



**AGENDA
CODE ENFORCEMENT MAGISTRATE HEARING DOCKET
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
JANUARY 18, 2024
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.

AGENDA CHANGES

MOTION HEARINGS

1. Case No. 2024-8 - 3074 Frost Road - Carol A. Murphy
CE Officer Tom Gehrman
Violation of Village Code of Ordinances
Section 30-143: Nuisance debris & overgrowth visible
Section 10-9: Residential structure needs painting, cleaning, and repairs
Section 10-8: Accessory areas & shed need maintenance
Section 34-914: Parking all vehicles operable with registration
Section 34-913: Prohibited panel/box truck at residential
Citation Fine: NA
Admin Cost: \$181.91
Recommendation: \$100.00 per day, per violation
Compliance Date: February 14, 2024
2. Case No. 2024-9 - 3152 Frost Road - Orandelys D. Duarte
CE Officer Tom Gehrman
Violation of Village Code of Ordinances
Section 34-915: Prohibited use of camper for living or sleeping
Citation Fine: NA
Admin Cost: \$181.91
Recommendation: \$100 per day
Compliance Date: January 28, 2024

3. Case No. 2024-06 - 3732 10th Avenue North - 12275 53rd Road N Trust & Marisel Oliveros Urgelles TR
CE Officer Nicole Tamayo
Violation of Village Code of Ordinances
Section 14-32: No required residential rental license on file with the Village of Palm Springs.
Section 6-3: Keeping animals; fowl and livestock.
Section 10-9: House ID numbers required.
Section 10-9: Shutters must be removed.
Section 10-9: Exterior surfaces must be maintained in good condition. Peeling, flaking, and chipped paint shall be eliminated and repainted.
Section 34-914: Residential parking violations; parking on grass.
Section 34-221: Responsibility of the Owner; practices enumerated. Owner is responsible for landscape maintenance.
Section 30-143: Trash and debris public nuisance.
Section 10-31 (FBC 105.1 & FBC 110.1): No required permits and inspections for garage enclosure on file with the Village of Palm Springs.
Citation Fine: N/A
Admin Cost: \$196.91
Recommendation: \$100.00 per day, per violation
Compliance Date: February 29, 2024
4. Case No. 2024-05 - 441 Kirk Road - Yilena Naranjo & Jose L. Naranjo
CE Officer Nicole Tamayo
Violation of Village Code of Ordinances
Section 34-914: Residential Parking Violations; Parking on grass, Parking blocking sidewalk use area.
Section 30-142: Maintenance of the swale and right-of-way area required. Broken sidewalk repair required.
Section 10-31 (FBC 105.1 & FBC 110.1): Pavers installed without required permits and inspections.
Citation Fine: N/A
Admin Cost: \$196.91
Recommendation: \$100.00 per day, per violation
Compliance Date: February 29, 2024
5. Case No. 2024-01 - 1965 South Congress Avenue - Congress Plaza II Inc.
CE Officer Nanciann Cuenot
Violation of Village Code of Ordinances
Section 10-8: Exterior of Property-resurface parking lot, pressure clean privacy wall
Section 30-141: Overgrown commercial property
Section 30-142: Maintenance of Right-of-Way
Section 30-143: Trash & Debris
Section 34- 262: Prohibited banner signs
Section 34-914: Parking vehicles – no valid tag or registration

Section 34-1327: Insufficient off-street parking and access must comply with Handicap Standards

Section 34-1332: Off-street parking must be kept neat, clean, orderly, and dust-free

Section 34-912: Parking on Public Right of Way

Section 34-1329: Automotive parking – minimum requirements

Citation Fine: N/A

Admin Cost: \$627.33

Recommendation: \$100.00 per day, per violation

Compliance Date: February 9, 2024

March 8, 2024, for violations requiring permits

6. Case No. 2024-07 - 241 Tam O Shanter Drive - Yenny Vidal & Adisbel Valdes
CE Officer Deanna Thomas

Violation of Village Code of Ordinances

Section 34-890: Home occupations

Section 70-99: Evidence of engaging in business

Section 10-9: Exterior of structure or building

Section FBC 105.1: No permits

Section FBC 110.1: No inspections

Citation Fine: N / A

Admin Cost: \$216.91

Recommendation: \$100 per day per violation

Compliance Date: February 29, 2024

7. Case No. 2024-03 - 3789 Davis Road - Anworth Properties Inc.
CE Officer Joey Sanders

Violation of Village Code of Ordinances

Section 34-914: Inoperative and/or unregistered vehicles

Section 10-31 (FBC 105.1 & FBC 110.1): Structures constructed without a permit and inspection

Section 30-143: Trash/Debris/vegetative waste/materials

Section 34-221: Landscape maintenance

Section 34-225: Fence maintenance

Section 34-1381: Open storage

Section 30-141: Overgrowth

Section 34-883: Hedges

Section 10-8: Weeds/Parking lot maintenance/sidewalks/dumpster enclosure

Section 10-9: Exterior property maintenance/post street numbers on mailbox/replace unsound door/remove metal bars covering the windows/exterior painting/repair broken windows/secure exposed wires

Citation Fine: N/A

Admin Cost: \$296.91

Recommendation: \$100.00 per day, per violation

Compliance Date: February 01, 2024

8. Case No. 2024-02 - 137 Vanessa Street - Carolina Lazo
CE Officer Joey Sanders
Violation of Village Code of Ordinances
Section 34-914: Inoperable and/or unregistered vehicle
Section 14-32: No residential rental permit
Section 34-1381: Open storage
Section 10-8 & Section 10-9: Exterior property maintenance/clean, repair, and post street numbers on broken mailbox
Citation Fine: N/A
Admin Cost: \$276.91
Recommendation: \$100.00 per day, per violation
Compliance Date: February 01, 2024
9. Case No. 2024-04 - 3549 Corrigan Court - Jorge A. Trejo
CE Officer Joey Sanders
Violation of Village Code of Ordinances
Section 34-914: Inoperative and/or unregistered vehicles parking on grass
Section 34-913: Prohibited commercial vehicles
Section 34-221: Landscape maintenance
Section 10-8: Driveway maintenance
Section 34-893: Canopies
Section 10-9: Shutters
Citation Fine: N/A
Admin Cost: \$296.91
Recommendation: \$100.00 per day, per violation
Compliance Date: February 01, 2023

REASONABLE ACCOMMODATION REQUESTS Results

PETITION FOR REDUCTION OR ABATEMENT OF FINE

MOTIONS FOR EXTENSION OF TIME FOR COMPLIANCE

STIPULATION AND AGREED ORDER

MOTIONS FOR CONTINUANCE

APPEAL

**Next Magistrate Hearing is Thursday, February 15, 2024 @ 10:00 AM
Village Council Chambers**

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

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2024 - 8

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

V.

CAROL A. MURPHY
300 JPHN F. KENNEDY DR APT 103
LAKE WORTH, FL 33462 1174
Respondent.

PCN 70-43-44-18-05-009-0040

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that he has just and reasonable grounds to believe, and does believe that on **JANUARY 4, 2024**, the Respondent, **CAROL A. MURPHY**, owner of the property at **3074 FROST ROAD, PALM SPRINGS, FL, 33406** is in violation of local ordinances.

SECTION 30-143 Public Nuisance, trash, debris overgrowth visible.
SECTION 10-9 building (main residence) not maintained.
SECTION 10-8 accessory areas & buildings (shed) not maintained.
SECTION 34-914 prohibited parking in residential, inoperable, on unapproved surface
SECTION 34-913 prohibited vehicle in residential, panel (box) truck.

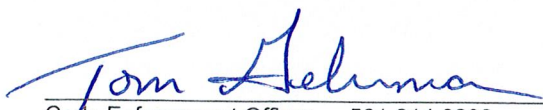
These violations must be corrected on or before **JANUARY 15, 2024**, failing, this matter shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL. 33461, Tel. 561-584-8200, **at 10:00 a.m., on THURSDAY JANUARY 18, 2024**. IF THE VIOLATION IS CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.

YOU ARE HEREBY ORDERED to appear and answer the above charges. You may choose to waive your rights to this hearing and the costs as determined by the Special Magistrate. Your failure to appear may result in the Special Magistrate proceeding in your absence.

IMPORTANT: It is the responsibility of the Respondent to request an inspection as soon as compliance is achieved by calling the Code Enforcement Office at (561) 584-8300 ext. 8520 and providing proof of Permits and Inspections. A request for inspection must be made at least 1 day(s) prior to the requested inspection.

If you are found in violation of the Village Code, the Special Magistrate has the legal authority to levy fines of up to **\$500.00** per day, per violation, for each and every day that each violation continues, and to levy all administrative costs required to obtain compliance. **ALL FINES AND COSTS BECOME LIENS ON YOUR PROPERTY.**

You have the right to obtain an attorney, at your own expense, to represent you before the Special Magistrate at the hearing. All testimony at the hearing will be under oath and recorded. The Special Magistrate shall take testimony from the Code Compliance Officer and the Respondent. Formal rules of evidence shall not apply, but fundamental due process shall be observed and shall govern the proceedings. You will have the opportunity to present witnesses as well as question witnesses against you, prior to a final determination by the Magistrate. If you wish to have witnesses subpoenaed or if you have other questions, you may contact the Village Clerk's Office at (561)965-4010. Any interested party seeking to appeal any decision of the Special Magistrate with respect to any matter considered at the hearing will need a record of the proceedings and will need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence presented. Persons who need a special accommodation in order to attend or participate in this hearing must advise the Village Clerk at (561) 965-4010, at least 36 hours prior to the hearing.


Code Enforcement Officer 561-814-3208

TOM GEHRMAN
Printed Name of Officer

Date Issued: JANUARY 4, 2024

**CODE ENFORCEMENT BOARD
VILLAGE OF PALM SPRINGS, FLORIDA**

**VILLAGE OF PALM SPRINGS,
FLORIDA,**

Petitioner

Case No. 2024-8

RETURN OF SERVICE

**CAROL A. MURPHY
300 JOHN F. KENNEDY DR APT 1035810 SW 33rd TER
LAKE WORTH, FL 33462 1174**

Respondent

On the **5th Day of JANUARY at 3:12pm**, I served the attached Notice of Violation/Notice of Hearing on the within named Respondent, **CAROL A. MURPHY** at **3074 FROST ROAD**, Palm Springs, FL 33461 and posted the notice at Palm Springs Village Hall, 226 Cypress Lane, Palm Springs, FL 33461 Palm Beach County, Florida, by:

_____ **INDIVIDUAL SERVICE:** By serving the within named Respondent a true copy with the date and hour of service endorsed thereon by me.

_____ **SUBSTITUTE SERVICE:** By serving a true copy with the date and hour of service endorsed thereon by me, at the Respondent's usual place of abode with any person residing therein the age of 15 years or older, to-wit: _____ and informing such person of their contents pursuant to F.S. 48.031.

XX **POSTED BY:** Securely affixing a copy to a conspicuous place on the property described within. PHOTO INCLUDED

VILLAGE OF PALM SPRINGS
DEPARTMENT OF PUBLIC SAFETY

By: 

1/5/2024 3:12:11 PM

Posting Case 2024-8 3074 Frost Road

1/5/2024 3:12:30 PM



1/8/2024 11:21:24 AM

3074 FROST Rd

CASE 2024-8

34-913 PARKING PROHIBITED TRUCK



1/5/2024 10:07:29 AM

3074 Pross Rd

Case 2024-8

34-913 PARKING PROHIBITED VEHICLE



1/5/2024 3:12:30 PM

3074 FROST Rd. Case 2024-8



1/5/2024 3:12:44 PM

3074 - Frost Road
Case 2024-8

1/5/2024 3:12



12/17/2023 10:23:51 AM

3074 FROST ROAD CASE 2024-8



12/17/2023 10:20:16 AM



PALM SPRINGS POLICE DEPARTMENT

230 Cypress Lane • Palm Springs, Florida 33461 • Phone 561-968-8243 • www.vpsfl.org

JANUARY 4, 2024

CAROL A. MURPHY
300 JOHN F. KENNEDY DR APT 103
LAKE WORTH, FL 33462 1174

Dear Property Owner,

A **NOTICE OF VIOLATION/NOTICE OF HEARING** has been issued by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property a **3074 FROST ROAD in Palm Springs, FL**

PCN: 70-43-44-18-05-009-0040

CASE 2024 - 8

Violations:

SECTION 30-143 Public Nuisance, trash, debris overgrowth visible.

SECTION 10-9 building (main residence) not maintained.

SECTION 10-8 accessory areas & buildings (shed) not maintained.

SECTION 34-914 prohibited parking in residential, inoperable, on unapproved surface

SECTION 34-913 prohibited vehicle in residential, panel (box) truck

The options available include coming into voluntary compliance **OR** arguing your case at the Special Magistrate hearing, **THURSDAY JANUARY 18, 2024, AT 10:00 AM** that is noted on your citation. This is part of your right under the judicial system.

Please be advised, that if you present your case at the hearing and the Magistrate rules against you, there may be court costs assessed in addition to the citation amount. Court costs for a Code Enforcement case typically run from \$200.00 to \$300.00.

Please call me if you have any questions at (561) 814-3208.

Respectfully,

A handwritten signature in blue ink that reads "Tom Gehrman". The signature is fluid and cursive.

Tom Gehrman
Palm Springs Public Safety
Code Enforcement Officer
(T) 561-583-8300 ext. 8520
(cell) 561-814-3208
tgehrman@vpsfl.org



PALM SPRINGS POLICE DEPARTMENT

230 Cypress Lane · Palm Springs, Florida 33461 · Phone 561-968-8243 · www.vpsfl.org

JANUARY 4, 2024

CAROL A. MURPHY
300 JOHN F. KENNEDY DR APT 103
LAKE WORTH, FL 33462 1174

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CASE 2024 - 8

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SECTION 34-913 prohibited vehicle in residential, panel (box) truck

The options available include coming into voluntary compliance **OR** arguing your case at the Special Magistrate hearing, **THURSDAY JANUARY 18, 2024, AT 10:00 AM** that is noted on your citation. This is part of your right under the judicial system.

Please be advised, that if you present your case at the hearing and the Magistrate rules against you, there may be court costs assessed in addition to the citation amount. Court costs for a Code Enforcement case typically run from \$200.00 to \$300.00.

Please call me if you have any questions at (561) 814-3208.

