



VILLAGE OF PALM SPRINGS  
CODE ENFORCEMENT MAGISTRATE HEARING DOCKET  
COUNCIL CHAMBERS, VILLAGE HALL  
226 CYPRESS LANE, PALM SPRINGS, FLORIDA  
MAY 10, 2016  
10:00A.M.

If a person decides to appeal any decision made by the Magistrate, he will need a record of the proceeding, and that for such purpose he 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.

Persons who need an accommodation in order to attend or participate in this hearing should contact the Village Clerk at 965-4010 at least 3 days prior to the hearing to request such assistance.

All hearings are conducted only in English. Persons needing language translation services must bring their own translator to the hearing.

(Todas las audiencias se conducen solamente en inglés. Las personas que necesitan servicios de traducción de la lengua deben traer su propio traductor a la audiencia.)

### AGENDA CHANGES

### MOTION HEARINGS

1. CIT Case 2016–1951 – Fifth Kendal Realty Corp – 3796 S. Congress Ave

CE Officer Mark Rodriguez

Violation of Village Code of Ordinances

Section – 105.1 Failure to Obtain Building Permits

Section – 110.1 Failure to Obtain Inspections (electrical, plumbing, mechanical & building)

Citation Fine: \$200.00 + \$30.00 = \$230.00

Admin Cost: \$227.23

Recommendation: \$100.00 per day, per trade

Compliance Date: May 22, 2016

2. CIT Case 2016–1892 – Giselda Andruss – 3935 Kirk Road

CE Officer – Mark Rodriguez

Violation of Village Code of Ordinances

Section – 105.1 Failure to Obtain Building Permit(s)

Section – 110.1 Failure to Obtain Building Inspection(s)

Section – 116.1 Unsafe Building or Structure

Citation Fine: \$450.00 + \$30.00 = \$480.00

Admin Cost: \$323.71

Recommendation: \$100.00 per day, per violation

Compliance Date: May 22, 2016

3. CIT Case 2016–1894–Lake Worth Drive in Swap Shop – 3438 Lake Worth Road

CE Officer – Mark Rodriguez

Violation of Village Code of Ordinances

Section – 34-1327 Driveway/Parking Area

Section – 30-143 Trash & Debris

Citation Fine: \$125 + \$30.00 = \$155.00

Admin Costs: \$147.23

Recommendation: \$100.00 per day, per violation

Compliance Date: May 22, 2016

4. **CIT Case 2016–1896 – Jaime & Pedro Munoz – 5601 Waterview Circle # 56A**  
**CE Officer Mark Rodriguez**  
 Violation of Village Code of Ordinances  
 Section – 105.1 Failure to Obtain Building Permits  
 Section – 110.1 Failure to Obtain Inspections  
 Section - 10-9 Damaged or Deteriorated Roof  
 Section – 14-32 Permit for Residential Rental Units  
 Citation Fine: \$500.00 + \$30.00 = \$530.00  
 Admin Costs \$243.48  
 Recommendation: \$100.00 per day, per violation  
 Compliance Date: May 22, 2016
  
5. **CIT Case 2016 – 1897 – Daniel & Mirene Jeantinoble – 65 Abaco Drive**  
**CE Officer Mark Rodriguez**  
 Violation of Village Code of Ordinances  
 Section – 105.1 Failure to Obtain Building Permits  
 Section – 110.1 Failure to Obtain Inspections  
 Citation Fine: \$200.00 + \$30.00 = \$230.00  
 Admin Costs: \$217.48  
 Recommendation: \$100 per day, per violation  
 Compliance Date: May 22, 2016
  
6. **CIT Case 2016 – 1899 – Gem Cove HOA – 4376-4398 Lakewood Road**  
**CE Officer Mark Rodriguez**  
 Violation of Village Code of Ordinances  
 Section – 34-1327 Driveway/Parking Lot Maintenance  
 Section – 10-9 Painting (dirty, faded) all units  
 Section – 30-141 Overgrown Residential Lot  
 Section – 30 – 143 Trash & Debris  
 Citation Fine: \$250.00 + \$30.00 = \$280.00  
 Admin Costs: \$293.48  
 Recommendation: \$100.00 per day, per violation  
 Compliance Date: May 22, 2016
  
7. **CIT Case 2015-1870– Ozeas Da Silva – 2605 Gulfstream Road**  
**CE Officer- Tom Gehrman**  
 Violation of Village Code of Ordinances  
 Section FBC 105.1 front porch structure; no permit  
 Section FBC 110.1 no required inspections  
 Citation Fine: \$200 + \$30 = \$230 (paid)  
 Recommendation: \$100 per day, per violation  
 Admin Cost: \$173.49  
 Compliance Date: May 20, 2016
  
8. **NOV/NOH Case 2016-14– TPH Forest Hill LLC – 4316 Forest Hill Blvd**  
**CE Officer- Tom Gehrman**  
 Violation of Village Code of Ordinances  
 Sections 34-223(b) alteration of approved landscape plan without Land Development approval;  
 tree removal  
 Sections 34-224 Revised Landscape plan required to be submitted and approved by Village  
 Land Development  
 Recommendation: \$100.00 per day/per violation  
 Admin Cost: \$296.22  
 Compliance Date: May 20, 2016

