



**AGENDA  
CODE ENFORCEMENT MAGISTRATE HEARING DOCKET  
VILLAGE HALL COUNCIL CHAMBERS  
226 CYPRESS LANE  
APRIL 16, 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 26-00347 - 2949 2nd Avenue North - Ashyla Properties LLC  
CE Officer Tom Gehrman  
Violation of Village Code of Ordinances  
**Section 70-94:** No required business tax receipt.  
**Section 34-891:** Village hours of operation, not in compliance, open from 4 am to 11 am.  
Citation Fine: N/A  
Admin Cost: \$252.35  
Recommendation: \$100.00 per day, per violation  
Compliance Date: Continued to the May agenda.
  
2. Case 26-00349 - 711 Lori Drive, #414 (Building 23) - Rocco & Christine Sardone  
CE Officer Tom Gehrman  
Violation of Village Code of Ordinances  
**Section 10-31 (FBC 105.1 & 110.1):** Working without required permits or required inspections.  
Citation Fine: N/A  
Admin Cost: \$217.35  
Recommendation: \$100.00 per day  
Compliance Date: May 15, 2026
  
3. Case 26-00078 - 1763 South Congress Avenue - Surfside Realty Group LLC  
CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

**Section 10-31 (FBC 105.1 & 110.1):** Working without the required permits & no required inspection.

Citation Fine: N/A  
Admin Cost: \$217.69  
Recommendation: \$100.00 per day, per violation  
Compliance Date: May 7, 2026

4. Case No. 2026-0219 – 3330 Kirk Road – Church of Jesus Christ Apostolic Inc. CEO Henry Stout

Violation of Village Code of Ordinances

**Section 70-94:** Application: local business tax receipt required.

**Section 34-607:** Special exception procedure: must also obtain all required permits for renovations under the special exception for the property.

Citation Fine: N/A  
Admin Cost: \$455.77  
Recommendation: \$100 per day, per violation  
Compliance Date: April 30, 2026

#### **PETITION FOR REDUCTION OR ABATEMENT OF FINE**

5. Case 2024-75 - 3731 Lake Worth Road — Marvelous Associates Inc. CE Officer Tom Gehrman

Violation of Village Code of Ordinances

**Section 10-31 (FBC 105.1 & 110.1):** No required permit has been issued and no required inspections have been performed for the interior renovation.

**Section 14-32:** No required Business Tax Receipt has been obtained for the operations.

**Section 34-898:** No required approval has been obtained for the mobile food vendor, and no overnight parking is permitted.

Initial Violation: December 5, 2024  
Order Finding Violation: December 19, 2024  
Compliance Deadline: February 17, 2025  
Compliance Date: TBD  
Fine Amount: \$59,000.00  
Citation Fine: N/A  
Admin Cost: \$235.60 (Paid)  
Recommendation: \$11, 800.00  
Compliance Date: May 1, 2026

6. Case 2025-53 - 3475 2nd Avenue North - Davis Road Property Inc. CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

**Section 34-895:** Temporary land uses in zoning districts.

**Section 10-30(e):** Registration of unimproved commercial property.

**Section 10-30(g):** Maintenance requirements.

Initial Violation: July 21, 2025  
Order Finding Violation: August 21, 2025  
Compliance Deadline: September 18, 2025  
Compliance Date: February 12, 2026  
Fine Amount: \$36,500.00  
Citation Fine: N/A  
Admin Cost: Paid  
Recommendation: \$9,125.00  
Compliance Date: May 16, 2026

7. Case 2025-82 - PCN: 70-42-44-13-05-002-0180 (Vacant Lot) - Samuel E. Acosta (New Owner)

CE Officer David Urrutia

Violation of Village Code of Ordinances

**Section 34-913:** Parking prohibited vehicles on residential land.

**Section 34-914:** Parking vehicles on residential land.

**Section 34-916:** Parking commercial vehicles on residential land.

Initial Violation: April 10, 2025  
Order Finding Violation: October 16, 2025  
Compliance Deadline: November 1, 2025  
Compliance Date: March 21, 2026  
Fine Amount: \$41,700.00  
Citation Fine: N/A  
Admin Cost: \$182.35 (Paid)  
Recommendation: \$8,340.00  
Compliance Date: May 1 2026