Respectfully,

Tom Gehrman
Palm Springs Public Safety
Code Enforcement Officer
(T) 561-583-8300 ext. 8520
(cell) 561-814-3208
tgehrman@vpsfl.org

7019 1640 0000 7353 9182

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$	Postmark Here 2024-8 1-4-24
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent To <u>CAROL A. MURPHY</u>	
Street and Apt. No., or PO Box No. <u>300 JOHN F. KENNEDY DR #103</u>	
City, State, ZIP+4® <u>LAKE WORTH, FL 33462 1174</u>	

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X <u>[Signature]</u> ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No <u>Sloan Joyce</u>
1. Article Addressed to: <u>CAROL A. MURPHY</u> <u>300 JOHN F. KENNEDY DR</u> <u>APT. 103</u> <u>LAKE WORTH, FL 33462 1174</u> 9590 9402 6934 1104 9027 86	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery (500) ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
2. Article Number (Transfer from service label) 7019 1640 0000 7353 9182	
PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt



PALM SPRINGS POLICE DEPARTMENT
230 CYPRESS LANE
PALM SPRINGS, FL 33461

NEOPOST

FIRST-CLASS MAIL

01/05/2024

US POSTAGE \$000.63⁰



ZIP 33461
041M11460879

CAROL A. MURPHY
300 JOHN F. KENNEDY DR APT 103
LAKE WORTH, FL 33462 1174



PALM SPRINGS POLICE
230 CYPRESS LANE
PALM SPRINGS, FL 334

RRR

CERTIFIED MAIL



7019 1640 0000 7353 9182

NEOPOST

FIRST-CLASS MAIL

01/05/2024

US POSTAGE \$008.53⁰



ZIP 33461
041M11460879

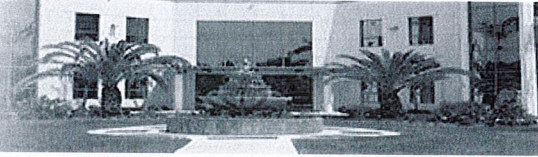
CAROL A. MURPHY
300 JOHN F. KENNEDY DR APT 103
LAKE WORTH, FL 33462 1174

CASE PRESENTATION
CASE No. CASE 2024- 8

1. GOOD MORNING, MY NAME IS TOM GEHRMAN, and I have been sworn in.
2. I AM A CODE ENFORCEMENT OFFICER FOR THE VILLAGE OF PALM SPRINGS, FLORIDA.
3. THIS CASE CONCERNS THE PROPERTY AT 3074 FROST ROAD IN THE VILLAGE OF PALM SPRINGS.
4. ACCORDING TO THE PALM BEACH COUNTY PROPERTY APPRAISER'S RECORDS AND PALM BEACH COUNTY TAX COLLECTOR RECORDS THE CURRENT OWNER OF THE PROPERTY IS CAROL A. MURPHY.
5. PERSUANT TO Complaints and Personal observation THERE are VIOLATIONS OF ORDINANCES,
Section 30-143 Pub Nuisance, trash, debris & ovrgrowth visible
Section 10-9 building exterior (main residence) not maintained.
Section 10-8 accessory areas & buildings (shed) not maintained.
Section 34-914 prohibited prkg in residential, inoperable on unapproved surface
Section 34-913 prohibited vehicle parked at residential, panel(box) truck. Over time multiple notices posted at the property and mailed to the owner of record , no response and conditions has not improved. Current Photos of the property are included in the file.
5. On JANUARY 4, 2024, I WROTE Notice of Violation/Notice of Hearing 2024-8 FOR THE VIOLATIONS THE NOTICE WAS mailed Certified and Regular the Property Owner's Address of Record AND ALSO POSTED AT THE PROPERTY and at Village Hall. *GREEN CARD RETURNED SIGNED.*
6. I REQUEST THAT THE RESPONDENT BE ORDERED to COME INTO COMPLIANCE and remain in compliance with the listed violations by FEBRUARY 14, 2024. Last week after posting I had a short phone conversation with the tenant that may be a relative of the property owner. Compliance remains to be achieved.
7. THE VILLAGE HAS ALSO INCURRED COSTS IN THE AMOUNT OF \$181.91 CONDUCTING THIS INVESTIGATION AND HEARING. I REQUEST THAT THE RESPONDENT BE ORDERED TO REIMBURSE THOSE COSTS TO THE VILLAGE BY NO LATER THAN, FEBRUARY 14, 2024.
8. SUBJECT TO ANY QUESTIONS YOU MIGHT HAVE, THIS CONCLUDES THE VILLAGE TESTIMONY.



The Village of Palm Springs FLORIDA



Case Administrative / Court Costs

JANUARY 18, 2024, 3074 FROST ROAD

Case 2024 -8

Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	2.00	35.00	70.00
2	Additional Inspector Time - 1 hour Bldg	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	0.00	5.00	0.00
5	Additional photos re-inspections - 5 for 20.00	2.00	20.00	40.00
6	Additional certified copies for hearing	1.00	8.53	8.53
7	Additional clerk time - 1 hour	0.50	28.00	14.00
8	Additional Attorney Time - per hour	0.25	195.00	48.75
9	Subpoena Fees	0.00	0.00	0.00
10	Postage	1.00	0.63	0.63
11	Magistrate - per hour	0.00	195.00	0.00
12	Administrative Fees	0.00	127.45	0.00
13	Code Enforcement Private Inspector(min 3 hours)	0.00	45.00	0.00
14	Police Officer	0.00	41.00	0.00
15	Police Corporal	0.00	43.00	0.00
16	Police Sergeant	0.00	46.00	0.00
17	Additional Inspector Time -1 hour LD Planner	0.00	35.00	0.00
18		0.00	0.00	0.00
19		0.00	0.00	0.00
20		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
Total Costs for Case 2023-8				181.91



PALM SPRINGS POLICE DEPARTMENT

230 Cypress Lane · Palm Springs, Florida 33461 · Phone 561-968-8243 · www.vpsfl.org

NOVEMBER 30, 2023

CAROL A. MURPHY
300 JOHN F. KENNEDY DR APT 103
LAKE WORTH, FL 33462 1174

Dear Property Owner,

You have been issued a courtesy notice for code violations by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property at **3074 FROST AVENUE.**
Florida PCN: 70-43-44-18-05-009-0040

SECTION 30-143 Public Nuisance; trash and debris visible.
Please keep property neat and clean

SECTION 34-914 Parking Violations
Vehicles Parking on Grass or dirt, all vehicles must be operable with current registration.

SECTION 10-9 Exterior of Structure or Building
Building, doors, windows, shutters must be kept clean and painted. Walls must be kept free from holes and rotting material.

Compliance Date: DECEMBER 8, 2023

Failure to comply can result in a Citation Fine, Court Costs and possible Lien on the property.
Please call me if you have any questions at (561) 304-4826 or 561-584-8300 ext. 8522

Thank you for your cooperation and feel free to contact me at any time.

Respectfully,

A handwritten signature in blue ink that reads "Tom Gehrman". The signature is fluid and cursive, with the first name "Tom" being more prominent than the last name "Gehrman".

Tom Gehrman
Palm Springs Police Department
Code Enforcement Officer
(T) 561-584-8300 ext. 8522
tgehrman@vpsfl.org



PALM SPRINGS POLICE DEPARTMENT

230 Cypress Lane · Palm Springs, Florida 33461 · Phone 561-968-8243 · www.vpsfl.org

NOVEMBER 30, 2023

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300 JOHN F. KENNEDY DR APT 103
LAKE WORTH, FL 33462 1174

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Respectfully,

Tom Gehrman
Palm Springs Police Department
Code Enforcement Officer
(T) 561-584-8300 ext. 8522
tgehrman@vpsfl.org



PALM SPRINGS POLICE DEPARTMENT

230 Cypress Lane · Palm Springs, Florida 33461 · Phone 561-968-8243 · www.vpsfl.org

MAY 30, 2023

CAROL A. MURPHY
300 JOHN F. KENNEDY DR APT 103
LAKE WORTH, FL 33462 1174

Dear Property Owner,

You have been issued a courtesy notice for code violations by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property at **3074 FROST AVENUE.**
Florida PCN: 70-43-44-18-05-009-0040

SECTION 30-143 Public Nuisance; trash and debris visible.
Please keep property neat and clean

SECTION 34-914 Parking Violations
Vehicles Parking on Grass or dirt, all vehicles must be operable with current registration.

SECTION 10-9 Exterior of Structure or Building
Building, doors, windows, shutters must be kept clean and painted. Walls must be kept free from holes and rotting material.

Compliance Date: JUNE 16, 2023

Failure to comply can result in a Citation Fine, Court Costs and possible Lien on the property.
Please call me if you have any questions at (561) 304-4826 or 561-584-8300 ext. 8522

Thank you for your cooperation and feel free to contact me at any time.

Respectfully,

A handwritten signature in blue ink that reads "Tom Gehrman". The signature is fluid and cursive.

Tom Gehrman
Palm Springs Police Department
Code Enforcement Officer
(T) 561-584-8300 ext. 8522
tgehrman@vpsfl.org



PALM SPRINGS POLICE DEPARTMENT

230 Cypress Lane · Palm Springs, Florida 33461 · Phone 561-968-8243 · www.vpsfl.org

APRIL 12, 2023

CAROL A. MURPHY
300 JOHN F. KENNEDY DR APT 103
LAKE WORTH, FL 33462 1174

Dear Property Owner,

You have been issued a courtesy notice for code violations by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property at **3074 FROST AVENUE.**
Florida PCN: 70-43-44-18-05-009-0040

REPORTS of Violations of Village Codes (SINGLE FAMILY RESIDENCE)

SECTION 34-745 Prohibited use of Residential Property

AC Business Goods being stored, repaired and worked on.

SECTION 34-914 Parking Violations

Multiple Vehicles Parking on Grass or dirt!

Compliance Date: APRIL 22, 2023

Failure to comply can result in a Citation Fine, Court Costs and possible Lien on the property.
Please call me if you have any questions at (561) 304-4826 or 561-584-8300 ext. 8522

Thank you for your cooperation and feel free to contact me at any time.

Respectfully,

A handwritten signature in blue ink that reads "Tom Gehrman". The signature is fluid and cursive.

Tom Gehrman
Palm Springs Police Department
Code Enforcement Officer
(T) 561-584-8300 ext. 8522
tgehrman@vpsfl.org

Professionalism · Respect · Integrity · Duty · Excellence

Courtesy Code Violation Notice

Case#

Date: 5-31-2023 Time: 11:15 AM

Location: 3074 FROST Rd

The Village of Palm Springs is committed to improving our community. Well maintained property enhances the quality of life in neighborhoods and reduces crime.

Please address the listed code violations:

- Overgrown Property
 - Mowing Needed
 - Remove Debris
- House AND SHED NEED
 - PAINT AND CLEAN UP
 - EXTENSION MAINTENANCE

Compliance Date: 6-10-23

Thank you for your efforts to maintain your residence and property in excellent condition. We commend you for your continuing commitment to our community. Feel free to contact me if you have any questions. → 561-584-8300

Tom Getteman EXT 8522

Name

I.D. #

Palm Springs Police Department 105
(561) 584-8300, ext. 8520



Courtesy Code Violation Notice

Case# _____

Date: 2-28-22 Time: 2:45pm

Location: 3074 FROST Rd

The Village of Palm Springs is committed to improving our community. Well maintained property enhances the quality of life in neighborhoods and reduces crime.

Please address the listed code violations:

Overgrown Property

Please mow and
MAINTAIN LAWN

Keep Property Neat AND
Clean

Compliance Date: 3-6-22

Thank you for your efforts to maintain your residence and property in excellent condition. We commend you for your continuing commitment to our community. Feel free to contact me if you have any questions. → 304-7826

Tom GETHMAN

105

Name

I.D. #

Palm Springs Police Department
(561) 968-8243





PALM SPRINGS POLICE DEPARTMENT

230 Cypress Lane · Palm Springs, Florida 33461 · Phone 561-968-8243 · www.vpsfl.org

JUNE 15, 2020

CAROL A. MURPHY
300 JOHN F KENNEDY DRIVE APT 103
LAKE WORTH, FL 33462 1174

Mailed Regular
6-16-2020
TK

Dear Property Owner,

You have been issued a courtesy notice for code violations by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property at **3074 FROST ROAD in Palm Springs, FL**

PCN: 70-43-44-18-05-009-0040

Section 30-143

**Public nuisance violation; overgrowth and debris visible on the property.
Please mow and maintain property.**

Section 34-914

Parking violations, all vehicles must be operable with current registration and tag

Compliance Date: JUNE 23, 2020

**Failure to comply can result in a Citation Fine, Court Costs and possible Lien on the property.
Please call me if you have any questions at (561) 304-4826.**

Respectfully,

Tom Gehrman
Palm Springs Public Safety
Code Enforcement Officer
(T) 561-304-4826
tgehrman@vpsfl.org

Professionalism · Respect · Integrity · Duty · Excellence

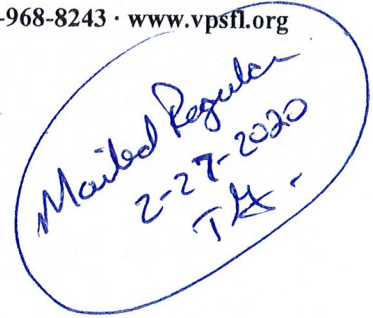


PALM SPRINGS POLICE DEPARTMENT

230 Cypress Lane · Palm Springs, Florida 33461 · Phone 561-968-8243 · www.vpsfl.org

FEBRUARY 26, 2020

CAROL A. MURPHY
300 JOHN F KENNEDY DRIVE APT 103
LAKE WORTH, FL 33462 1174



Dear Property Owner,

You have been issued a courtesy notice for code violations by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property at 3704 FROST ROAD in Palm Springs, FL

PCN: 70-43-44-18-05-009-0040

3074

Section 30-143

Public nuisance violation; overgrowth and debris visible on the property

Section 34-914

Parking violations, all vehicles must be operable with current registration and tag

SECTION 14-32 Permit required for residential rental property;

No active permit on file with the Village. Per local ordinance, compliance is required. Contact Village Planning, Zoning Department to obtain permit (561-965-4016).

Compliance Date: February 6, 2020

Failure to comply can result in a Citation Fine, Court Costs and possible Lien on the property. Please call me if you have any questions at (561) 304-4826.

Respectfully,

Tom Gehrman
Palm Springs Public Safety
Code Enforcement Officer
(T) 561-304-4826
tgehrman@vpsfl.org

3074 Frost Rd. — Overgrowth + Piles

Courtesy Code Violation Notice

Case# _____

Date: 2-6-2020 Time: 2:55pm

Location: 3707 Frost Rd

³⁰⁷⁴
The Village of Palm Springs is committed to improving our community. Well maintained property enhances the quality of life in neighborhoods and reduces crime.

Please address the listed code violations:

- OVERGROWTH
- DEBRIS VISIBLE
- BUILDING EXTERIOR NEEDS CLEANING
- ALL VEHICLES MUST BE OPERABLE WITH CURRENT TAGS
- * PLEASE KEEP PROPERTY NEAT AND CLEAN.

Compliance Date: 2-16-2020

Thank you for your efforts to maintain your residence and property in excellent condition. We commend you for your continuing commitment to our community. Feel free to contact me if you have any questions. → 304-4826

Tom Gettman 105
Name I.D. #

Palm Springs Police Department
(561) 968-8243





PALM SPRINGS POLICE DEPARTMENT

230 Cypress Lane • Palm Springs, Florida 33461 • Phone 561-968-8243 • www.vpsfl.org

FEBRUARY 24, 2016

CAROL A. MURPHY
300 JOHN F. KENNEDY DR
APT 103
LAKE WORTH, FLO 33462 1174

Dear Property Owner,

You have been issued a courtesy notice for code violations by the Code Enforcement unit of Palm Springs Public Safety. This is regarding the vacant lot property at **3074 FROST ROAD.**
Florida PCN: 70-43-44-18-05-009-0040

SECTION 94-914 Parking in Single Family District

Parking prohibited on grass or lawn.

All vehicles must have current registration tag and be in operable condition

SECTION 34-143 Trash, Debris and overgrowth

Property must be kept neat and clean, includes regular mowing and trimming of vegetation

Building must be kept clean and painted (awnings need cleaning)

Compliance Due date; MARCH 10, 2016

Please call me if you have any questions at (561) 304-4826.

Thank you for your cooperation and feel free to contact me at any time.

Respectfully,

A handwritten signature in blue ink that reads "Tom Gehrman". The signature is fluid and cursive, with the first name "Tom" and last name "Gehrman" clearly distinguishable.

Tom Gehrman
Palm Springs Public Safety
Code Enforcement Officer
(T) 561-304-4826
tgehrman@vpsfl.org

[Return](#)[New Search](#)[Print Page](#)[View Assessment Data](#)

Account Information

Property Control Number:

70-43-44-18-05-009-0040

Mailing Address:

300 JOHN F KENNEDY DR APT 103

Lake Worth, FL 33462-1174

Owner of Record:

MURPHY CAROLA

Property Type:

Real Property

Property Address:

3074 FROST

PALM SPRINGS, FL 33406

Second Owner:**Status:** Active**Legal Description:**

FROST PARK LT 4 BLK 9

Last updated: 1/10/2024 03:34:31 PM

2023 Real Estate and Tangible Personal Property Taxes will be delinquent as of April 2, 2024.

Delinquent Property Tax cannot be paid online.

Visit our Payment Options page to [view delinquent tax payment options](#).

Interest and associated costs for delinquent taxes are determined by the date payment is received to the Tax Collector.

A minimum charge of 3% is collected. Interest accrues at up to 1.5% per month (18% annually).



Tax Bills

Add Tax Bills to the cart then select cart icon (🛒) above to checkout.

