



**AGENDA  
CODE ENFORCEMENT MAGISTRATE HEARING DOCKET  
VILLAGE HALL COUNCIL CHAMBERS  
226 CYPRESS LANE  
MAY 14, 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 26-00437 - 3918 Serubi Avenue - Sanchez Omar  
CE Officer David Urrutia  
Violation of Village Code of Ordinances  
**Section 14-32:** Failure to obtain required rental permit for rental property; cited as a repeat violation pursuant to Section 2-233.  
Citation Fine: \$500.00  
Admin Cost: \$232.35  
Recommendation: \$500 Daily Fines Per Violation  
Compliance Date: Immediate Compliance Required
  
2. Case No. 2026-00162 – 113 Cayman Drive – Rodriguez Yainier Ricardo  
CE Officer Henry Stout  
Violation of Village Code of Ordinances  
**Section 10-31 (FBC 105.1):** No building permit for rear multiple living structures, expansion of accessory structures, addition of a door on the rear north side, enclosed addition, and interior fence.  
**Section 10-31 (FBC 110.1):** No required inspections.  
**Section 34-912:** Boat trailers, vehicles, and/or RVs may not block the sidewalk.  
**Section 34-914:** Vehicles, trailers, and/or RVs may not be parked on grass and must be parked on a hard surface.  
**Section 34-915:** RVs may not be used as a rental or occupied while on the property and are permitted for storage only.  
**Section 14-32:** No residential rental permit on file.

Citation Fine: N/A  
Admin Cost: \$265.77  
Recommendation: \$150.00 Per day per violation  
Compliance Date: June 1, 2026

3. Case No. 2026-00353 – 3273 Rostan Lane – Alice Avenue LLC

CE 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: \$200.00 per day, per violation  
Compliance Date: June 1, 2026

**PETITION FOR REDUCTION OR ABATEMENT OF FINE**

4. 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: \$37,250.00  
Compliance Date: June 13, 2026

5. 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:	\$91,900.00
Compliance Date:	June 13, 2026

**MOTIONS FOR EXTENSION OF TIME FOR COMPLIANCE**

6. Case No. 25-01296 - 4455 South Congress Ave. - El Torito - 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. Requests for revisions were not provided. Fire alarm and fire sprinkler system information has not been submitted to the Palm Beach County Fire Department.

Initial Violation:	December 23, 2025
Order Finding Violation:	March 19, 2026
Compliance Deadline:	April 30, 2026
Compliance Date:	TBD
Fine Amount:	\$500.00 per day, per violation.
Citation Fine:	N/A
Admin Cost:	\$465.77
Recommendation:	Extension Denied.
Compliance Date:	TBD

**Next Magistrate Hearing is June 18, 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