8. Case 2020-2442 - 2887 Lake Worth Road - IS & RG LLC

CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

**Section 30-143:** public; trash & debris.

Initial Violation: May 20, 2020  
Order Finding Violation: June 18, 2020  
Compliance Deadline: July 16, 2020  
Compliance Date: August 15, 2024  
Fine Amount: \$74,500.00  
Citation Fine: Paid  
Admin Cost: Paid

Recommendation: \$22,350.00  
Compliance Date: June 15, 2026

9. Case 2022-43 - 2887 Lake Worth Road - IS & RG LLC  
CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

**Section 10-8:** Exterior property areas.

**Section 10-9:** Exterior of building.

**Section 46-3:** Graffiti.

Initial Violation: September 20, 2022  
Order Finding Violation: October 20, 2022  
Compliance Deadline: November 21, 2022 & December 20, 2022  
Compliance Date: August 15, 2024  
Fine Amount: \$183,800.00  
Citation Fine: Paid  
Admin Cost: Paid  
Recommendation: \$55,140.00  
Compliance Date: June 15, 2026

**MOTIONS FOR EXTENSION OF TIME FOR COMPLIANCE**

10. Case 25-00460 - 321 Mid Pines Road - EY Cohen 22002 Corp  
CE Officer Tom Gehrman

Violation of Village Code of Ordinances

**Section 34-1327:** Driveway Replacement To Meet Village Code

**Section 10-8:** Exterior Property Maintenance

Initial Violation: February 27, 2026  
Order Finding Violation: March 19, 2026  
Compliance Deadline: April 15, 2026  
Compliance Date: TBD  
Fine Amount: TBD  
Citation Fine: N/A  
Admin Cost: Paid  
Recommendation: Extend Compliance Date  
Compliance Date: May 31, 2026

11. Case No. 2024-65 - 3515 Almar Road - Grace Wildman  
CE Officer Joey Sanders

Violation of Village Code of Ordinances

**Section 10-29:** Unsafe Building: Property is dilapidated and uninhabitable.

**Section 30-143:** Trash/Debris/Rubbish: Remove all trash/debris/rubbish stored around the property.

**Section 10-8:** Weeds: Remove all weeds from the property and along the fence line.

**Section 30-141:** Overgrowth: Mow and trim all overgrown grass/trees/bushes/vegetation.

**Section 10-9:** Exterior Property Maintenance: Repair damaged mailbox, fascia, soffit, rotted wood, doors, windows, roof and patio enclosure. Remove the prohibited grey tarp from the roof and repair all holes. Remove all wood boards covering the doors and windows. Remove all black/green discoloration from the exterior walls and walkways.

Initial Violation:	June 12, 2024
Order Finding Violation:	October 17, 2024
Compliance Deadline:	April 16, 2026
Fine Amount:	\$100.00 per day, per violation
Citation Fine:	N/A
Admin Cost:	\$276.60 (Paid)
Recommendation:	6-month extension
Compliance Date:	October 13, 2026

12. Case 2026-04 - 3920 S. Congress Avenue — Blackhall Inc  
CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

**Section 10-31 (FBC) 105.1 & 110.1:** Work done without the required permit and inspection - metal gate.

**Section 10-8:** Exterior property area - pave & stripe the parking lot, remove gravel and replace it with an approved surface.

**Section 10-9:** Exterior of building - replace windows/doors/ decorative features

**Section 10-30:** vacant or unimproved maintenance requirements - yard to be paved or sodded with trees and bushes.

Initial Violation:	October 21, 2025
Order Finding Violation:	January 15, 2026
Compliance Deadline:	March 13, 2026
Fine Amount:	\$250.00 per day
Citation Fine:	N/A
Admin Cost:	Paid
Recommendation:	\$10,650.00
Compliance Date:	June 30, 2026

**Next Magistrate Hearing is May 14, 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](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