Total Payable: \$0.00

+ Recently Paid Bills



Payment Info - Select to Expand Payment History for PIN

Property Detail

Location Address 3074 FROST RD
 Municipality PALM SPRINGS
 Parcel Control Number 70-43-44-18-05-009-0040
 Subdivision FROST PARK IN
 Official Records Book 30521
 Sale Date MAR-2019
 Legal Description FROST PARK LT 4 BLK 9

Page 362

Owner Information

Owners
 MURPHY CAROL A

Mailing address
 300 JOHN F KENNEDY DR APT 103
 LAKE WORTH FL 33462 1174

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
MAR-2019	\$1	30521 / 00362	QUIT CLAIM	MURPHY CAROL A
JUL-2004	\$168,000	17291 / 01020	WARRANTY DEED	MURPHY CAROL A
FEB-2001	\$82,500	12345 / 01435	WARRANTY DEED	MYERS GEORGE M III &
MAY-1989	\$57,000	06069 / 00546	WARRANTY DEED	

Exemption Information

No Exemption information available

Property Information

Number of Units 1
 *Total Square Feet 1131
 Acres 0.2525
 Use Code 0100 - SINGLE FAMILY
 Zoning RS - RESIDENTIAL SINGLE-FAMILY (70-PALM SPRINGS)

Appraisals

Tax Year	2023	2022	2021
Improvement Value	\$112,779	\$90,728	\$87,246
Land Value	\$178,090	\$161,893	\$108,900
Total Market Value	\$290,869	\$252,621	\$196,146

*All values are as of January 1st each year***Assessed and Taxable Values**

Tax Year	2023	2022	2021
Assessed Value	\$186,060	\$169,145	\$153,768
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$186,060	\$169,145	\$153,768

Taxes

Tax Year	2023	2022	2021
Ad Valorem	\$4,322	\$3,931	\$3,457
Non Ad Valorem	\$511	\$483	\$427
Total tax	\$4,833	\$4,414	\$3,884

VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT

CODE CASE: 2024-8

VILLAGE OF PALM SPRINGS, FLORIDA

Petitioner,

CAROL A. MURPHY

3074 FROST ROAD

PALM SPRINGS, FL 33406



MAILING ADDRESS:

300 JOHN F. KENNEDY DRIVE APT 103

LAKE WORTH, FL 33462 1174

Respondent(s).

ORDER FINDING VIOLATION

Re: Violation of the following Village of Palm Springs Code of Ordinances:

SECTION 30-143: Public Nuisance, trash, debris & overgrowth visible.

SECTION 10-9: Building exterior (main residence) not maintained.

SECTION 10-8: Accessory areas & buildings (shed) not maintained.

SECTION 34-914: Prohibited parking in residential, inoperable on unapproved surface.

SECTION 34-913: Prohibited vehicle parked at residential, panel(box) truck.

Address: 3074 FROST ROAD

Legal Description: FROST PARK LT 4 BLK 9

PCN: 70-43-44-18-05-009-0040

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the 18th day of JANUARY 2024, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER are hereby entered:

FINDINGS OF FACT

1. The Respondent _____ was / _____ was not present at the hearing. There was a finding of proper notice.
2. The Code Inspector presented competent substantial evidence which included testimony and/or photographs to establish that the respondent is in violation of the code section(s) referenced above.

CONCLUSIONS OF LAW

☐ Respondent is in violation of the following Village of Palm Springs Code of Ordinances:

- ☐ **SECTION 30-143: Public Nuisance, trash, debris & overgrowth visible**
- ☐ **SECTION 10-9: Building exterior (main residence) not maintained.**
- ☐ **SECTION 10-8: Accessory areas & buildings (shed) not maintained.**
- ☐ **SECTION 34-914: Prohibited parking in residential, inoperable on unapproved surface.**
- ☐ **SECTION 34-913: Prohibited vehicle parked at residential, panel (box) truck.**

☐ Respondent was in violation of the following Village of Palm Springs Code of Ordinances:

- ☐ **SECTION 30-143: Public Nuisance, trash, debris & overgrowth visible.**
- ☐ **SECTION 10-9: Building exterior (main residence) not maintained.**

- ☐ **SECTION 10-8: Accessory areas & buildings (shed) not maintained.**
- ☐ **SECTION 34-914: Prohibited parking in residential, inoperable on unapproved surface.**
- ☐ **SECTION 34-913: Prohibited vehicle parked at residential, panel(box) truck.**

ORDER

It is the Order of the Code Enforcement Special Magistrate that:

- ☐ Respondent has brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **FEBRUARY 14, 2024:**
 - ☐ Administrative costs of **\$181.91**
 - ☐ Citation fine of **\$ N/A**
 - ☐ Re-inspection fee of **\$ N/A**

- ☐ Respondent has not brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before **FEBRUARY 14, 2024.** If Respondent fails to comply within the time given, a fine of \$100.00 per day, per violation will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property is in compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **FEBRUARY 14, 2024.**
 - ☐ Administrative costs of **\$181.91**
 - ☐ Citation fine of **\$ N/A**
 - ☐ Re-inspection fee of **\$ N/A**

All payments shall be made to Village at 226 Cypress Lane, Palm Springs, Florida 33461.

A certified copy of this order may be immediately recorded in the Public Records of Palm Beach County and if recorded, shall constitute notice pursuant to section 162.07(4), Fla. Stat. Within twenty (20) days of the date of this order, the Respondent may submit a written request to Code Inspector/Officer Tom Gehrman at the Village of Palm Springs, 226 Cypress Lane, Palm Springs, FL 33461, for a hearing to challenge the fine amount imposed by this order. If such a hearing is timely requested, the Village shall notify the Respondent of the hearing date and time by regular U.S. mail sent to the address provided in the written request for the hearing. The requested hearing will be limited to consideration of only those new findings necessary to impose an appropriate fine amount. The Respondent shall bear the burden of proof at such hearing and shall be required to show cause why this order and the fine amount stated herein shall not be imposed. However, if the Respondent fails to timely request a hearing as described above and fails to bring the violations into compliance and/or pay all administrative costs and fees as ordered herein, the Village, if it has not already done so pursuant to section 162.07(4) Fla. Stat., may record a certified copy of this order in the Public Records of Palm Beach County, Florida, and thereafter this order shall constitute a lien pursuant to section 162.09, Fla. Stat. If a certified copy of this order has previously been recorded pursuant to section 162.07(4) Fla. Stat., then that recorded order shall constitute a lien pursuant to section 162.09, Fla. Stat. The lien shall be assessed against the real property at issue (if applicable) and the real and personal property of the Respondent. After three (3) months from recording the lien which remains unpaid, the Special Magistrate may authorize the Village Attorney to foreclose on the lien or to sue to recover a money judgement for the amount of the lien plus accrued interest. Future violations of the aforementioned code section(s) may be considered a repeat violation for which a fine of up to five-hundred dollars (\$500.00) per day may be imposed beginning on the date the violation begins. Upon complying, it is the responsibility of the Respondent to notify the Village of Palm Springs Code Inspector/Officer at (561)584-8300 Ext. 8522 to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this 18th day of January 2024.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

BY: _____
Special Magistrate

A copy of this order has been furnished to the respondent at the following statutory address:

3074 FROST ROAD
PALM SPRINGS, FL 33406

Sec. 30-143. Removal of rubbish, stagnant water and weeds required.

- (a) *Public nuisance declared.* The presence of new or used construction materials (without valid permit), debris, rubbish, trash, cans, paper, stagnant water, vines, underbrush, weeds, wild growth or grass in excess of 12 inches in height from the ground on any lot, tract or parcel of land within the village shall be unlawful and is hereby prohibited and declared to be a public nuisance to the extent that it constitutes a menace to life, property, the public health or the public welfare; creates a fire hazard; or provides a nest or breeding ground for sand flies, mosquitoes, rats, mice, other rodents, snakes or other types of pests and vermin.
- (b) *Notice.* The village manager, his designee or any code enforcement officer is hereby authorized and empowered to notify, in writing, the owner of any such lot, place or area within the village, or the agent of such owner, to cut, destroy, remove or alleviate conditions existing on such lot, place or area within the village as described in subsection (a) of this section. Such notice shall be by certified mail, addressed to the owner or the agent of the owner at such owner's or agent's last known address.
- (c) *Removal by village.* Upon the failure, neglect or refusal of any owner or agent notified pursuant to subsection (b) of this section to remove and eliminate the conditions described in subsection (a) of this section within the time limit stated in the notice, the village manager is authorized, upon approval by the village council, to contract and pay for such maintenance and bill the property owner or his agent. The charges for such services shall be a lien against the property on which the nuisance is located.

(Code 1994, § 26-86)

State law reference(s)—Nuisance abatement, F.S. § 60.05.

Sec. 10-9. Exterior of structure or building.

- (a) *General.* The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.
- (b) *Exterior painting.* All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated, and surfaces repainted.
- (c) *Street numbers.* One address sign shall be required for each principal building or use on premises showing only the numerical address designation on the premises upon which they are maintained or multi-unit buildings which utilize a roadside marquee/signboard, the full building address shall be posted on such marquee/signboard. The address shall be posted in a color contrasting that of the marquee/signboard or building a minimum of four inches for residential and six inches for commercial structure, and of sufficient size to be plainly visible and legible from the roadway. When the building utilizes multiple addresses, such as multiple occupant mercantile buildings, the address range shall be posted as indicated above. Signs shall be plainly visible from the street or right-of-way providing access to the lot and shall be installed and maintained pursuant to the county building security code. This requirement shall apply to all new and existing structures.
- (d) *Structural members.* All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
- (e) *Foundation walls.* All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rats.
- (f) *Exterior walls.* All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
- (g) *Roofs and drainage.* The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance.
- (h) *Decorative features.* All cornices, belt courses, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.
- (i) *Overhang extensions.* All canopies, marquees, signs, metal awnings, fire escapes, stand pipes, exhaust ducts and similar overhang extensions shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.
- (j) *Stairways, decks, porches and balconies.* Every exterior stairway, deck, porch, balcony, railings and all other appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
- (k) *Chimneys and towers.* All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair.
- (l) *Handrails and guards.* Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
- (m) *Window and doorframes.* Every window, door and frame shall be kept in sound condition, good repair and weather tight.

-
- (1) *Glazing.* All glazing materials shall be maintained free from cracks and holes.
 - (2) *Openable window.* Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
 - (n) *Doors.* All exterior doors and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door.
 - (o) Holiday lights and decorations, erected during the appropriate holiday season, shall comply with all applicable building and electrical codes. Holiday lights and decorations may be erected no earlier than 30 days prior to the subject holiday, with the exception of the Christmas/Hanukkah holidays. Christmas/Hanukkah lights and decorations may be erected no earlier than October 15. All Christmas/Hanukkah lights and decorations must be removed within 30 days following the holiday. All other holiday lights and decorations shall be removed within 14 days following the holiday.
 - (p) Protection from windborne debris is encouraged for all structures certified for occupancy in the village. Storm shutters, or hurricane protection devices, shall be designed and installed in conformance with the building code in effect at the time such hurricane protection was permitted by the building department.
 - (q) It is prohibited to maintain any device (including but not limited to wood, aluminum, or approved hurricane shutters) used for securing property, which impede egress, light, and/or ventilation in a closed/secured position on occupied buildings after a designated hurricane watch or warning has terminated. In addition, it is prohibited to maintain any hurricane protective devices, with the exception of those covering clerestory windows, in a closed/secured position for periods in excess of ten consecutive days unless:
 - (1) A hurricane occurs during the ten-day period, at which point the ten-day period begins anew the day after hurricane conditions have subsided; or
 - (2) Hurricane or tropical storm watch conditions are predicted to occur within 48 hours after the tenth day; or
 - (3) The structure is used for residential purposes, but no person is in residence for a period in excess of ten consecutive days, except that (1) and (2), above, shall still apply during periods when a person is in residence.
 - (4) Clerestory windows exempted under this section, shall be removed ten days after the official conclusion of the hurricane season.
 - (r) The owner of an occupied structure shall promptly repair any broken door or window so that a temporary boarded up condition is limited. Any such repair, other than in the case of a natural disaster, shall be made within ten (10) consecutive days. Any means of securing property including crime prevention devices shall be subject to review by the building official for safety and compliance with the Florida Building Code. In no instance shall safety bars, grating, or other similar apparatus be allowed over any window, door, or other opening of any building. Real property may be secured via boarding up windows, doors, or other openings upon the requirement of the building official provided a permit is issued by the village prior to securing a property.

(Ord. No. 2006-47, § 2, 11-9-2006; Ord. No. 2007-07, § 2, 9-13-2007)

Sec. 10-8. Exterior property areas.

- (a) *Sanitation.* All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which the occupant occupies or controls in a clean, neat, and sanitary condition.
- (b) *Sidewalks and driveways.* All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. Stairs shall comply with the requirements of subsection 10-10(g).
- (c) *Weeds.* All premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 inches, as set forth in chapter 30. All noxious weeds shall be prohibited. This term shall not include cultivated flowers and gardens, or native vegetation.
- (d) *Accessory structures.* All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.
 - (1) *Water clarity in swimming pools.* Water clarity shall be maintained. When standing at the pool's edge at the deep end, the deepest portion of the swimming pool floor shall be visible.

(Ord. No. 2006-47, § 2, 11-9-2006)

Sec. 34-914. Parking in single-family residential land use districts.

- (a) Parking or storage locations for cars, light trucks, motorcycles, and other vehicles not otherwise provided for in this subdivision, shall be permitted as provided below. Such parking shall first be accomplished, whenever physically possible, based on the layout of the lot and permanent building(s), as follows:
 - (1) Within a garage, covered carport, or front driveway.
 - (2) In any interior, or side yard, behind the front building line, at the height of or below the roofline of the house,
 - (3) In the rear yard behind the setback line, at the height of or below the roofline of the house,
 - (4) In the swale portion of the public right of way, and not within the paved roadway, in front of a single-family residence. However, not more than two automobiles or light trucks may be parallel parked, and no vehicle so parked shall remain parked for more than 48 hours at a time.
- (b) No vehicle, boat and trailer, recreational vehicle, hobby vehicle or race vehicle shall exceed 40 feet in length.
- (c) The use of a shipping container, a portable storage container, or any type or brand of portable/mobile storage container (collectively referred to herein as "storage container(s)" or a roll-off construction dumpster ("dumpster") within any zoning district in the village, is subject to the following regulations:
 - (1) Neither a storage container nor a construction dumpster, shall be located on any property, for more than 72 consecutive hours, unless the occupant-owner or occupant-lessee, first obtains a permit from the village land development department. Applicants for such a permit, must complete and submit a permit application, on a form prescribed by the village, and pay a permit fee as established by resolution of the village council. A permit for a roll-off dumpster and the related permit fee is not required by this section, if the roll-off dumpster is separately permitted pursuant to a valid building permit issued by the village. The land development department may require the applicant to submit documentary evidence to demonstrate that the applicant is either an occupant-owner, or and occupant-lessee of the property on which the storage container or dumpster will be located, such as a deed, lease agreement, utility bill, etc.
 - (2) Not more than one standard size (eight-foot height × eight-foot width × 16-foot length) storage container or one roll-off construction dumpster in a size not to exceed (4.5-foot height × eight-foot width × 22-foot length) (20-yard capacity), may be located on an impervious or semi-pervious surface, at a single-family residence, multi-family residential property or commercial property, for a time period not to exceed 30 consecutive days. In the event of exceptional circumstances, the permit holder may request an extension of an additional 30 consecutive days time. Any request for an extension of time must be in writing, and must include a written justification statement demonstrating "good cause" as to why the 30-day period should be extended for up to an additional 30 consecutive days. The decision to grant or deny the request for an extension, shall be within the sole discretion of the village. Not more than one permit, per year, for a storage container or a dumpster, shall be issued by the village for the same property.
 - (3) No storage container or dumpster shall exceed the height of the roofline of the house or building. No storage container or dumpster, shall be located within a utility easement, drainage easement, right-of-way, front yard area (except for driveways), alley right-of-way or street right-of-way. No storage container or dumpster shall be stored within a required side yard setback between a building and an adjacent street or property line. The storage container or dumpster, must be owned or leased by the occupant-owner or occupant-lessee of the property, and may not be used for living or sleeping purposes, or for any other use except storage.

