



**AGENDA  
CODE ENFORCEMENT MAGISTRATE HEARING DOCKET  
VILLAGE HALL COUNCIL CHAMBERS  
226 CYPRESS LANE  
SEPTEMBER 15, 2022  
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. CIT Case 2022-2496 - 360 East Lake Road - Alejandro & Molly Alfonso  
CE Officer Elige Jacobs  
Violation of Village Code of Ordinances  
Section 30-143: Trash, Debris, and Vermin - Trash and debris in the carport  
Citation Fine: \$100.00  
Admin Cost: \$180.61  
Recommendation: \$100.00 per day  
Compliance Date: September 14, 2022
  
2. CIT Case 2022-2495 - 40 Davis Road - Merari Perez & Zoe Rodriguez  
CE Officer Elige Jacobs  
Violation of Village Code of Ordinances  
Section 34-914: Parking in Residential District - Blue van parked on the lawn  
Citation Fine: \$50.00  
Admin Cost: \$180.61  
Recommendation: \$50.00 per day  
Compliance Date: September 14, 2022
  
3. Case 2022-39 - 2200 Springdale Boulevard - Palm Springs Village Green #4 & Regusa Engineering Services  
CE Officer - Tom Gehrman  
Violation of Village Code of Ordinances

Section 10-31 (FBC 105.1): Apartment Building Patio Repairs, No Required Permit  
Section 10-31 (FBC 110.1): No Required Inspections

Citation Fine: N/A  
Admin Cost: \$377.14  
Recommendation: \$200.00 per day, per violation (Safety issue, multi-story apartment))  
Compliance Date: October 3, 2022

4. Case 2022-40 - 3925 Espan Court - Napoles Idel Quintana  
CE Officer - Tom Gehman

Violation of Village Code of Ordinances

Section 10-31 (FBC 105.1): Buildings with no required permits

Section 10-31 (FBC 110.1): No required inspections

Section 34-745: Prohibited use, no applicable Business Tax Receipt

Section 34-914: Parking violations on residential property

Citation Fine: N/A  
Admin Cost: \$180.61  
Recommendation: \$100.00 per day, per violation  
Compliance Date: October 19, 2022

5. Case 2022-36 - 4271 Dale Road - Bernard & Carina Santini  
CE Officer - Tom Gehrman

Violation of Village Code of Ordinances

Section 10-31 (FBC 105.1): New back buildings; no record of permits  
Section 10-31 (FBC 110.1): No required inspections

Citation Fine: N/A  
Admin Cost: \$160.61  
Recommendation: \$100.00 per day, per violation  
Compliance Date: October 14, 2022

6. CIT Case 2022-2763 - 2640 South Military Trail - Plantation Plaza LLC and The End Barber  
CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

Section 70-94: Local Business Tax Receipt Required

Section 70-95: Due Date Delinquencies

Citation Fine: \$539.42  
Admin Cost: TBD  
Recommendation: \$250.00 per day  
Compliance Date: September 20, 2022

7. Case 2022-41 - 1 Lake Arbor Drive - Melissa D. Burton  
CE Officer - Tom Gehrman  
 Violation of Village Code of Ordinances  
Section 6-3: Keeping multiple dogs and cages. Barking dogs inside and outside  
Section 10-4: Owner's responsibility to keep the dwelling clean & sanitary  
Section 10-8: Exterior areas must be kept clean & sanitary  
Section 30-143: Public nuisance; debris visible. Dog cages provide breeding ground for pests & vermin.  
 Citation Fine: NA  
 Admin Cost: \$180.61  
 Recommendation: \$50.00 per violation, per day  
 Compliance Date: September 25, 2022
  
8. CIT Case 2022-2350 - 3818 South Congress Avenue - Bismillah Enterprises Inc.  
CE Officer Jose Inoa  
 Violation of Village Code of Ordinances  
Section 34-916: Parking violations  
Section 30-143: Trash and debris  
 Citation Fine: \$200.00 + \$30.00 = \$230.00  
 Admin Cost: \$180.61  
 Recommendation: \$100.00 per day, per violation  
 Compliance Date: August 20, 2022
  
