Cost: \$217.35
Recommendation: \$100.00 per day, per violation
Compliance Date: March 1, 2026

7. Case No 2026-12 - 117 Lake Arbor Drive - Ernest M. Schucker
CE Officer Henry Stout

Violation of Village Code of Ordinances

Section 10-7: Property maintenance generally. Fence in need of repair.

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: March 1, 2026

8. Case No. 2026-17 - 66 Lake Arbor Drive - RB Contenders Holdings LLC
CEO Officer Henry Stout

Violation of Village Code of Ordinances

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: February 27, 2026

9. Case No. 2026-18 - 68 Lake Arbor Drive -142 Realty LLC
CE Officer Henry Stout

Violation of Village Code of Ordinances

Section 14-32: Residential rental permit expired on 09/30/2025; no valid permit on file.

Citation Fine: N/A
Admin Cost: \$265.77
Recommendation: \$100.00 Per day per violation
Compliance Date: February 27, 2026

10. Case No 2026-19 - 81 Lake Arbor Drive - RB Contenders Holdings LLC
CE Officer Henty Stout

Violation of Village Code of Ordinances

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: February 27, 2026

11. Case No 2026-23 - 445 Santa Anna Drive - Cooper Kathleen A Trust
CEO Officer Henry Stout
 Violation of Village Code of Ordinances
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: February 27, 2026

12. Case No 2026-26 - 3432 Gulfstream Road - Velasquez Jose A
CEO Henry Stout
 Violation of Village Code of Ordinances
Section 34-1381(B): No materials may be stored in any outdoor area visible from an adjacent or nearby street or property in a residential district. No inoperative wheeled vehicle may be stored for more than five (5) days on any parcel in a residential district unless kept within a completely enclosed structure. (Prior warning given.)
Section 10-9: Property exterior not in good condition; power wash and/or clean and paint exterior walls of the structure.
Section 10-9(Q): Remove all shutters from windows or any obstruction that prevents egress. (Fire Marshal violation.)
 Citation Fine: N/A
 Admin Cost: \$355.77
 Recommendation: \$150.00 Per day, per violation
 Compliance Date: March 1, 2026

13. Case 2026-24 - 2480 South Congress Avenue - 2901 Palm Springs Medical Center LLC
CE Officer David Urrutia
 Violation of Village Code of Ordinances
Section 70-94: Failure to obtain required local business tax receipt.
Section 70-95: Delinquent local business tax receipt.
 Citation Fine: \$250.00
 \$250.00
 \$250.00
 \$250.00
 Admin Cost: \$157.35
 Recommendation: N/A
 Compliance Date: March 1, 2026

14. Case 2026-16 - 2390 South Military Trail — Tabernaculo Internacional Inc.
CE Officer David Urrutia

Violation of Village Code of Ordinances

Section 10-31: Fire prevention (FBC 101.4.5).

Citation Fine: N/A
Admin Cost: \$242.35
Recommendation: \$250.00 per day
Compliance Date: March 1 2026

15. Case 2026-20 B - 3451 10th Avenue North - Aldo Rojas
CE Officer Tom Gehrman

Violation of Village Code of Ordinances

Section 30-143: Public nuisance; wild overgrowth and debris visible.

Section 10-9: Building exterior maintenance required; torn tarps and deteriorating structure.

Citation Fine: N/A
Admin Cost: \$197.35
Recommendation: \$100.00 per day, per violation
Compliance Date: March 2, 2026

16. Case No 2026-27 - 169 Cayman Drive - Morales Cabrera Lisbet & Vicet Luis Lara
CEO Officer Henry Stout

Violation of Village Code of Ordinances

Section 34-914: No vehicles shall be parked on grass. If additional parking is needed, the swale area may be used.

Section 34-913: Commercial vehicles, semi-trucks, tow trucks, and box trucks are not permitted in residential areas.

Citation Fine: N/A
Admin Cost: \$265.77
Recommendation: \$100.00 Per day, per violation
Compliance Date: February 27, 2026

17. Case No. 2026-15 - Gulfstream Road #70-43-44-19-11-004-0203 - Dcota Contracting Inc.
CE Officer Joey Sanders

Violation of Village Code of Ordinances

Section 10-31 (FBC 105.1 & 110.1): Work without permits. Remove unpermitted shed.

Section 10-7: Vacant lots. Vacant land must be maintained in a clean, safe, and sanitary condition.

Section 34-913: Construction vehicles and equipment. Remove backhoe and all other construction vehicles and equipment.

Section 34-914: Shipping containers and vehicles. Remove all shipping containers, vehicles, trailers, boats, and recreational vehicles.

Section 34-1381: Open storage. Remove all miscellaneous items stored around the property.

Section 30-143: Trash, debris, and materials. Remove all trash, debris, and materials stored around the property.

Section 34-225: Fence maintenance. Repair or remove broken chain-link fence.

Citation Fine: N/A
Admin Cost: \$237.35
Recommendation: \$100.00 Per day per violation
Compliance Date: April 1, 2026

MOTIONS FOR EXTENSION OF TIME FOR COMPLIANCE

18. Case 2026-07 - 705 Lori Drive, 203 - SUSI Trust, Jerry E. Lomax Trust
CE Officer Tom Gehrman

Violation of Village Code of Ordinances

Section 10-31 (FBC 105.1 and 110.1): No permits obtained, and no inspections conducted for interior wall construction.

Initial Violation: December 30, 2025
Order Finding Violation: January 15, 2026
Compliance Deadline: February 18, 2026
Compliance Date: Extended
Fine Amount: \$0.00
Citation Fine: N/A
Admin Cost: \$197.35 (paid)
Recommendation: \$100.00 per day, per violation
Compliance Date: Extension to March 31, 2026

Staff:

MOTION TO AMEND AUTHORIZATION OF FORECLOSURE

19. Case No. 2022-43 - 2887 Lake Worth Road - I.S. & R.G. LLC
CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

Section 10-8: Exterior of property.

Section 10-9: Exterior of building.

Section 46-3: Graffiti.

Case 2022-43 Order Finding October 20, 2022
Violation

Case 2022-43 Lien recorded February 15, 2024
Corrected Fine Amount: \$221,300.00
Citation Fine: Paid
Admin Cost: Paid
Recommendation: Order Authorizing Foreclosure

**Next Magistrate Hearing is March 19, 2026 at 9:00 AM, Palm Springs Village Hall,
226 Cypress Lane, Palm Springs, Florida 33461.**

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