(4) Upon the issuance of a tropical storm watch and/or a hurricane watch by the National Weather Service, the occupant-owner or occupant-lessee of property on which a storage container or roll-off dumpster is located, shall use every reasonable and best effort to remove, or to arrange for the removal of, the storage container or roll-off dumpster from the property. In the event removal is not possible, the storage container or the roll-off dumpster and its contents, shall be secured against windloads up to 150 mph. The occupant-owner and/or occupant-lessee of property on which a storage container or roll-off dumpster is located, shall be subject to civil liability and/or code enforcement action, for damages and/or code violations caused by an unsecured storage container or roll-off dumpster and/or its contents.

(d) Parking or storage locations for not more than the following:

(1) One boat and trailer, or recreational vehicles, or any combination thereof, shall be permitted so that such parking shall first be accomplished, whenever physically possible, based on the layout of the lot and fixed obstructions as follows:

- a. Within a garage or covered carport, if not otherwise used to park or store a vehicle such as a car, motorcycle, or light truck;
- b. In any interior, or side yard, behind the front building line, at the height of or below the roofline of the house.

(2) Additional boats and trailers, or recreational vehicles or any combination thereof, shall be permitted in the side yard or rear yard behind the setback lines, at the height of or below the roofline of the house.

(e) Each vehicle, boat and trailer, trailer, recreational vehicle, hobby vehicle or race vehicle must be parked on an impervious or semipervious surface.

(f) The maximum area of impervious and semipervious parking surface in the front yard in any residential zoning district, shall be 40 percent, unless the front yard shall contain a semicircular driveway, in which event, the maximum area of impervious and semipervious parking surface shall be 60 percent of the front yard. Paver blocks set in sand shall only be considered as 25 percent pervious and 75 percent impervious. See section 34-881 also.

(g) Each hobby vehicle or race vehicle must be completely and securely covered by a commercial, weatherproof, opaque fabric cover. Such vehicle shall be screened from view, if parked in an interior, side or rear yard.

(h) No major repairs or overhaul work on vehicles which constitutes either a public or private nuisance shall be made or performed on any property within the village, unless otherwise permitted by this Code.

(i) All parking areas shall be maintained in a clean, and neat manner, and the vehicles, boat and trailer, trailer, recreational vehicle, or combination thereof, shall be in usable and operable condition at all times, and shall have a current tag, if required by state law to have a registration and tag.

(j) Variances from the size, location, screening and distance requirements set forth in this section shall only be for good cause shown in an administrative variance application to the land development director, as set forth in section 34-607.

(Ord. No. 2005-25, § 2(30-629), 10-13-2005; Ord. No. 2006-15, § 1, 5-11-2006; Ord. No. 2007-08, § 7, 4-26-2007; Ord. No. 2011-12, § 1, 6-9-2011; Ord. No. 2016-21, § 10, 1-12-2017)

Sec. 34-913. - Parking in all residential land use districts; certain parking prohibited.

- * (a) All vehicles permitted to be parked on any residential premises, as provided in this section, must be primarily operated by a resident of the premises or a guest, or business invitee of the said resident.
- (b) The following vehicles shall not be parked in any residential land use district except for the purpose of loading or unloading materials or persons engaged in providing a commercial service at the premises or for the purpose of the driver to make a temporary convenience stop at the residence (a temporary convenience stop shall be limited to no more than one hour in any 24-hour period and shall not be between the hours of 11:00 p.m. and 7:00 a.m.):
 - (1) Tractor trailers, and semi-trailer trucks;
 - (2) Tow trucks, wreckers or flat bed vehicle carriers;
 - (3) Commercial buses, school buses, or vans accommodating more than 16 passengers;
 - (4) Dump trucks;
 - (5) Construction equipment and vehicles, whether self-propelled or towed, including farm tractors, backhoes, front-end loaders, cranes, cement mixers, pitch buckets or similar items;
 - (6) Step vans and panel trucks, and any vehicle used for the commercial sale of food or beverages;
 - (7) More than three, in total, of any taxi, car service vehicle, limousine, or stretch limousine provided the allowable vehicles are able to be parked on a paved surface and not obstructing any sidewalk or extending into any swale or public right-of-way areas;
 - (8) Boom or bucket trucks;
 - (9) Swamp buggies and half-tracks;
 - (10) Any vehicle that exceeds the roof height of the principal building on the lot.
- (c) No mobile unit shall be parked or stored on private property within the village, unless provided for in a properly approved site plan.

(Ord. No. 2005-25, § 2(30-627), 10-13-2005; Ord. No. 2017-19, § 2, 9-28-2017)

- * Storing Vehicles for only Residents or Guests Allowed!
- * No Storage for people / vehicles not living here or visiting (short term)

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2024 - 9

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,
V.

ORANDELYS D. DUARTE
3152 FROST ROAD
WEST PALM BEACH, FL 33406 7928
Respondent.

PCN 70-43-44-18-05-009-0081

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that he has just and reasonable grounds to believe, and does believe that on **JANUARY 5, 2024**, the Respondent, **ORANDELYS D. DUARTE**, owner of the property at **3152 FROST ROAD, PALM SPRINGS, FL, 33406** is in violation of local ordinances.

SECTION 34-915 prohibited use of camper for living or sleeping.

These violations must be corrected on or before **JANUARY 12, 2024**, failing, this matter shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL. 33461, Tel. 561-584-8200, **at 10:00 a.m., on THURSDAY JANUARY 18, 2024**. IF THE VIOLATION IS CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.

YOU ARE HEREBY ORDERED to appear and answer the above charges. You may choose to waive your rights to this hearing and the costs as determined by the Special Magistrate. Your failure to appear may result in the Special Magistrate proceeding in your absence.

IMPORTANT: It is the responsibility of the Respondent to request an inspection as soon as compliance is achieved by calling the Code Enforcement Office at (561) 584-8300 ext. 8520 and providing proof of Permits and Inspections. A request for inspection must be made at least 1 day(s) prior to the requested inspection.

If you are found in violation of the Village Code, the Special Magistrate has the legal authority to levy fines of up to **\$500.00** per day, per violation, for each and every day that each violation continues, and to levy all administrative costs required to obtain compliance. **ALL FINES AND COSTS BECOME LIENS ON YOUR PROPERTY.**

You have the right to obtain an attorney, at your own expense, to represent you before the Special Magistrate at the hearing. All testimony at the hearing will be under oath and recorded. The Special Magistrate shall take testimony from the Code Compliance Officer and the Respondent. Formal rules of evidence shall not apply, but fundamental due process shall be observed and shall govern the proceedings. You will have the opportunity to present witnesses as well as question witnesses against you, prior to a final determination by the Magistrate. If you wish to have witnesses subpoenaed or if you have other questions, you may contact the Village Clerk's Office at (561)965-4010. Any interested party seeking to appeal any decision of the Special Magistrate with respect to any matter considered at the hearing will need a record of the proceedings and will need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence presented. Persons who need a special accommodation in order to attend or participate in this hearing must advise the Village Clerk at (561) 965-4010, at least 36 hours prior to the hearing.


Code Enforcement Officer 561-814-3208

TOM GEHRMAN
Printed Name of Officer

Date Issued: JANUARY 5, 2024

**CODE ENFORCEMENT BOARD
VILLAGE OF PALM SPRINGS, FLORIDA**

**VILLAGE OF PALM SPRINGS,
FLORIDA,**

Petitioner

Case No. 2024-9

RETURN OF SERVICE

**ORANDELYS D. DUARTE
3152 FROST ROAD
WEST PALM BEACH, FL 33406 7928**
_____ /

Respondent

On the **8th Day of JANUARY at 11:18am**, I served the attached Notice of Violation/Notice of Hearing on the within named Respondent, **ORANDELYS D. DUARTE** at **3152 FROST ROAD**, Palm Springs, FL 33461 and posted the notice at Palm Springs Village Hall, 226 Cypress Lane, Palm Springs, FL 33461 Palm Beach County, Florida, by:

_____ INDIVIDUAL SERVICE: By serving the within named Respondent a true copy with the date and hour of service endorsed thereon by me.

_____ SUBSTITUTE SERVICE: By serving a true copy with the date and hour of service endorsed thereon by me, at the Respondent's usual place of abode with any person residing therein the age of 15 years or older, to-wit: _____ and informing such person of their contents pursuant to F.S. 48.031.

_____ XX POSTED BY: Securely affixing a copy to a conspicuous place on the property described within. PHOTO INCLUDED

VILLAGE OF PALM SPRINGS
DEPARTMENT OF PUBLIC SAFETY

By: Tom Aheuman

JANUARY 5, 2024

ORANDELYS D. DUARTE
3152 FROST ROAD
WEST PALM BEACH, FL 33406 7928

Dear Property Owner,

A **NOTICE OF VIOLATION/NOTICE OF HEARING** has been issued by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property a **3152 FROST ROAD in Palm Springs, FL**.
PCN: 70-43-44-18-05-009-0081

CASE 2024 - 9
Violation:

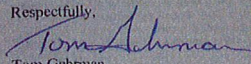
SECTION 34-915 prohibited use of camper for living or sleeping. Camper can be stored, not habitable space.

The options available include coming into voluntary compliance **OR** arguing your case at the Special Magistrate hearing, **THURSDAY JANUARY 18, 2024, AT 10:00 AM** that is noted on your citation. This is part of your right under the judicial system.

Please be advised, that if you present your case at the hearing and the Magistrate rules against you, there may be court costs assessed in addition to the citation amount. Court costs for a Code Enforcement case typically run from \$200.00 to \$300.00.

Please call me if you have any questions at (561) 814-3208.

Respectfully,


Tom Gehman
Palm Springs Public Safety
Code Enforcement Officer
(T) 561-583-8300 ext. 8520
(cell) 561-814-3208
tgehman@vpsfl.org

Professionalism · Respect · Integrity · Duty · Excellence

1/8/2024 11:18:59 AM

Posting 2024-9 3152 FROST ROAD



1/8/2024 11:19:14 AM



1/8/2024 11:17:10 AM

- Camper Slide Outs in Out Position
- Used as Habitable Space, Office



1/5/2024 10:08



1/4/2024 3:57:28 PM



1/4/2024 3:45:54 PM



12/17/2023 10:21



PALM SPRINGS POLICE DEPARTMENT

230 Cypress Lane • Palm Springs, Florida 33461 • Phone 561-968-8243 • www.vpsfl.org

JANUARY 5, 2024

ORANDELYS D. DUARTE
3152 FROST ROAD
WEST PALM BEACH, FL 33406 7928

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PCN: 70-43-44-18-05-009-0081

CASE 2024 - 9

Violation:

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Please call me if you have any questions at (561) 814-3208.

Respectfully,

A handwritten signature in blue ink that reads "Tom Gehrman".

Tom Gehrman
Palm Springs Public Safety
Code Enforcement Officer
(T) 561-583-8300 ext. 8520
(cell) 561-814-3208
tgehrman@vpsfl.org

Professionalism • Respect • Integrity • Duty • Excellence



PALM SPRINGS POLICE DEPARTMENT

230 Cypress Lane · Palm Springs, Florida 33461 · Phone 561-968-8243 · www.vpsfl.org

JANUARY 5, 2024

ORANDELYS D. DUARTE
3152 FROST ROAD
WEST PALM BEACH, FL 33406 7928

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CASE 2024 - 9

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Respectfully,

Tom Gehrman
Palm Springs Public Safety
Code Enforcement Officer
(T) 561-583-8300 ext. 8520
(cell) 561-814-3208
tgehrman@vpsfl.org

Professionalism · Respect · Integrity · Duty · Excellence

7019 1640 0000 7353 9175

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- | | | |
|--|----|--|
| ☐ Return Receipt (hardcopy) | \$ | |
| ☐ Return Receipt (electronic) | \$ | |
| ☐ Certified Mail Restricted Delivery | \$ | |
| ☐ Adult Signature Required | \$ | |
| ☐ Adult Signature Restricted Delivery | \$ | |

Postage

\$

Total Postage and Fees

\$

Sent To

ORANDELYS D. DUARTE

Street and Apt. No., or P.O. Box No.

3152 HILLSIDE RD.

City, State, ZIP+4®

PALESPRING, FL 33406-7928

Postmark
Here

2024-9
1-5-24

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



PALM SPRINGS POLICE DEPARTMENT
230 CYPRESS LANE
PALM SPRINGS, FL 33461



NEOPOST

FIRST-CLASS MAIL

01/05/2024

US POSTAGE

\$008.53⁰

RRR

7019 1640 0000 7353 9175



ZIP 33461
041M11460879

ORANDELYS D. DUARTE
3152 FROST ROAD
WEST PALM BEACH, FL 33406 7928



PALM SPRINGS POLICE DEPARTMENT
230 CYPRESS LANE
PALM SPRINGS, FL 33461

NEOPOST

FIRST-CLASS MAIL

01/05/2024

US POSTAGE

\$000.63⁰



ZIP 33461
041M11460879

ORANDELYS D. DUARTE
3152 FROST ROAD
WEST PALM BEACH, FL 33406 7928

Sec. 34-915. - Use of vehicle, boat, trailer or other conveyance for living or sleeping; prohibited.

- (a) It shall be unlawful for any owner, operator, or person having custody of any vehicle, boat, trailer, recreational vehicle, or other conveyance to permit the use of same for living or sleeping purposes while parked or stored anywhere and at any time within the village. It shall also be unlawful for an owner or occupant of land to knowingly permit such a vehicle, boat, trailer, recreational vehicle or other conveyance to be parked or stored on property in violation of this section.
- (b) In the event of damage to a single family home caused by a natural disaster, including but not limited to fire, flood, and/or hurricane, a state registered recreational vehicle may be used for living or sleeping purposes. The recreational vehicle shall be located on the same lot as the single family home and shall meet the setback requirements. Active permits must be open for the repair of the damaged single family home. The recreational vehicle may be occupied for no more than 180 consecutive calendar days with a valid permit from the land development department. A one-time extension shall be permitted at the discretion of the land development director. The recreational vehicle shall be connected to water and sewer and water and sewer accounts shall remain active during the term of the permit.

(Ord. No. 2005-25, § 2(30-639), 10-13-2005; Ord. No. 2013-18, § 2, 7-11-2013)

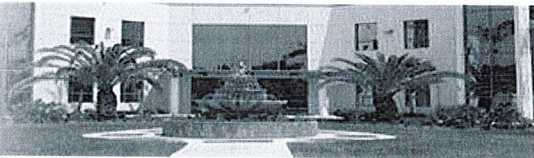
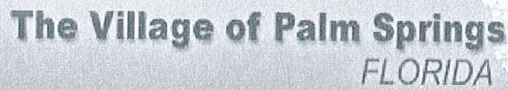
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(Ord. No. 2005-25, § 2(30-639), 10-13-2005; Ord. No. 2013-18, § 2, 7-11-2013)

CASE PRESENTATION
CASE No. CASE 2024- 9

1. GOOD MORNING, MY NAME IS TOM GEHRMAN, and I have been sworn in.
2. I AM A CODE ENFORCEMENT OFFICER FOR THE VILLAGE OF PALM SPRINGS, FLORIDA.
3. THIS CASE CONCERNS THE PROPERTY AT 3152 FROST ROAD IN THE VILLAGE OF PALM SPRINGS.
4. ACCORDING TO THE PALM BEACH COUNTY PROPERTY APPRAISER'S RECORDS AND PALM BEACH COUNTY TAX COLLECTOR RECORDS THE CURRENT OWNER OF THE PROPERTY IS ORANDELYS D. DUARTE
5. PERSUANT TO Complaints and Personal observation THERE are VIOLATIONS OF ORDINANCES,
Section 34- 915 prohibited use of camper for living or sleeping.
Notices posted at the property and mailed to the owner of record, the camper slider remains open. Received a call-in response to the letter with the caller stating the camper is used as an office, not used for living or sleeping. Campers are only allowed to be stored not used as any type of Habitable Space. The sliders remained open and no further response regarding the violation and the sliders remained out. Complaints continued of the camper being used not just stored. Photos of the camper included in the file.
5. On JANUARY 5, 2024, I WROTE Notice of Violation/Notice of Hearing 2024-9 FOR THE VIOLATIONS THE NOTICE WAS mailed Certified and Regular the Property Owner's Address of Record AND ALSO POSTED AT THE PROPERTY and at Village Hall.
6. I REQUEST THAT THE RESPONDENT BE ORDERED to COME INTO COMPLIANCE by JANUARY 28, 2024 and remain in compliance with the Ordinance 34-915 to avoid a repeat citation. Phone conversations and e-mail expressing issues with the camper. Compliance remains to be achieved.
7. THE VILLAGE HAS ALSO INCURRED COSTS IN THE AMOUNT OF \$181.91 CONDUCTING THIS INVESTIGATION AND HEARING. I REQUEST THAT THE RESPONDENT BE ORDERED TO REIMBURSE THOSE COSTS TO THE VILLAGE BY NO LATER THAN, JANUARY 28, 2024.
8. SUBJECT TO ANY QUESTIONS YOU MIGHT HAVE, THIS CONCLUDES THE VILLAGE TESTIMONY.