9. **CIT Case 2016-1910– Nardo Garcia – 3200 Springdale Blvd #108**  
**CE Officer- Tom Gehrman**  
Violation of Village Code of Ordinances  
Section FBC 105.1 no permit; interior apartment remodel  
Section FBC 110.1 no required inspections  
Citation Fine: \$200 + \$30 = \$230 (paid)  
Recommendation: \$100 per day, per violation  
Admin Cost: \$173.49  
Compliance Date: May 20, 2016
10. **CIT Case 2016-1911– Arevalos LLC – 2838 Military Trail**  
**CE Officer- Tom Gehrman**  
Violation of Village Code of Ordinances  
Section 30-143 public nuisance; trash and debris  
Section 34-225 broken fence and gate  
Citation Fine: \$125 + \$30 = \$155  
Recommendation: \$100 per day, per violation  
Admin Cost: \$173.49  
Compliance Date: May 20, 2016
11. **CIT Case 2016-1915– MCM Property LLC – 1219 S Congress Ave.**  
**CE Officer- Tom Gehrman**  
Violation of Village Code of Ordinances  
Section 30-143 public nuisance; trash and debris visible  
Citation Fine: \$100 + \$30 = \$130  
Recommendation: \$100 per day  
Admin Cost: \$173.49  
Compliance Date: May 20, 2016
12. **CIT Case 2016-1916– 2911 Congress Plaza Inc – 2911 S Congress Ave.**  
**CE Officer- Tom Gehrman**  
Violation of Village Code of Ordinances  
Section 34-262 prohibited signage; window light banding  
Citation Fine: \$50 + \$30 = \$80  
Recommendation: \$50 per day  
Admin Cost: \$173.49  
Compliance Date: May 20, 2016
13. **Case 2016-09– Russell R Taylor & Barbara P Bass Trust– 4369 Kent Ave**  
**CE Officer – Nanciann Cuenot**  
Violation of Village Code of Ordinances  
Section 78-69 (Ordinance 2009-12) – refusing, failing or neglecting to make connections to the Village of Palm Springs water & wastewater system.  
Admin. Costs: \$145.17  
Recommendation: \$200.00 per day  
Compliance date: June 10, 2016
14. **Case 2016-10– Barbara P Bass Trust – 4387 Kent Ave**  
**CE Officer – Nanciann Cuenot**  
Violation of Village Code of Ordinances  
Section 78-69 (Ordinance 2009-12) – refusing, failing or neglecting to make connections to the Village of Palm Springs water & wastewater system.  
Admin. Costs: \$145.17  
Recommendation: \$200.00 per day  
Compliance date: June 10, 2016
15. **Case 2016-15– Nancy Tamayo – 4293 Kent Ave**

**CE Officer – Nanciann Cuenot**

**Violation of Village Code of Ordinances**

**Section 78-69 (Ordinance 2009-12) – refusing, failing or neglecting to make connections to the Village of Palm Springs wastewater system.**

**Admin. Costs: \$148.21**

**Recommendation: \$200.00 per day**

**Compliance date: June 10, 2016**

**16. Case 2016-16– James R Pickens – 3858 Lakewood Rd**

**CE Officer – Nanciann Cuenot**

**Violation of Village Code of Ordinances**

**Section 78-69 (Ordinance 2009-12) – refusing, failing or neglecting to make connections to the Village of Palm Springs wastewater system.**

**Admin. Costs: \$153.21**

**Recommendation: \$200.00 per day**

**Compliance date: June 10, 2016**

**PETITION FOR REDUCTION OR ABATEMENT OF FINE**

**17. Case 2015-1663 – FrankCo LLC - 3575 Coconut Road**

**CE Officer – Mark Rodriguez**

**Violation of Village Code of Ordinances and or Florida Building Code**

**Section: 10-9 Broken Windows, Rotted Fascia Boards**

**Section: 10-9 Damaged or Deteriorated Roof**

**Section: 30-141 Overgrown Vacant Residential Lot (rear foliage)**

**Section: 30-143 Stagnant Water – Cloudy Opaque**

**Initial Violation: April 15, 2015**

**Order Finding Violation: May 22, 2015**

**Compliance Date: July 29, 2015**

**Fine Amount: \$27,826.53**

**Recommendation: \$10,434.94**

**18. Case 2015-05 – Franko LLC - 3575 Coconut Road**

**CE Officer – Nanciann Cuenot**

**Violation of Village Code of Ordinances**

**Section: (Ordinance 2009-12) Refusing, failing or neglecting to connect to the wastewater system**

**Initial Violation: January 21, 2015**

**Order Finding Violation: February 10, 2015**

**Compliance Date: December 5, 2015**

**Fine Amount: \$54,883.68**

**Recommendation: \$13,720.92**

**MOTIONS FOR EXTENSION OF TIME FOR COMPLIANCE (None)**

**STIPULATION AND AGREED ORDER**

**MOTIONS FOR CONTINUANCE – (None)**

**APPEAL – (None)**

**If a person decides to appeal any decision made by this Magistrate with respect to any matter considered at this meeting, he/she will need a record of the proceeding, and that for such purpose he/she 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. Persons who need an accommodation in order to attend or participate in this meeting should contact the Deputy Village Clerk at 965-4010 at least 3 days prior to the meeting in order to request such assistance**