



**AGENDA
CODE ENFORCEMENT MAGISTRATE HEARING DOCKET
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
AUGUST 20, 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.

MOTION HEARINGS

1. Case No. 25-00725 – 3112 Frost Road – Arthur Wade R. Jr. & Arthur Anita M. CE Officer Mitchell Sebastian

Violation of Village Code of Ordinances

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

Section 10-31 (FBC 110.1): Required inspection not performed.

Citation Fine: N/A

Admin Cost: \$195.77

Recommendation: \$100.00 per day

Compliance Date: September 20, 2026

2. Case No. 25-01283- 3861 Gulfstream Road - Villa Perez Carlos M Trust CE David Urrutia

Violation of Village Code of Ordinances

Section 30-141: Overgrowth; excessive growth of weeds and vegetation. Vegetation in front of street needs trimming.

Section 34-1381: Nuisance materials stored outside and visible to neighbors; building materials.

Section 34-915: Parking; prohibits use of a vehicle, boat, trailer, or other conveyance for living or sleeping. RV is hooked up to sewer and water to the adjacent property to the north. No.

Citation Fine: N/A

Admin Cost: \$100.02

Recommendation: \$100.00 per day, per violation

Compliance Date: September 1, 2026

3. Case No. 26-00618 - 3697 Gulfstream Road - Joseph Kevine & Saint Hubert Bernadette J

CE David Urrutia

Violation of Village Code of Ordinances

Section 34-1381: Nuisance materials stored outside and visible to neighbors.

Section 34-225: Fencing; missing or broken fence, wall, or gate (no pool).

Section 34-913: Parking; prohibited vehicles in residential land use districts.

Section 34-915: Parking; prohibits use of a vehicle, boat, trailer, or other conveyance for living or sleeping.

Section 34-916: Parking; commercial vehicles.

Section 10-8: Property; all exterior property, accessory structures, pools, sidewalks, and driveways shall be maintained.

Section 10-9: Building; maintenance of the exterior of a structure in good repair.

Citation Fine: N/A

Admin Cost: \$100.02

Recommendation: \$100.00 per day per violation

Compliance Date: September 1, 2026

4. Case No. 26-00728 - 4175 South Congress Avenue — Medical Services Of America INC ATTN: Tax Comp.8091

CE David Urrutia

Violation of Village Code of Ordinances

Section 70-94: Business tax receipt required for businesses operating within the Village.

Section 34-1327: Driveways and parking; failure to maintain.

Section 34-221: Landscape maintenance; responsibility of owner.

Section 34-262: Signage; prohibited signs.

Section 34-916: Parking and storing vehicles with expired Florida tags.

Citation Fine: N/A

Admin Cost: \$170.02

Recommendation: \$250.00 per day, per violation

Compliance Date: September 1, 2026

5. Case No. 26-00730 - 3939 South Congress Avenue - R&A Loan Services LLC

CE David Urrutia

Violation of Village Code of Ordinances

Section 30-143: Public nuisance; debris visible.

Section 34-916: Parking and storing inoperable vehicles with expired Florida tags.

Section 70-95: Delinquent business tax receipt, Unit 103, No. 5703-113077.

Citation Fine: N/A

Admin Cost: \$170.02

Recommendation: \$250.00 per day per violation

Compliance Date: September 1, 2026

6. Case No. 26-00699 - 300 Alameda Drive - Gardino & Daylenis Almira
CE Officer Tom Gehrman

Violation of Village Code of Ordinances

Section 10-19(7): Dead tree removal required; public nuisance.

Citation Fine: N/A
Admin Cost: TBD
Recommendation: \$100.00 per day
Compliance Date: CASE CONTINUED

7. Case No. 26-00067 – 2802 Seminole Road – Marcus Investment Group Inc.
CE Officer Mitchell Sebastian

Violation of Village Code of Ordinances

Section 34-914(D): Parking/storage of recreational vehicles must be inside or behind the front building line, at or below the maximum height of the roofline of the house.

Citation Fine: N/A
Admin Cost: \$195.77
Recommendation: \$100.00 a day, per violation
Compliance Date: October 30, 2026

8. Case No. 26-00781 – 261 Tam O Shanter Drive – Rivera Oscar F. Fiesco & Dania C. Suarez

CE Officer Henry Stout

Violation of Village Code of Ordinances

Section 30-141: Overgrown residential property (vacant).

Citation Fine: N/A
Admin Cost: \$265.77
Recommendation: \$100.00 per day
Compliance Date: September 1, 2026

PETITION FOR REDUCTION OR ABATEMENT OF FINE

9. Case No. 2025-102 (24-00338) - 3514 Lake Worth Road - Grand Lake Properties LLC

CE David Urrutia

Violation of Village Code of Ordinances

Section 34-1366: Building design guidelines for dumpsters and waste containers.

Initial Violation: April 19, 2024
Order Finding Violation: November 19, 2025
Compliance Deadline: January 30, 2026
Compliance Date: March 27, 2026
Fine Amount: \$5,500.00
Citation Fine: Paid
Admin Cost: Paid
Recommendation: \$1,100.00
Compliance Date: September 20, 2026

10. Case No. 2024-44 - 1856 Emilio Lane - Alejandro Navarro
CE Officer Tom Gehrman

Violation of Village Code of Ordinances

Section 10-31 (FBC 105.1 & 110.1): Gazebo/ pergola without required permits and inspections.

Initial Violation:	July 7, 2024
Order Finding Violation:	July 18, 2024 - April 12, 2016
Compliance Deadline:	September 19, 2024
Compliance Date:	June 6, 2026
Fine Amount:	TBD
Citation Fine:	N/A
Admin Cost:	Paid
Recommendation:	TBD
Compliance Date:	September 16, 2026

11. Case No. 2022-12 - 3883 Park Lane - Gerald I Adams Trust
CE Tom Gehrman

Violation of Village Code of Ordinances

Section 30-143: Public nuisance; wild vegetation overgrowth and debris visible on the property.

Section 10-9: Exterior of structure and building must be maintained in good repair and structurally sound, including painting, roof, walls, doors, and windows.

Section 10-8: Exterior property areas, sheds, driveways, and parking areas must be maintained in good repair.

Initial Violation:	March 4, 2026
Order Finding Violation:	March 17, 2022
Compliance Deadline:	April 18, 2022
Compliance Date:	Feb 15, 2023
Fine Amount:	\$69,000.00
Citation Fine:	N/A
Admin Cost:	\$174.08 (paid)
Recommendation:	\$0
Compliance Date:	September 17, 2026

MOTION TO AMEND ORDER FINDING VIOLATION

12. Case No. 26-03399 - 1829 Fairview Villas Dr, Apt 2 - Buechner Alison N
CE Officer Mitchell Sebastian

Violation of Village Code of Ordinances

Section 14-32: No residential rental permit — complied.

Citation Fine:	Paid
Admin Cost:	Voided
Recommendation:	N/A
Compliance Date:	Complied

Next Magistrate Hearing is September 17, 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