Case Administrative / Court Costs

JANUARY 18, 2024, 3152 FROST ROAD

Case 2024 -9

Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	2.00	35.00	70.00
2	Additional Inspector Time - 1 hour Bldg	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	0.00	5.00	0.00
5	Additional photos re-inspections - 5 for 20.00	2.00	20.00	40.00
6	Additional certified copies for hearing	1.00	8.53	8.53
7	Additional clerk time - 1 hour	0.50	28.00	14.00
8	Additional Attorney Time - per hour	0.25	195.00	48.75
9	Subpoena Fees	0.00	0.00	0.00
10	Postage	1.00	0.63	0.63
11	Magistrate - per hour	0.00	195.00	0.00
12	Administrative Fees	0.00	127.45	0.00
13	Code Enforcement Private Inspector(min 3 hours)	0.00	45.00	0.00
14	Police Officer	0.00	41.00	0.00
15	Police Corporal	0.00	43.00	0.00
16	Police Sergeant	0.00	46.00	0.00
17	Additional Inspector Time -1 hour LD Planner	0.00	35.00	0.00
18		0.00	0.00	0.00
19		0.00	0.00	0.00
20		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
Total Costs for Case 2023-9				181.91

Courtesy Code Violation Notice

Case# _____

Date: 11-6-23 Time: 2:25pm

Location: 3152 Frost Rd

The Village of Palm Springs is committed to improving our community. Well maintained property enhances the quality of life in neighborhoods and reduces crime.

Please address the listed code violations:

No Living or Sleeping
in Campers

- Side QTS must be
TM.

- Campers can store
only

Compliance Date: 11-11-23

Thank you for your efforts to maintain your residence and property in excellent condition. We commend you for your continuing commitment to our community. Feel free to contact me if you have any questions. → 561-814-3208

Tom Gehrmann

105

Name

I.D. #

Palm Springs Police Department

(561) 584-8300, ext. 8520



ext 8522



PALM SPRINGS POLICE DEPARTMENT

230 Cypress Lane · Palm Springs, Florida 33461 · Phone 561-584-8300 ext. 8520 · www.vpsfl.org

November 14, 2023

ORLANDYS D. DUARTE
3152 FROST RD
PALM SPRINGS, FL 33406

Dear Property Owner,

You have been issued a courtesy notice for code violations by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property at 3152 FROST RD, Palm Springs, FL 33406, PCN: 70-43-44-18-05-009-0081

This property is in violation of local ordinances.

Section 34-915. Parking - Prohibit Use of vehicle, boat, trailer or other conveyance for living of sleeping

Compliance date: November 20, 2023

Failure to comply can result in a Citation Fine, Court Costs and possible Lien on the property. Please call me if you have any questions call Code Enforcement at (561) 584-8300 ext. 8520.

Respectfully,

A handwritten signature in blue ink that reads "Tom Gehrman". The signature is fluid and cursive.

Tom Gehrman
Palm Springs Police Department
Code Enforcement Officer
561-584-8300 ext.8522
561-814-3208
tgehrman@vpsfl.org

Courtesy Code Violation Notice

Case# _____

Date: 1-3-24 Time: 11:25 AM

Location: 3152 Frost Rd

The Village of Palm Springs is committed to improving our community. Well maintained property enhances the quality of life in neighborhoods and reduces crime.

Please address the listed code violations:

CAMPERS CAN BE STORED ON
PROPERTY.

CAN NOT BE USED FOR HABITABLE
SPACE.

-SLIDERS MUST BE CLOSED

-NO LIVING/SLEEPING ONLY
STORAGE

Compliance Date: _____

Thank you for your efforts to maintain your residence and property in excellent condition. We commend you for your continuing commitment to our community. Feel free to contact me if you have any questions. → 561-814-3208

Tom Gertman

Name

105
I.D. #

Palm Springs Police Department
(561) 584-8300, ext. 8520



Property Detail

Location Address 3152 FROST RD
 Municipality PALM SPRINGS
 Parcel Control Number 70-43-44-18-05-009-0081
 Subdivision FROST PARK IN
 Official Records Book 30185 Page 405
 Sale Date OCT-2018
 Legal Description FROST PARK W 50 FT OF LT 8 & E 20 FT OF LT 9 BLK 9

Owner Information

Owners
 DUARTE ORANDELYS D

Mailing address
 3152 FROST RD
 WEST PALM BEACH FL 33406 7928

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
OCT-2018	\$80,500	30185 / 00405	WARRANTY DEED	DUARTE ORANDELYS D
MAY-2018	\$49,750	29857 / 01355	QUIT CLAIM	DUARTE ORANDELYS D &
JAN-2014	\$109,000	26599 / 00612	WARRANTY DEED	DUARTE ORANDELYS D
OCT-2013	\$50,100	26393 / 01764	CERT OF TITLE	US BANK NATL ASSN TR
JUL-1996	\$49,500	09344 / 00867	WARRANTY DEED	
MAY-1988	\$100	05958 / 00317	WARRANTY DEED	
MAY-1983	\$100	04851 / 00564	WARRANTY DEED	

Exemption Information

Applicant/Owner	Year	Detail
DUARTE ORANDELYS D	2024	HOMESTEAD
DUARTE ORANDELYS D	2024	ADDITIONAL HOMESTEAD

Property Information

Number of Units 1
 *Total Square Feet 1182
 Acres 0.1768
 Use Code 0100 - SINGLE FAMILY
 Zoning RS - RESIDENTIAL SINGLE-FAMILY (70-PALM SPRINGS)

Appraisals

Tax Year	2023	2022	2021
Improvement Value	\$125,269	\$102,075	\$98,170
Land Value	\$168,209	\$165,884	\$99,990
Total Market Value	\$293,478	\$267,959	\$198,160

All values are as of January 1st each year

Assessed and Taxable Values

Tax Year	2023	2022	2021
Assessed Value	\$129,059	\$125,300	\$121,650
Exemption Amount	\$50,000	\$50,000	\$50,000
Taxable Value	\$79,059	\$75,300	\$71,650

Taxes

Tax Year	2023	2022	2021
Ad Valorem	\$1,710	\$1,671	\$1,647
Non Ad Valorem	\$511	\$483	\$427
Total tax	\$2,221	\$2,154	\$2,074

Account Information

Property Control Number: 70-43-44-18-05-009-0081	Property Type: Real Property	Status: Active
Mailing Address: 3152 FROST RD West Palm Beach, FL 33406-7928	Property Address: 3152 FROST PALM SPRINGS, FL 33406	Legal Description: FROST PARK W 50 FT OF LT 8 & E 20 FT OF LT 9 BLK 9
Owner of Record: DUARTE ORANDELYS D	Second Owner:	

Last updated: 1/10/2024 04:06:31 PM

2023 Real Estate and Tangible Personal Property Taxes will be delinquent as of April 2, 2024.
Delinquent Property Tax cannot be paid online.
Visit our Payment Options page to [view delinquent tax payment options](#).

Interest and associated costs for delinquent taxes are determined by the date payment is received to the Tax Collector.
A minimum charge of 3% is collected. Interest accrues at up to 1.5% per month (18% annually).

Tax Bills

Add Tax Bills to the cart then select cart icon () above to checkout.

Total Payable: \$0.00

Recently Paid BillsPayment Info - Select to Expand Payment History for PIN

VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT

CODE CASE: 2024-9

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,



ORENDELYS D. DUARTE
3152 FROST ROAD
WEST PALM BEACH FL 33406 7928

MAILING ADDRESS:
3152 FROST ROAD
WEST PALM BEACH, FL 33406 7928

Respondent(s).

ORDER FINDING VIOLATION

Re: Violation of the following Village of Palm Springs Code of Ordinances:

SECTION 34-915 prohibited use of camper for living or sleeping.

Address: 3152 FROST ROAD
Legal Description: FROST PARK W 50 FT OF LT 8 & E 20 FT OF LT 9 BLK 9
PCN: 70-43-44-18-05-009-0081

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the 18th day of JANUARY 2024, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER are hereby entered:

FINDINGS OF FACT

1. The Respondent ____ was / ____ was not present at the hearing. There was a finding of proper notice.
2. The Code Inspector presented competent substantial evidence which included testimony and/or photographs to establish that the respondent is in violation of the code section(s) referenced above.

CONCLUSIONS OF LAW

☐ Respondent is in violation of the following Village of Palm Springs Code of Ordinances:

☐ **SECTION 34-915 prohibited use of camper for living or sleeping**

☐ Respondent was in violation of the following Village of Palm Springs Code of Ordinances:

☐ **SECTION 34-915 prohibited use of camper for living or sleeping**

ORDER

It is the Order of the Code Enforcement Special Magistrate that:

- ☐ Respondent has brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before JANUARY 28, 2024:
- ☐ Administrative costs of **\$181.91**
 - ☐ Citation fine of \$ N/A

☐ Re-inspection fee of \$ N/A

- ☐ Respondent has not brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before **FEBRUARY 14, 2024**. If Respondent fails to comply within the time given, a fine of \$100.00 per day, per violation will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property is in compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **JANUARY 28, 2024**.

☐ Administrative costs of **\$181.91**

☐ Citation fine of \$ N/A

☐ Re-inspection fee of \$ N/A

All payments shall be made to Village at 226 Cypress Lane, Palm Springs, Florida 33461.

A certified copy of this order may be immediately recorded in the Public Records of Palm Beach County and if recorded, shall constitute notice pursuant to section 162.07(4), Fla. Stat. Within twenty (20) days of the date of this order, the Respondent may submit a written request to Code Inspector/Officer Tom Gehrman at the Village of Palm Springs, 226 Cypress Lane, Palm Springs, FL 33461, for a hearing to challenge the fine amount imposed by this order. If such a hearing is timely requested, the Village shall notify the Respondent of the hearing date and time by regular U.S. mail sent to the address provided in the written request for the hearing. The requested hearing will be limited to consideration of only those new findings necessary to impose an appropriate fine amount. The Respondent shall bear the burden of proof at such hearing and shall be required to show cause why this order and the fine amount stated herein shall not be imposed. However, if the Respondent fails to timely request a hearing as described above and fails to bring the violations into compliance and/or pay all administrative costs and fees as ordered herein, the Village, if it has not already done so pursuant to section 162.07(4) Fla. Stat., may record a certified copy of this order in the Public Records of Palm Beach County, Florida, and thereafter this order shall constitute a lien pursuant to section 162.09, Fla. Stat. If a certified copy of this order has previously been recorded pursuant to section 162.07(4) Fla. Stat., then that recorded order shall constitute a lien pursuant to section 162.09, Fla. Stat. The lien shall be assessed against the real property at issue (if applicable) and the real and personal property of the Respondent. After three (3) months from recording the lien which remains unpaid, the Special Magistrate may authorize the Village Attorney to foreclose on the lien or to sue to recover a money judgement for the amount of the lien plus accrued interest. Future violations of the aforementioned code section(s) may be considered a repeat violation for which a fine of up to five-hundred dollars (\$500.00) per day may be imposed beginning on the date the violation begins. Upon complying, it is the responsibility of the Respondent to notify the Village of Palm Springs Code Inspector/Officer at (561)584-8300 Ext. 8522 to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this 18th day of January 2024.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

BY: _____
Special Magistrate

A copy of this order has been furnished to the respondent at the following statutory address:

3152 FROST ROAD
WEST PALM BEACH, FL 33406 7928

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
CASE NO. 2024-06

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,
V.

12275 53RD ROAD N TRUST
MARISEL OLIVEROS URGELLES TR
12275 53RD ROAD NORTH
ROYAL PALM BEACH, FL 33411 9058
Respondent(s).

PCN 70-43-44-19-13-000-0260

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that he has just and reasonable grounds to believe, and does believe that on JANUARY 03, 2024, the Respondent(s), 12275 53RD ROAD N TRUST & MARISEL OLIVEROS URGELLES TR owner(s) of the property at 3732 10TH AVENUE NORTH, PALM SPRINGS, FL, 33461 is in violation of local ordinances.

SECTION 14-32: No Required Residential Rental License on file with the Village of Palm Springs.

SECTION 6-3: Keeping animals; fowl and livestock.

SECTION 10-9: House ID Numbers Required.

SECTION 10-9: Shutters must be removed.

SECTION 10-9: Exterior surfaces must be maintained in a good condition. Peeling, flaking and chipped paint shall be eliminated and repainted.

SECTION 34-914: Residential Parking Violations; Parking on grass.

SECTION 34-221: Responsibility of the Owner; Practices Enumerated. Owner is responsible for landscape maintenance.

SECTION 30-143: Trash and Debris Public Nuisance.

SECTION 10-31 (FBC 105.1 & 110.1): No Required permits and inspections for Garage Enclosure on file with the Village of Palm Springs.

These violations must be corrected on or before JANUARY 16, 2024, failing, this matter shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL. 33461, Tel. 561-584-8300 Ext 8520, on THURSDAY JANUARY 18, 2024 at 10:00AM. IF THE VIOLATION IS CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.

YOU ARE HEREBY ORDERED to appear and answer the above charges. You may choose to waive your rights to this hearing and the costs as determined by the Special Magistrate. Your failure to appear may result in the Special Magistrate proceeding in your absence.

IMPORTANT: It is the responsibility of the Respondent to request an inspection as soon as compliance is achieved by calling the Code Enforcement Office at (561) 584- 8300 Ext 8520 and providing proof that violations have been corrected. A request for inspection must be made at least 1 day(s) prior to the requested inspection.

If you are found in violation of the Village Code, the Special Magistrate has the legal authority to levy fines of up to **\$500.00** per day, per violation, for each and every day that each violation continues, and to levy all administrative costs required to obtain compliance. **ALL FINES AND COSTS BECOME LIENS ON YOUR PROPERTY.**

CE/ CEB Case No. 2024-06

You have the right to obtain an attorney, at your own expense, to represent you before the Special Magistrate at the hearing. All testimony at the hearing will be under oath and recorded. The Special Magistrate shall take testimony from the Code Compliance Officer and the Respondent. Formal rules of evidence shall not apply, but fundamental due process shall be observed and shall govern the proceedings. You will have the opportunity to present witnesses as well as question witnesses against you, prior to a final determination by the Magistrate. If you wish to have witnesses subpoenaed or if you have other questions, you may contact the Village Clerk's Office at (561)584-8200 EXT 8430. Any interested party seeking to appeal any decision of the Special Magistrate with respect to any matter considered at the hearing will need a record of the proceedings and will need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence presented. Persons who need a special accommodation in order to attend or participate in this hearing must advise the Village Clerk at (561) 584-8200 Ext 8430, at least 36 hours prior to the hearing.