9. CIT Case 2022-2349 - 3818 Canal Road - Black Family Trust  
CE Officer Jose Inoa  
 Violation of Village Code of Ordinances  
Section 34-914: Parking Violations  
 Citation Fine: \$50.00 + \$30.00 = \$80.00  
 Admin Cost: \$180.61  
 Recommendation: \$100.00 per day  
 Compliance Date: August 20, 2022

**PETITION FOR REDUCTION OR ABATEMENT OF FINE**

10. Case 2008-141 - 3732 10th Avenue North - James Knowles  
CE Officer - Nanciann Cuenot  
 Violation of Village Code of Ordinances  
Section 78-69: Refusing, failing, or neglecting to connect to the Village of Palm Springs wastewater system.  
 Initial Violation: June 4, 2008

Order Assessing  
and Claim of Lien  
Compliance Deadline: July 22, 2008  
Compliance Date: April 28, 2022  
Fine Amount: \$1,255,000.00 Capped at \$621,320.00  
Citation Fine: N/A  
Admin Cost: Paid  
Recommendation: \$93,198.00  
Compliance Date: September 25, 2022

11. Case 2016-77 - 4337 Cambridge Street - Robert Rodgers  
CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

Section 78-69: Refusing, failing, or neglecting to connect to the Village of Palm Springs wastewater system.

Initial Violation: September 8, 2016  
Order Finding Violation: November 8, 2016  
Compliance Deadline: December 9, 2016  
Compliance Date: September 2022  
Fine Amount: \$421,000.00  
Citation Fine: N/A  
Admin Cost: Paid  
Recommendation: \$82,000.00  
Compliance Date: September 25, 2022

12. CIT Case 2019-2395 - 3207 Meadow Road - Arbely A. Alvarez & Yanet I. Caceres  
CE Officer - Tom Gehrman

Violation of Village Code of Ordinances

Section 30-141: Overgrown residential lot

Section 30-143: Public; trash & debris

Initial Violation: October 17, 2019  
Order Finding Violation: November 21, 2019  
Compliance Deadline: December 6, 2019  
Compliance Date: June 22, 2022  
Fine Amount: \$92,800.00  
Citation Fine: Paid  
Admin Cost: Paid  
Recommendation: \$18,560.00  
Compliance Date: October 3, 2022

13. CIT Case 2012-0920 - 3207 Meadow Road - Arbely A. Alvarez & Yanetl Caceres  
CE Officer - Tom Gehrman

Violation of Village Code of Ordinances

Section 30-141: Overgrown residential lot

Initial Violation:	September 24, 2012
Order Finding Violation:	October 9, 2012
Compliance Deadline:	October 22, 2012
Compliance Date:	June 22, 2022
Fine Amount:	\$352,900.00
Citation Fine:	Paid
Admin Cost:	Paid
Recommendation:	\$70, 580.00
Compliance Date:	October 3, 2022

14. CIT Case 2015-1679-1212 S. Congress Avenue - Congress Realty Developments  
LLC

CE Officer - Nanciann Cuenot

Violation of Village Code of Ordinances

Section 30-141: Overgrown commercial lot

Initial Violation:	April 28, 2015
Order Finding Violation:	May 12, 2015
Compliance Deadline:	May 25, 2015
Compliance Date:	May 28, 2016
Fine Amount:	\$36,900.00
Citation Fine:	Paid
Admin Cost:	Paid
Recommendation:	\$9,225.00
Compliance Date:	September 26, 2022

**Next Magistrate Hearing is Thursday, October 20, 2022 @ 10:00 PM in the Village  
Council Chambers**

## Village of Palm Springs

### Title VI/Nondiscrimination Policy

#### **I. Policy Statement:**

The Village of Palm Springs values diversity and welcomes input from all interested parties, regardless of cultural identity, background, or income level. Moreover, the Village believes the best programs and services result from careful consideration 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