



**AGENDA
CODE ENFORCEMENT MAGISTRATE HEARING DOCKET
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
SEPTEMBER 17, 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.

CALL TO ORDER

MOTION HEARINGS

1. Case No. 26-00355 - 3824 Patio Court - Timmie L Knox Self Settled Special Needs Trust

CE Officer Joey Sanders

Violation of Village Code of Ordinances

Section 34-914: Remove all inoperative and/or unregistered vehicles; relocate or remove all trailers parked in front of the property; and remove all vehicles parked on the grass.

Section 34-912: Remove all vehicles obstructing the roadway.

Section 34-225: Repair, replace, or remove all damaged fencing.

Section 30-143: Remove all trash, debris, and materials from the property.

Section 34-1381: Remove all miscellaneous items stored around the property or relocate them out of public view.

Citation Fine: N/A

Admin Cost: \$277.77

Recommendation: \$100.00 per day, per violation

Compliance Date: October 1, 2026

2. Case No. 26-00774 - 3522 Joshua Tree Street - Korniyasov Bogdan

CE Officer Mitchell Sebastian

Violation of Village Code of Ordinances

Section 10-31 (FBC 110.1): No inspection was performed.

Section 10-31 (FBC 105.1): No permit was obtained for the electric vehicle charger.

Citation Fine: N/A

Admin Cost: \$195.77

Recommendation: \$100.00 Per day, per violation

Compliance Date: October 30, 2026

3. Case No. 25-01295 - 2786 Meadow Road - Carlos M. Gonzalez Jr

CE Officer Tom Gehrman

Violation of Village Code of Ordinances

Section 70-94: No business tax receipt for landscaping business operating at this location.

Section 34-745: Prohibited use at a single-family residence.

Section 34-913: Prohibited parking at a residential property.

Section 34-890: Home occupations—activity beyond the scope of this section.

Citation Fine: N/A

Admin Cost: \$261.95

Recommendation: \$100.00 per day, per violation

Compliance Date: October 14, 2026

4. Case No. 26-00931 - South Congress Avenue (vacant lot PCN 70434430010010050)

- Hani Enterprises Inc & Abesud LLC Shatara & Sons Enterprises

CE Officer Tom Gehrman

Violation of Village Code of Ordinances

Section 30-143: Public nuisance; trash and debris.

Section 10-7(d): Property maintenance; vacant land must be kept in a clean, safe, and sanitary condition to prevent conditions that adversely affect public health, safety, or welfare.

Section 10-8(c): Exterior areas must be maintained free from excessive weed and plant growth.

Section 66-112: General maintenance of right-of-way areas (sidewalks).

Citation Fine: N/A

Admin Cost: \$206.21

Recommendation: \$100.00 per day, per violation

Compliance Date: October 14, 2026

5. Case No. 26-00334 - 3825 Lakewood Road A - Lopez & Rocha Investments LLC

CE Officer Joey Sanders

Violation of Village Code of Ordinances

Section 34-914: Vehicles/Parking/Shipping Containers. Remove all shipping containers from the property and all vehicles parked on the grass.

Section 34-913: Commercial Vehicles. Remove all landscaping and/or commercial vehicles from the property.

Section 14-32: No Residential Rental Permit. Obtain a rental permit.

Section 34-225: Fence Maintenance. Repair all broken sections of the fence.

Section 30-141: Overgrowth. Trim all overgrown trees and vegetation.

Section 10-9: Exterior Property Maintenance. Remove all black discoloration from the exterior walls (pressure wash).

Citation Fine: N/A

Admin Cost: \$297.77

Recommendation: \$100.00 per day, per violation

Compliance Date: October 1, 2026

6. CIT Case 26-00884 - 3184 South Congress Avenue — WBA Portfolio Owner Fund IV Galaxy LLC c/o Oak Street Real Estate Capital LLC

CE Officer David Urrutia

Violation of Village Code of Ordinances

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

Section 30-143: Nuisance; stagnant water.

Citation Fine: \$125.00 + \$30.00 re-inspection fee = \$155.00

Admin Cost: \$239.84

Recommendation: \$250.00 Per day, per violation

Compliance Date: October 1, 2026

7. Case No. 26-00348 - 120 Davis Road - Jimenez William Andres, Morales Munoz Aura Patricia & Rosario Jorge Luis Jr.

CE Officer Henry Stout

Violation of Village Code of Ordinances

Section 10-31 (FBC 105.1): No permits for the conversion of the laundry room into an efficiency with a bathroom.

Section 10-31 (FBC 110.1): No inspections performed.

Citation Fine: N/A

Admin Cost: \$265.77

Recommendation: \$100 Per day, per violation

Compliance Date: September 30, 2026

Next Magistrate Hearing is October 15, 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