Code Enforcement Officer 561-584-8300 ext. 8521

NICOLE TAMAYO

Printed Name of Officer

Date Issued: JANUARY 03, 2024



**CODE ENFORCEMENT SPECIAL MAGISTRATE
VILLAGE OF PALM SPRINGS, FLORIDA**

**VILLAGE OF PALM SPRINGS,
FLORIDA,**

Petitioner

Case No. 2024-06

RETURN OF SERVICE

**12275 53RD ROAD N TRUST
MARISEL OLIVEROS URGELLES TR
3732 10TH AVENUE NORTH
PALM SPRINGS, FL 33461**

Respondent

On the **4th Day of JANUARY 2024 at 12:23 pm**, I served the attached Notice of Violation / Notice of Hearing Letter on the within named Respondents, **12275 53RD ROAD N TRUST, MARISEL OLIVEROS URGELLES TR at 3732 10TH AVENUE NORTH**, Palm Springs, FL 33461 and posted the notice at Palm Springs Village Hall, 226 Cypress Lane, Palm Springs, FL 33461 Palm Beach County, Florida, by:

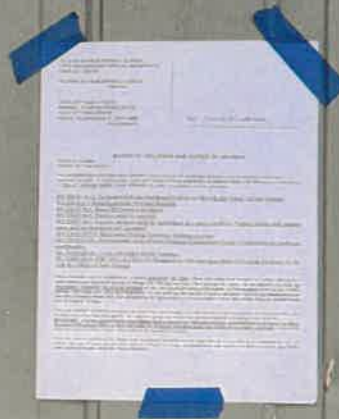
_____ **INDIVIDUAL SERVICE:** By serving the within named Respondent a true copy with the date and hour of service endorsed thereon by me.

_____ **SUBSTITUTE SERVICE:** By serving a true copy with the date and hour of service endorsed thereon by me, at the Respondent's usual place of abode with any person residing therein the age of 15 years or older, to-wit: _____ and informing such person of their contents pursuant to F.S. 48.031.

XX **POSTED BY:** Securely affixing a copy to a conspicuous place on the property described within. Also mailed regular & certified mail. **PHOTOS INCLUDED**

**VILLAGE OF PALM SPRINGS
DEPARTMENT OF PUBLIC SAFETY**

By: 
Ofc. Deanna Thomas



1/4/24 NOV/NOH
Posted 3732
10th Ave N
12:23pm



TAKEN ON: NOV. 22, 2023
@ 09:00 AM
BY: CEO N. TAMAYO

TAKEN ON: NOV. 22, 2023
009:00AM
BY: CEO N. TAMAYO





TAKEN ON: NOV. 22, 2023
@ 09:01 AM
BY: CEO N. TAMAYO



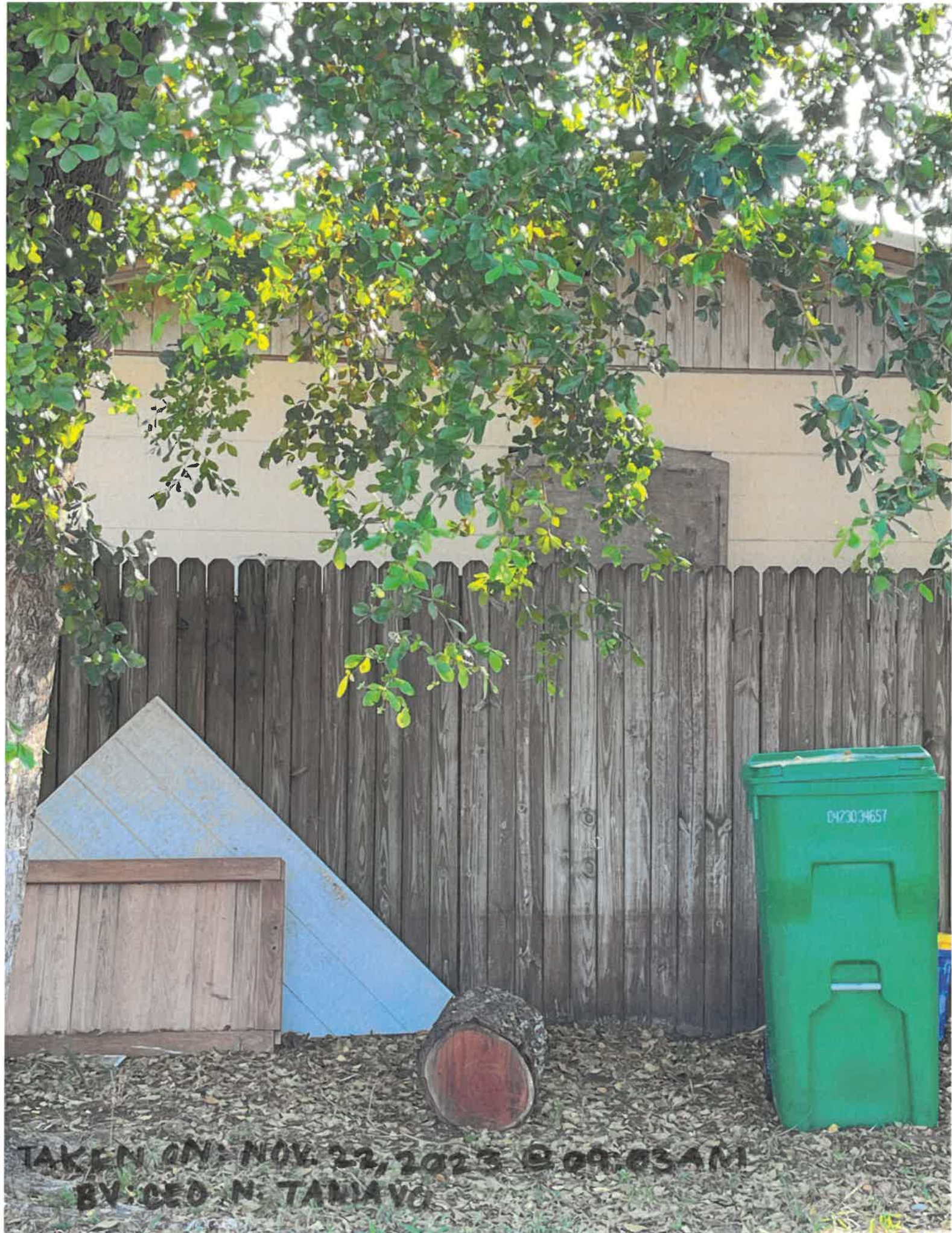
TAKEN ON: NOV. 22, 2023 @ 09:01 AM
BY: CEO N. TAMAYO

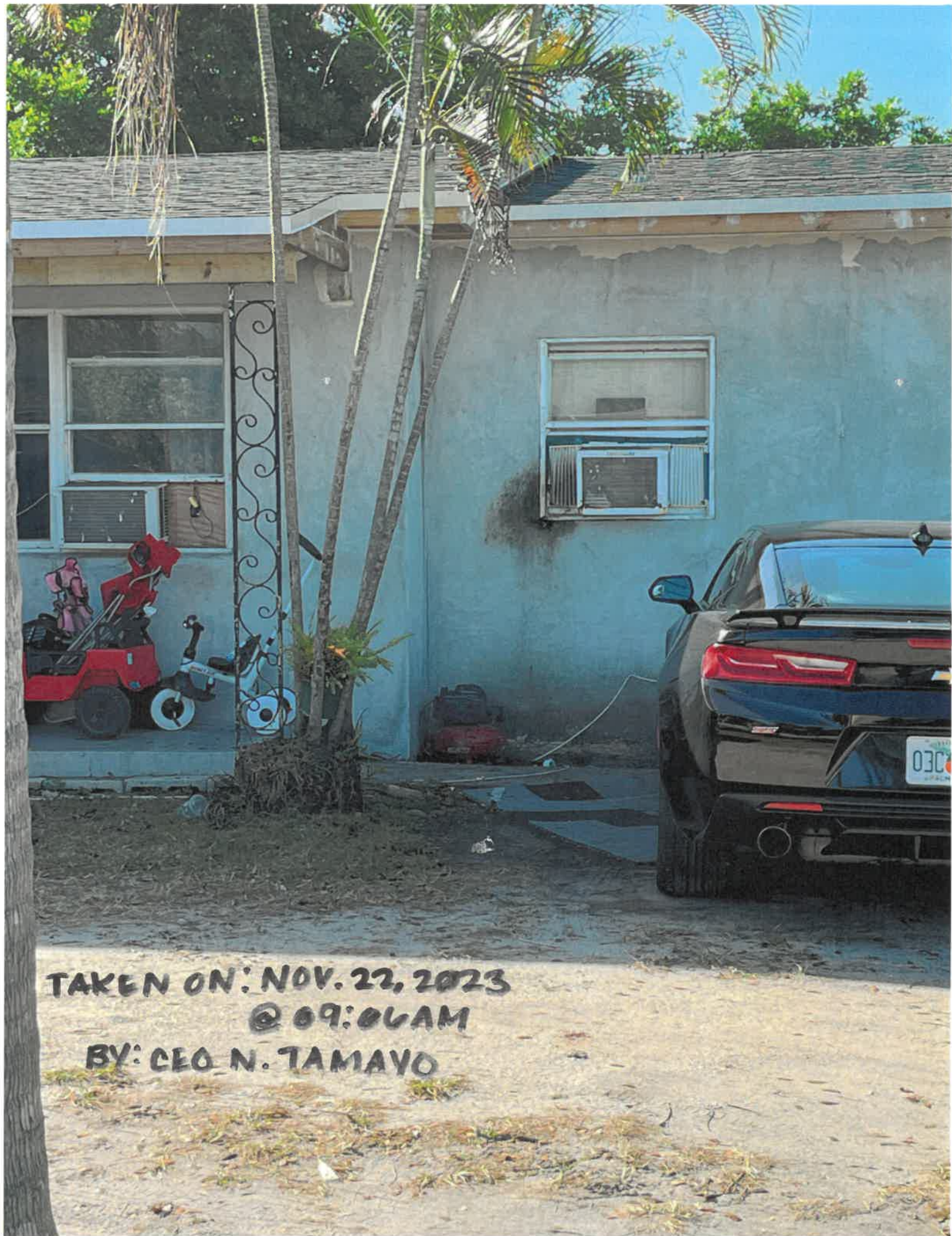
TAKEN ON: NOV. 22, 2023
@ 09:01 AM
BY: CEO N. TAMAYO





TAKEN ON: NOV. 22, 2023
@ 09:02AM
BY: CEO N. TAMAYO





TAKEN ON: NOV. 22, 2023
@ 09:06AM
BY: CEO N. TAMAYO



TAKEN ON: NOV. 22, 2023
009:06 AM
BY: CLO N. TAMAYO

MY COPY



PALM SPRINGS POLICE DEPARTMENT

230 Cypress Lane • Palm Springs, Florida 33461 • Phone 561-968-8243 • www.vpsfl.org

JANUARY 03, 2024

12275 53RD ROAD N TRUST
MARISEL OLIVEROS URGELLES TR
12275 53RD ROAD NORTH
ROYAL PALM BEACH, FL 33411 9058

Dear Property Owner,

A **NOTICE OF VIOLATION/NOTICE OF HEARING** has been issued by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property **3732 10TH AVENUE NORTH in Palm Springs, FL.**
PCN: 70-43-44-19-13-000-0260

VIOLATION/HEARING CASE 2024-06

SECTION 14-32: No Required Residential Rental License on file with the Village of Palm Springs.

SECTION 6-3: Keeping animals; fowl and livestock.

SECTION 10-9: House ID Numbers Required.

SECTION 10-9: Shutters must be removed.

SECTION 10-9: Exterior surfaces must be maintained in a good condition. Peeling, flaking and chipped paint shall be eliminated and repainted.

SECTION 34-914: Residential Parking Violations: Parking on grass.

SECTION 34-221: Responsibility of the Owner: Practices Enumerated. Owner is responsible for landscape maintenance.

SECTION 30-143: Trash and Debris Public Nuisance.

SECTION 10-31 (FBC 105.1 & 110.1): No Required permits and inspections for Garage Enclosure on file with the Village of Palm Springs.

The options available include coming into voluntary compliance on or before **JANUARY 16, 2024, OR** arguing your case at the Special Magistrate hearing, **THURSDAY JANUARY 18, 2024, AT 10:00 AM.** This is part of your right under the judicial system.

Please be advised that if you present your case at the hearing and the Magistrate rules against you, there may be court costs assessed in addition to the citation amount. Court costs for a Code Enforcement case typically run from \$200.00 to \$300.00.

Please feel free to call/text me if you have any questions or concerns at (561)801-9162.

Respectfully,

Nicole Tamayo
Code Enforcement Officer
Palm Springs Police Department
Cell: 561-801-9162
Office: 561-584-8300 ext. 8521
ntamayo@vpsfl.org
www.vpsfl.org

7019 1640 0000 7353 8482

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$ _____
☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

Postage

\$

Total Postage and Fees

\$

Sent To

12275 53rd Beach N Trust

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

Palat Palm Beach FL

Postmark
Here

Case # 2024-06

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



**PALM SPRINGS POLICE DEPA
CODE ENFORCEMENT
230 CYPRESS LANE
PALM SPRINGS, FL 33461**



7019 1640 0000 7353 8482

NEOPOST

FIRST-CLASS MAIL

01/04/2024

US POSTAGE \$008.53⁰



ZIP 33461
041M11460879

12275 53RD ROAD N TRUST
MARISEL OLIVEROS URGELLES TR
12275 53RD ROAD NORTH
ROYAL PALM BEACH, FL 33411 9058



**PALM SPRINGS POLICE DEPARTMENT
CODE ENFORCEMENT
230 CYPRESS LANE
PALM SPRINGS, FL 33461**

NEOPOST

FIRST-CLASS MAIL

01/04/2024

US POSTAGE \$000.63⁰



ZIP 33461
041M11460879

12275 53RD ROAD N TRUST
MARISEL OLIVEROS URGELLES TR
12275 53RD ROAD NORTH
ROYAL PALM BEACH, FL 33411 9058

Sec. 14-32. - Regulatory fee; application.

- (a) *Establishment of permit fee.* There is hereby established a regulatory fee of \$50.00 per year for the issuance of a business permit, payable in advance, for all persons or entities, engaged in a business, occupation, or profession within the village, unless exempted from same by the terms of this article, or as otherwise provided by law. Such fee shall be due and payable on or before October 1 of each year, and the fee shall be prorated to \$25.00 for those persons making an initial application on or after April 1 of the year in which first made.
- (b) *Permit application.* The business permit provided herein shall be issued upon the payment of the application fee and approval of the application by the village. The applicant must complete an application form provided by the village, which shall require at a minimum, the provision of valid information concerning the nature of the business to be operated, the business experience, qualifications, and competence of the employees and the individuals operating the business, number of employees of the business, the licenses, certifications and registrations held by the business operators, insurance coverage(s) maintained by the business, the criminal history of the business operators and employees, and the applicant's agreement not to engage in criminal activity. The applicant shall furnish the village with a copy of all occupational licenses held by the business with the completed application form.
- (c) *Multiple permits required for residential rental units.* Persons and/or entities engaged in the rental of dwellings for residential use, specifically including mobile homes and trailers, shall be required to obtain a separate business permit for each and every dwelling rented, regardless of whether the dwelling is for single or multi-family occupancy, or is located on the same or adjacent lot or parcel of real property. For purposes of this section, a business permit shall not be required for the rental of dwelling units in a motel, hotel, boardinghouse, or a commercial apartment complex, for which an occupational license is required by this code.

(Code 1994, § 14-67; Ord. No. 2006-10, § 2, 2-23-2006)

State Law reference— Regulatory fees authorized, F.S. § 166.221.

Sec. 6-3. - Keeping animals, fowl and livestock.

- (a) It is deemed necessary and expedient for the preservation of the public health and the general welfare of the village that the keeping of animals and fowl within the corporate limits of the village as specified in this section shall be expressly prohibited and restricted.
- (b) No person shall keep any animal of the equine, bovine or swine class in the village, including, but not limited to, goats, sheep, mules, horses, hogs, cattle, ostriches and other grazing animals.
- (c) No person shall keep any livestock in the village.
- (d) There shall be no more than four domestic cats or four dogs, or a combination of domestic cats and dogs not exceeding eight, kept at a residence within the village at any one time.

(Code 1994, § 6-3)

Sec. 10-9. - Exterior of structure or building.

