



**AGENDA
CODE ENFORCEMENT MAGISTRATE HEARING DOCKET
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
MARCH 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 26-00104 3239 Meadow Road - Harold H. Perez & Annielys T. Espin
CE Officer Tom Gehrman
Violation of Village Code of Ordinances
Section 10-31 (FBC 105.1): Installing a new fence, no required permit.
Section 10-31 (FBC 110.1): No required inspections for the new fence.
Citation Fine: N/A
Admin Cost: TBD
Recommendation: \$100.00 per day
Compliance Date: Complied

2. Case 25-00458 - 337 Mid Pines Road - J Cats Properties LLC
CE Officer Tom Gehrman
Violation of Village Code of Ordinances
Section 34-1327: Driveway maintenance. The existing driveway has deteriorated, replacement needed.
Section 10-8: Required exterior area maintenance, includes the driveway.
Citation Fine: N/A
Admin Cost: \$197.35
Recommendation: \$100.00 per day
Compliance Date: April 15, 2026 (Case to be Continued)

3. Case 25-00460 - 321 Mid Pines Road - EY Cohen 2022 Corp
CE Officer Tom Gehrman

Violation of Village Code of Ordinances

Section 34-1327: Driveway Maintenance. The existing driveway has deteriorated and needs replacement.

Section 10-8: No required residential rental permit (BTR).

Citation Fine: N/A
Admin Cost: \$197.35
Recommendation: \$100.00 per day per violation
Compliance Date: April 15, 2026

4. Case No: 25-01296 - 4455 South Congress Avenue - Congress Pointe INC.
CE Officer Henry Stout

Violation of Village Code of Ordinances

Section 10-31 (FBC 105.1): Work exceeded the scope authorized by the permits. Request for revisions was not provided. Fire alarm and fire sprinkler system information has not been provided to the Palm Beach County Fire Department.

Citation Fine: N/A
Admin Cost: \$465.77
Recommendation: \$500.00 Per day, per violation
Compliance Date: April 30, 2026

5. Case No: 24-00082 - 433 Kirk Road Pasqual Osiris A & Gonzalez Victor L
CE Officer David Urrutia

Violation of Village Code of Ordinances

Section 30-142: Right of way maintenance of abutting parkways, swale.

Citation Fine: N/A
Admin Cost: \$232.35
Recommendation: \$200 per day per violation
Compliance Date: Complied

6. Case No: 25-00699 - 448 Kirk Road - Gutierrez Ida
CE Officer David Urrutia

Violation of Village Code of Ordinances

Section 34-1327: Driveway not maintained gravel prohibited.

Citation Fine: N/A
Admin Cost: \$232.35
Recommendation: \$200 per day per violation
Compliance Date: Complied

7. Case No: 26-00204 - 771 Springdale Circle - Velez Jessica
CE Officer David Urrutia

Violation of Village Code of Ordinances

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

Section 10-31 (FBC 110.1): Failure to obtain a building inspection.

Citation Fine: N/A

Admin Cost: \$217.35
Recommendation: \$200 per day per violation
Compliance Date: Complied

PETITION FOR REDUCTION OR ABATEMENT OF FINE

8. Case No: 2023-51 - 3431 Lake Worth Road - Enrique Casarrubias & Alan Casarrubias & Josselin Casarrubias
CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

Section 34-633: Nonconforming buildings and structures. Building used for storage.

Section 34-916: Parking commercial vehicles on commercial property.

Section 30-141: Excessive growth of weeds and vegetation.

Section 30-143: Removal of rubbish, stagnant water and weeds required.

Section 34-1381: Nuisances generally; scope. Materials are stored in an outside area.

Section 10-8: Exterior property areas. Parking lot

Section 10-9: Exterior of structure or building.

Section 34-233: Tree Removal.

Section 10-7: Property maintenance; generally.

Initial Violation: May 1, 2023
Order Finding Violation: December 21, 2023
Compliance Deadline: February 15, 2024
Compliance Date: February 23, 2024 and May 6, 2025
Fine Amount: \$137,700.00
Citation Fine: N/A
Admin Cost: Paid
Recommendation: \$27,540.00
Compliance Date: April 16, 2026

9. Case 2017-11 - 4356 Carver Street - Pamela Hamalainen
CE Officer Tom Gehrman

Violation of Village Code of Ordinances

Section 78-69: Ordinance No. 2009-12, Refusing, failing or neglecting to make connections to the Village of Palm Springs Wastewater system, of the Village of Palm Springs Code of Ordinances.

Initial Violation: February 17, 2017
Order Finding Violation: April 20, 2017
Compliance Deadline: August 17, 2017
Compliance Date: January 9, 2020
Fine Amount: \$174,800.00
Citation Fine: N/A
Admin Cost: Paid

Recommendation: \$34,960.00
Compliance Date: April 18, 2026

Next Magistrate Hearing is April 16, 2026 @ 10AM

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