- (a) **General.** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.
- (b) **Exterior painting.** All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated, and surfaces repainted.
- (c) **Street numbers.** One address sign shall be required for each principal building or use on premises showing only the numerical address designation on the premises upon which they are maintained or multi-unit buildings which utilize a roadside marquee/signboard, the full building address shall be posted on such marquee/signboard. The address shall be posted in a color contrasting that of the marquee/signboard or building a minimum of four inches for residential and six inches for commercial structure, and of sufficient size to be plainly visible and legible from the roadway. When the building utilizes multiple addresses, such as multiple occupant mercantile buildings, the address range shall be posted as indicated above. Signs shall be plainly visible from the street or right-of-way providing access to the lot and shall be installed and maintained pursuant to the county building security code. This requirement shall apply to all new and existing structures.
- (d) **Structural members.** All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
- (e) **Foundation walls.** All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rats.
- (f) **Exterior walls.** All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
- (g) **Roofs and drainage.** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance.
- (h) **Decorative features.** All cornices, belt courses, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.
- (i) **Overhang extensions.** All canopies, marquees, signs, metal awnings, fire escapes, stand pipes, exhaust ducts and similar overhang extensions shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

(j)

Stairways, decks, porches and balconies. Every exterior stairway, deck, porch, balcony, railings and all other appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

- (k) *Chimneys and towers.* All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair.
- (l) *Handrails and guards.* Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
- (m) *Window and doorframes.* Every window, door and frame shall be kept in sound condition, good repair and weather tight.
 - (1) *Glazing.* All glazing materials shall be maintained free from cracks and holes.
 - (2) *Openable window.* Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
- (n) *Doors.* All exterior doors and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door.
- (o) Holiday lights and decorations, erected during the appropriate holiday season, shall comply with all applicable building and electrical codes. Holiday lights and decorations may be erected no earlier than 30 days prior to the subject holiday, with the exception of the Christmas/Hanukkah holidays. Christmas/Hanukkah lights and decorations may be erected no earlier than October 15. All Christmas/Hanukkah lights and decorations must be removed within 30 days following the holiday. All other holiday lights and decorations shall be removed within 14 days following the holiday.
- (p) Protection from windborne debris is encouraged for all structures certified for occupancy in the village. Storm shutters, or hurricane protection devices, shall be designed and installed in conformance with the building code in effect at the time such hurricane protection was permitted by the building department.
- (q) It is prohibited to maintain any device (including but not limited to wood, aluminum, or approved hurricane shutters) used for securing property, which impede egress, light, and/or ventilation in a closed/secured position on occupied buildings after a designated hurricane watch or warning has terminated. In addition, it is prohibited to maintain any hurricane protective devices, with the exception of those covering clerestory windows, in a closed/secured position for periods in excess of ten consecutive days unless:
 - (1) A hurricane occurs during the ten-day period, at which point the ten-day period begins anew the day after hurricane conditions have subsided; or
 - (2) Hurricane or tropical storm watch conditions are predicted to occur within 48 hours after the tenth day; or
 - (3)

The structure is used for residential purposes, but no person is in residence for a period in excess of ten consecutive days, except that (1) and (2), above, shall still apply during periods when a person is in residence.

- (4) Clerestory windows exempted under this section, shall be removed ten days after the official conclusion of the hurricane season.
- (r) The owner of an occupied structure shall promptly repair any broken door or window so that a temporary boarded up condition is limited. Any such repair, other than in the case of a natural disaster, shall be made within ten (10) consecutive days. Any means of securing property including crime prevention devices shall be subject to review by the building official for safety and compliance with the Florida Building Code. In no instance shall safety bars, grating, or other similar apparatus be allowed over any window, door, or other opening of any building. Real property may be secured via boarding up windows, doors, or other openings upon the requirement of the building official provided a permit is issued by the village prior to securing a property.

(Ord. No. 2006-47, § 2, 11-9-2006; Ord. No. 2007-07, § 2, 9-13-2007)

Sec. 34-914. - Parking in single-family residential land use districts; use of portable storage containers and roll-off dumpsters in all zoning districts.

- (a) Parking or storage locations for cars, light trucks, motorcycles, and other vehicles not otherwise provided for in this subdivision, shall be permitted as provided below. Such parking shall first be accomplished, whenever physically possible, based on the layout of the lot and permanent building(s), as follows:
 - (1) Within a garage, covered carport, or front driveway.
 - (2) In any interior, or side yard, behind the front building line, at the height of or below the roofline of the house,
 - (3) In the rear yard behind the setback line, at the height of or below the roofline of the house,
 - (4) In the swale portion of the public right of way, and not within the paved roadway, in front of a single-family residence. However, not more than two automobiles or light trucks may be parallel parked, and no vehicle so parked shall remain parked for more than 48 hours at a time.
- (b) No vehicle, boat and trailer, recreational vehicle, hobby vehicle or race vehicle shall exceed 40 feet in length.
- (c) The use of a shipping container, a portable storage container, or any type or brand of portable/mobile storage container (collectively referred to herein as "storage container(s)" or a roll-off construction dumpster ("dumpster") within any zoning district in the village, is subject to the following regulations:
 - (1) Neither a storage container nor a construction dumpster, shall be located on any property, for more than 72 consecutive hours, unless the occupant-owner or occupant-lessee, first obtains a permit from the village land development department. Applicants for such a permit, must complete and submit a permit application, on a form prescribed by the village, and pay a permit fee as established by resolution of the village council. A permit for a roll-off dumpster and the related permit fee is not required by this section, if the roll-off dumpster is separately permitted pursuant to a valid building permit issued by the village. The land development department may require the applicant to submit documentary evidence to demonstrate that the applicant is either an occupant-owner, or and occupant-lessee of the property on which the storage container or dumpster will be located, such as a deed, lease agreement, utility bill, etc.
 - (2) Not more than one standard size (eight-foot height × eight-foot width × 16-foot length) storage container or one roll-off construction dumpster in a size not to exceed (4.5-foot height × eight-foot width × 22-foot length) (20-yard capacity), may be located on an impervious or semi-pervious surface, at a single-family residence, multi-family residential property or commercial property, for a time period not to exceed 30 consecutive days. In the

event of exceptional circumstances, the permit holder may request an extension of an additional 30 consecutive days time. Any request for an extension of time must be in writing, and must include a written justification statement demonstrating "good cause" as to why the 30-day period should be extended for up to an additional 30 consecutive days. The decision to grant or deny the request for an extension, shall be within the sole discretion of the village. Not more than one permit, per year, for a storage container or a dumpster, shall be issued by the village for the same property.

- (3) No storage container or dumpster shall exceed the height of the roofline of the house or building. No storage container or dumpster, shall be located within a utility easement, drainage easement, right-of-way, front yard area (except for driveways), alley right-of-way or street right-of-way. No storage container or dumpster shall be stored within a required side yard setback between a building and an adjacent street or property line. The storage container or dumpster, must be owned or leased by the occupant-owner or occupant-lessee of the property, and may not be used for living or sleeping purposes, or for any other use except storage.
- (4) Upon the issuance of a tropical storm watch and/or a hurricane watch by the National Weather Service, the occupant-owner or occupant-lessee of property on which a storage container or roll-off dumpster is located, shall use every reasonable and best effort to remove, or to arrange for the removal of, the storage container or roll-off dumpster from the property. In the event removal is not possible, the storage container or the roll-off dumpster and its contents, shall be secured against windloads up to 150 mph. The occupant-owner and/or occupant-lessee of property on which a storage container or roll-off dumpster is located, shall be subject to civil liability and/or code enforcement action, for damages and/or code violations caused by an unsecured storage container or roll-off dumpster and/or its contents.
- (d) Parking or storage locations for not more than the following:
 - (1) One boat and trailer, or recreational vehicles, or any combination thereof, shall be permitted so that such parking shall first be accomplished, whenever physically possible, based on the layout of the lot and fixed obstructions as follows:
 - a. Within a garage or covered carport, if not otherwise used to park or store a vehicle such as a car, motorcycle, or light truck;
 - b. In any interior, or side yard, behind the front building line, at the height of or below the roofline of the house.
 - (2) Additional boats and trailers, or recreational vehicles or any combination thereof, shall be permitted in the side yard or rear yard behind the setback lines, at the height of or below the roofline of the house.

- (e) Each vehicle, boat and trailer, trailer, recreational vehicle, hobby vehicle or race vehicle must be parked on an impervious or semipervious surface.
- (f) The maximum area of impervious and semipervious parking surface in the front yard in any residential zoning district, shall be 40 percent, unless the front yard shall contain a semicircular driveway, in which event, the maximum area of impervious and semipervious parking surface shall be 60 percent of the front yard. Paver blocks set in sand shall only be considered as 25 percent pervious and 75 percent impervious. See section 34-881 also.
- (g) Each hobby vehicle or race vehicle must be completely and securely covered by a commercial, weatherproof, opaque fabric cover. Such vehicle shall be screened from view, if parked in an interior, side or rear yard.
- (h) No major repairs or overhaul work on vehicles which constitutes either a public or private nuisance shall be made or performed on any property within the village, unless otherwise permitted by this Code.
- (i) All parking areas shall be maintained in a clean, and neat manner, and the vehicles, boat and trailer, trailer, recreational vehicle, or combination thereof, shall be in usable and operable condition at all times, and shall have a current tag, if required by state law to have a registration and tag.
- (j) Variances from the size, location, screening and distance requirements set forth in this section shall only be for good cause shown in an administrative variance application to the land development director, as set forth in section 34-607.

(Ord. No. 2005-25, § 2(30-629), 10-13-2005; Ord. No. 2006-15, § 1, 5-11-2006; Ord. No. 2007-08, § 7, 4-26-2007; Ord. No. 2011-12, § 1, 6-9-2011; Ord. No. 2016-21, § 10, 1-12-2017)

Sec. 34-221. - Responsibility of owner; practices enumerated.

The owner or his agent shall be responsible for maintaining all landscaping in good condition so as to present a healthy, neat and orderly appearance. Such areas shall be maintained so as to be free of disease, pests, weeds, refuse, overgrowth and debris. Maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching and other activities as needed in accordance with accepted horticultural practices. Landscaping shall be inspected periodically by the village to ensure proper maintenance. The owner, tenant or their agent shall be notified in writing, of any areas which are not being properly maintained and shall provide corrective action within 30 calendar days from the time of notification.

(Code 1994, § 30-146; Ord. No. 2015-12, § 6, 4-9-2015)

Sec. 30-143. - Removal of rubbish, stagnant water and weeds required.

- (a) *Public nuisance declared.* The presence of new or used construction materials (without valid permit), debris, rubbish, trash, cans, paper, stagnant water, vines, underbrush, weeds, wild growth or grass in excess of 12 inches in height from the ground on any lot, tract or parcel of land within the village shall be unlawful and is hereby prohibited and declared to be a public nuisance to the extent that it constitutes a menace to life, property, the public health or the public welfare; creates a fire hazard; or provides a nest or breeding ground for sand flies, mosquitoes, rats, mice, other rodents, snakes or other types of pests and vermin.
- (b) *Notice.* The village manager, his designee or any code enforcement officer is hereby authorized and empowered to notify, in writing, the owner of any such lot, place or area within the village, or the agent of such owner, to cut, destroy, remove or alleviate conditions existing on such lot, place or area within the village as described in subsection (a) of this section. Such notice shall be by certified mail, addressed to the owner or the agent of the owner at such owner's or agent's last known address.
- (c) *Removal by village.* Upon the failure, neglect or refusal of any owner or agent notified pursuant to subsection (b) of this section to remove and eliminate the conditions described in subsection (a) of this section within the time limit stated in the notice, the village manager is authorized, upon approval by the village council, to contract and pay for such maintenance and bill the property owner or his agent. The charges for such services shall be a lien against the property on which the nuisance is located.

(Code 1994, § 26-86)

State Law reference— Nuisance abatement, F.S. § 60.05.

SECTION 105 PERMITS

105.1 Required. Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing, fire protection system, or accessible or flood resistant site element, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the Building Official and obtain the required permit.

SECTION 110 INSPECTIONS

110.1 General. Construction or work for which a permit is required shall be subject to inspection by the Building Official and such construction or work shall remain exposed and provided with access for inspection purposes until approved.

Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the owner or the owner's authorized agent to cause the work to remain exposed and provided with access for inspection purposes. The Building Official shall be permitted to require a boundary line survey prepared by a qualified surveyor whenever the boundary lines cannot be readily determined in the field. Neither the Building Official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.



Case Administrative / Court Costs

JANUARY 18, 2024, 3732 10TH AVENUE NORTH		Case 2024-06		
Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	3.00	35.00	105.00
2	Additional Inspector Time - 1 hour Bldg	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	0.00	5.00	0.00
5	Additional photos re-inspections - 5 for 20.00	1.00	20.00	20.00
6	Additional certified copies for hearing	1.00	8.53	8.53
7	Additional clerk time - 1 hour	0.50	28.00	14.00
8	Additional Attorney Time - per hour	0.25	195.00	48.75
9	Subpoena Fees	0.00	0.00	0.00
10	Postage	1.00	0.63	0.63
11	Magistrate - per hour	0.00	195.00	0.00
12	Administrative Fees	0.00	127.45	0.00
13	Code Enforcement Private Inspector(min 3 hours)	0.00	45.00	0.00
14	Police Officer	0.00	41.00	0.00
15	Police Corporal	0.00	43.00	0.00
16	Police Sergeant	0.00	46.00	0.00
17	Additional Inspector Time -1 hour LD Planner	0.00	35.00	0.00
18		0.00	0.00	0.00
19		0.00	0.00	0.00
20		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
Total Costs for Case 2024-06				196.91

a request has been modified

Village of Palm Springs Code Enforcement <do_not_reply@civicplus.com>

Wed 11/29/2023 5:07 PM

To: Thomas Gehrman <tgehrman@vpsfl.org>

Cc: Thomas Gehrman <tgehrman@vpsfl.org>; Katelyn M. Niskanen <kniskanen@vpsfl.org>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and are confident the content is safe.

Recent Activity for Your Request

Comment added by *Joey Sanders* on November 29, 2023 5:07 PM

CEO Tamayo conducted an inspection on the property and confirmed the presence of chickens and other various code violations. CEO Tamayo sent the PO a CCV/letter and will follow up with the PO in the near future. This complaint will be closed and no further action is required at this time. CEO J. Sanders ID #211

Report a Code Violation

3732 10th ave north
Palm Springs , FL 33461

More than 20 chickens in the backyard causing rats around the neighborhood

#6971

 [Add Comment](#)



PALM SPRINGS POLICE DEPARTMENT

230 Cypress Lane • Palm Springs, Florida 33461 • Phone 561-968-8243 • www.vpsfl.org

NOVEMBER 22, 2023

RECORD NO. 23-00122

12275 53RD ROAD N TRUST
MARISEL OLIVEROS URGELLES TR
12275 53RD ROAD NORTH
ROYAL PALM BEACH, FL 33411 9058

Dear Property Owner,

You have been issued a courtesy notice for code violations by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property at **3732 10TH AVENUE NORTH in Palm Springs, FL**
PCN: 70-43-44-19-13-000-0260

This property is in violation of local ordinances.

SECTION 14-32

PERMIT REQUIRED FOR RESIDENTIAL PROPERTY

No active permit on file with the Village of Palm Springs. Per local ordinance, **compliance is required**. Contact Village of Palm Springs Planning, Zoning, and Building Department at **(561)584-8200 ext. 8460**.

For your convenience I have went ahead and included a copy of the Rental Permit Form required by the Village of Palm Springs Planning, Zoning and Building Department. Form must be **Notarized**. Please call Planning, Zoning and Building Department for fee information. **Check must be mailed with application**.

SECTION 6-3

KEEPING ANIMALS, FOWL AND LIVESTOCK

(A): It is deemed necessary and expedient for the preservation of the public health and the general welfare of the village that the keeping of animals and fowl within the corporate limits of the village as specified in this section shall be expressly **PROHIBITED** and **RESTRICTED**.

(B): No Person Shall Keep Any Animals Of The Equine, Bovine, Or Swine Class In The Village, including, but not limited to, goats, sheep, ducks, lamb, mules, horses, rabbits, hogs, cattle, ostriches, **ROOSTERS, CHICKENS**, and other grazing animals.

(C): **NO PERSON SHALL KEEP ANY LIVESTOCK IN THE VILLAGE.**

SECTION 10-9

EXTERIOR OF STRUCTURE OR BUILDING

-House ID Numbers must be placed on structure.

Please have house numbers posted on building visible from the road. Attached is the Code of Ordinance with specifications.

-It is prohibited to maintain any device (**including wood, aluminum, or approved hurricane shutters**) used for securing property in a **closed/secured position** on occupied building after a designated hurricane watch or warning has terminated.

All shutters need to be opened and/or removed from all windows.

-All exterior surfaces are to be maintained in a good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.

SECTION 34-914

PARKING IN SINGLE-FAMILY RESIDENTIAL LAND USE DISTRICTS

Parking on grass is **NOT** allowed. All vehicles must be operable, and currently licensed and registered and must be parked on an approved driveway or paved surface. It is prohibited to park blocking any sidewalk use area.

Parking in the swale area **IS** allowed and must follow these guidelines:

- No more than two vehicles may be parked in the swale area.
- Must be parked Parallel to the road, not within the paved roadway.
- Must be operable, licensed, and registered.

SECTION 34-221

RESPONSIBILITY OF OWNER; PRACTICES ENUMERATED

The owner or his agent shall be responsible for maintaining all landscaping in good condition so as to present a healthy and neat appearance. Maintenance is required.

SECTION 30-143

TRASH AND DEBRIS, PUBLIC NUISANCE

All scattered loose items located throughout the front and side yards are required to be removed. Loose trash and debris needs to be cleaned up and placed in the proper containers.

SECTION 10-31 (FBC 105.1) & SECTION 10-31 (FBC 110.1)

NO REQUIRED PERMITS AND INSPECTIONS WITH VILLAGE OF PALM SPRINGS

Garage enclosure has no Permits and Inspections on file with Village of Palm Springs Planning, Zoning and Building Department.

Please contact Planning, Zoning and Building Department to apply for **REQUIRED** Permits and Inspections. Inspections are required after permit has been issued and work has been completed.

Included with this letter is a printed copy of the Permit Application you will be required to fill out. You will need to contact Planning, Zoning and Building Department to find out what other documents will need to be submitted with Permit Application.

*Planning, Zoning and Building Department
226 Cypress Lane
Palm Springs, Florida, 33461
561.584.8200 ext. 8460
permits@vpsfl.org*

Compliance Date: DECEMBER 05, 2023

Failure to comply can result in a Citation Fine, Court Costs and possible Lien on the property.

Please call/text me if you have any questions at (561)801-9162.

Respectfully,

Nicole Tamayo
Palm Springs Police Department
Code Enforcement Officer
Cell: 561-801-9162
Office: 561-584-8300 ext. 8521
ntamayo@vpsfl.org
www.vpsfl.org



PALM SPRINGS POLICE DEPARTMENT

230 Cypress Lane · Palm Springs, Florida 33461 · Phone 561-968-8243 · www.vpsfl.org

DECEMBER 14, 2023

RECORD NO. 23-00122

12275 53RD ROAD N TRUST
MARISEL OLIVEROS URGELLES TR
12275 53RD ROAD NORTH
ROYAL PALM BEACH, FL 33411 9058

**Last and Final Notice before
Hearing Notice!**

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PCN: 70-43-44-19-13-000-0260

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*Planning, Zoning and Building Department
226 Cypress Lane
Palm Springs, Florida, 33461
561.584.8200 ext. 8460
permits@vpsfl.org*

Compliance Date: **JANUARY 04, 2024**

Failure to comply can result in a Citation Fine, Court Costs and possible Lien on the property.

Please call/text me if you have any questions at (561)801-9162.

Respectfully,

Nicole Tamayo
Palm Springs Police Department
Code Enforcement Officer
Cell: 561-801-9162
Office: 561-584-8300 ext. 8521
ntamayo@vpsfl.org
www.vpsfl.org

Property Detail

Location Address 3732 10TH AVE N
Municipality PALM SPRINGS
Parcel Control Number 70-43-44-19-13-000-0260
Subdivision LAKEWOOD GARDENS PL 3
Official Records Book 33875 Page 1665
Sale Date SEP-2022
Legal Description LAKEWOOD GARDENS PL 3 LT 26 (LESS N 15 FT 10TH AVE N R/W)

Owner Information**Owners**

12275 53RD ROAD N TRUST
URGELLES MARISEL O TR

Mailing address

12275 53RD RD N
ROYAL PALM BEACH FL 33411 9058

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
SEP-2022	\$270,000	33875 / 01665	WARRANTY DEED	12275 53RD ROAD N TRUST
DEC-2002	\$68,000	14565 / 00983	WARRANTY DEED	KNOWLES JAMES B
JUL-1987	\$50,000	05404 / 00876	REP DEED	
AUG-1983	\$100	04031 / 00258	QUIT CLAIM	

Exemption Information

No Exemption information available

Property Information

Number of Units 1
*Total Square Feet 1343
Acres 0.2410
Use Code 0100 - SINGLE FAMILY
Zoning RM - RESIDENTIAL MULTI-FAMILY (70-PALM SPRINGS)

Appraisals

Tax Year	2023	2022	2021
Improvement Value	\$92,446	\$73,712	\$69,952
Land Value	\$174,956	\$174,816	\$110,517
Total Market Value	\$267,402	\$248,528	\$180,469

All values are as of January 1st each year

Assessed and Taxable Values

Tax Year	2023	2022	2021
Assessed Value	\$267,402	\$147,322	\$133,929
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$267,402	\$147,322	\$133,929

Taxes

Tax Year	2023	2022	2021
Ad Valorem	\$5,239	\$3,610	\$3,077
Non Ad Valorem	\$511	\$483	\$427
Total tax	\$5,750	\$4,093	\$3,504

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA

 Account information

Property Control Number:

70-43-44-19-13-000-0260

Mailing Address:

12275 53RD RD N

Royal Palm Beach, FL 33411-9058

Owner of Record:

12275 53RD ROAD N TRUST

Property Type:

Real Property

Property Address:

3732 10TH

PALM SPRINGS, FL 33461

Second Owner:

URGELLES MARISEL O TR

Status: Active**Legal Description:**LAKEWOOD GARDENS PL 3 LT 26 (LESS N
15 FT 10TH AVE N R/W)

Last updated: 1/12/2024 05:05:20 PM

2023 Real Estate and Tangible Personal Property Taxes will be delinquent as of April 2, 2024.

Delinquent Property Tax cannot be paid online.

Visit our Payment Options page to [view delinquent tax payment options](#).

Interest and associated costs for delinquent taxes are determined by the date payment is received to the Tax Collector.

A minimum charge of 3% is collected. Interest accrues at up to 1.5% per month (18% annually).

 Tax Bills

Add Tax Bills to the cart then select cart icon (🛒) above to checkout.

Total Payable: \$5,634.34 [ADD ALL TO CART](#)

Click the + sign, add Tax Bill to the cart, then select cart icon.

2023 | BILL TYPE: ORIGINAL | BILL NO: 102196927 | ROLL: ANNUAL |
DUE \$5,634.34 [ADD TO CART](#)[View Info](#)

 Recently Paid Bills

 **Payment Info** - Select to Expand Payment History for PIN

VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT



CODE CASE: 2024-05

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

YILENA NARANJO
JOSE L. NARANJO
441 KIRK ROAD
LAKE WORTH BEACH, FL 33461 6513

MAILING ADDRESS:
(SAME AS ABOVE)

Respondent(s).

ORDER FINDING VIOLATION

Re: Violation of following Village of Palm Springs Code of Ordinances:

SECTION 34-914: Residential Parking Violations; Parking on grass, Parking blocking sidewalk use area.

SECTION 30-142: Maintenance of the swale and right-of-way area required. Broken sidewalk repair required.

SECTION 10-31 (FBC 105.1 & FBC 110.1): Pavers installed without required permits and inspections.

Address:	441 KIRK ROAD
Legal Description:	PALM SPRINGS VILLAGE PL 4 IN PB 25 PGS 78 & 79
PCN:	70-43-44-18-08-023-0170

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the 18th day of January 2024, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER are hereby entered:

FINDINGS OF FACT

1. The Respondent was ____ / was not ____ present at the hearing. There was a finding of proper notice.
2. The Code Inspector presented competent substantial evidence which included testimony and/or photographs to establish that the respondent is in violation of the code section(s) referenced above.

CONCLUSIONS OF LAW

Respondent **is in violation** of the following Village of Palm Springs Code of Ordinances:

- ☐ **SECTION 34-914: Residential Parking Violations; Parking on grass, Parking blocking sidewalk use area.**
- ☐ **SECTION 30-142: Maintenance of the swale and right-of-way area required. Broken sidewalk repair required.**
- ☐ **SECTION 10-31 (FBC 105.1 & FBC 110.1): Pavers installed without required permits and inspections.**

Respondent **was in violation** of the following Village of Palm Springs Code of Ordinances but is currently in compliance:

- ☐ **SECTION 34-914: Residential Parking Violations; Parking on grass, Parking blocking sidewalk use area.**
- ☐ **SECTION 30-142: Maintenance of the swale and right-of-way area required. Broken sidewalk repair required.**
- ☐ **SECTION 10-31 (FBC 105.1 & FBC 110.1): Pavers installed without required permits and inspections.**

ORDER

It is the Order of the Code Enforcement Special Magistrate that:

- ☐ Respondent **has** brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **February 01, 2024:**
 - ☐ Administrative costs of **\$196.91**
 - ☐ Citation fine of **\$ N/A**
 - ☐ Re-inspection fee of **\$ N/A**
- ☐ Respondent **has not** brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before **February 29, 2024.** If Respondent fails to comply within the time given, a fine of **\$100.00** per day, per violation will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property is in compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **February 01, 2024.**
 - ☐ Administrative costs of **\$196.91**
 - ☐ Citation fine of **\$ N/A**
 - ☐ Re-inspection fee of **\$ N/A**

All payments shall be made to Village at 226 Cypress Lane, Palm Springs, Florida 33461.

A certified copy of this order may be immediately recorded in the Public Records of Palm Beach County and if recorded, shall constitute notice pursuant to section 162.07(4), Fla. Stat. Within twenty (20) days of the date of this order, the Respondent may submit a written request to Code Inspector/Officer **Nicole Tamayo** at the Village of Palm Springs, 226 Cypress Lane, Palm Springs, FL 33461, for a hearing to challenge the fine amount imposed by this order. If such a hearing is timely requested, the Village shall notify the Respondent of the hearing date and time by regular U.S. mail sent to the address provided in the written request for the hearing. The requested hearing will be limited to consideration of only those new findings necessary to impose an appropriate fine amount. The Respondent shall bear the burden of proof at such hearing and shall be required to show cause why this order and the fine amount stated herein shall not be imposed. However, if the Respondent fails to timely request a hearing as described above and fails to bring the violations into compliance and/or pay all administrative costs and fees as ordered herein, the Village, if it has not already done so pursuant to section 162.07(4) Fla. Stat., may record a certified copy of this order in the Public Records of Palm Beach County, Florida, and thereafter this order shall constitute a lien pursuant to section 162.09, Fla. Stat. If a certified copy of this order has previously been recorded pursuant to section 162.07(4) Fla. Stat., then that recorded order shall constitute a lien pursuant to section 162.09, Fla. Stat.

The lien shall be assessed against the real property at issue (if applicable) and the real and personal property of the Respondent. After three (3) months from recording the lien which remains unpaid, the Special Magistrate may authorize the Village Attorney to foreclose on the lien or to sue to recover a money judgement for the amount of the lien plus accrued interest. Future violations of the aforementioned code section(s) may be considered a repeat violation for which a fine of up to five-hundred dollars (\$500.00) per day may be imposed beginning on the date the violation begins.

Upon complying, it is the responsibility of the Respondent to notify the Village of Palm Springs Code Inspector/Officer at (561)584-8300 ext. 8521 to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this 18th day of January 2024.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

BY: _____

Special Magistrate

A copy of this order has been furnished to the respondent at the following statutory address:

441 KIRK ROAD

LAKE WORTH BEACH, FL 33461 6513

CMY COPY

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
CASE NO. 2024-05

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,
V.

YILENA NARANJO
JOSE L. NARANJO
441 KIRK ROAD
LAKE WORTH BEACH, FL, 33461 6513
Respondent(s).

PCN 70-43-44-18-08-023-0170

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that he has just and reasonable grounds to believe, and does believe that on **JANUARY 03, 2024**, the Respondent(s), **YILENA NARANJO & JOSE L. NARANJO** owner(s) of the property at **441 KIRK ROAD, PALM SPRINGS, FL, 33461** is in violation of local ordinances.

SECTION 34-914: Residential Parking Violations; Parking on grass, Parking blocking sidewalk use area.
SECTION 30-142: Maintenance of the swale and right-of-way area required. Broken sidewalk repair required.
SECTION 10-31 (FBC 105.1 & FBC 110.1): Pavers installed without required permits and inspections.

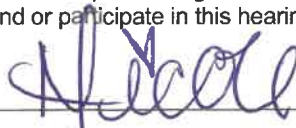
These violations must be corrected on or before **JANUARY 16, 2024**, failing, this matter shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL. 33461, Tel. 561-584-8300 Ext 8520, **on THURSDAY JANUARY 18, 2024 at 10:00AM.** IF THE VIOLATION IS CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.

YOU ARE HEREBY ORDERED to appear and answer the above charges. You may choose to waive your rights to this hearing and the costs as determined by the Special Magistrate. Your failure to appear may result in the Special Magistrate proceeding in your absence.

IMPORTANT: It is the responsibility of the Respondent to request an inspection as soon as compliance is achieved by calling the Code Enforcement Office at (561) 584- 8300 Ext 8520 and providing proof that violations have been corrected. A request for inspection must be made at least 1 day(s) prior to the requested inspection.

If you are found in violation of the Village Code, the Special Magistrate has the legal authority to levy fines of up to **\$500.00** per day, per violation, for each and every day that each violation continues, and to levy all administrative costs required to obtain compliance. **ALL FINES AND COSTS BECOME LIENS ON YOUR PROPERTY.**

You have the right to obtain an attorney, at your own expense, to represent you before the Special Magistrate at the hearing. All testimony at the hearing will be under oath and recorded. The Special Magistrate shall take testimony from the Code Compliance Officer and the Respondent. Formal rules of evidence shall not apply, but fundamental due process shall be observed and shall govern the proceedings. You will have the opportunity to present witnesses as well as question witnesses against you, prior to a final determination by the Magistrate. If you wish to have witnesses subpoenaed or if you have other questions, you may contact the Village Clerk's Office at (561)584-8200 EXT 8430. Any interested party seeking to appeal any decision of the Special Magistrate with respect to any matter considered at the hearing will need a record of the proceedings and will need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence presented. Persons who need a special accommodation in order to attend or participate in this hearing must advise the Village Clerk at (561) 584-8200 Ext 8430, at least 36 hours prior to the hearing.



Code Enforcement Officer 561-584-8300 ext. 8521

NICOLE TAMAYO

Printed Name of Officer

Date Issued: JANUARY 03, 2024

**CODE ENFORCEMENT BOARD
VILLAGE OF PALM SPRINGS, FLORIDA**

**VILLAGE OF PALM SPRINGS,
FLORIDA,**

Petitioner

Case No. 2024-05

RETURN OF SERVICE

**YILENA NARANJO
JOSE L. NARANJO
441 KIRK ROAD
LAKE WORTH BEACH, FL 33461 6513**

Respondent

_____ /

On the **4th Day of JANUARY 2024 at 10:32 AM**, I served the attached NOTICE OF HEARING on the within named Respondent(s), **YILENA NARANJO & JOSE L. NARANJO** at **441 KIRK ROAD**, Palm Springs, FL 33461 and posted the notice at Palm Springs Village Hall, 226 Cypress Lane, Palm Springs, FL 33461 Palm Beach County, Florida, by:

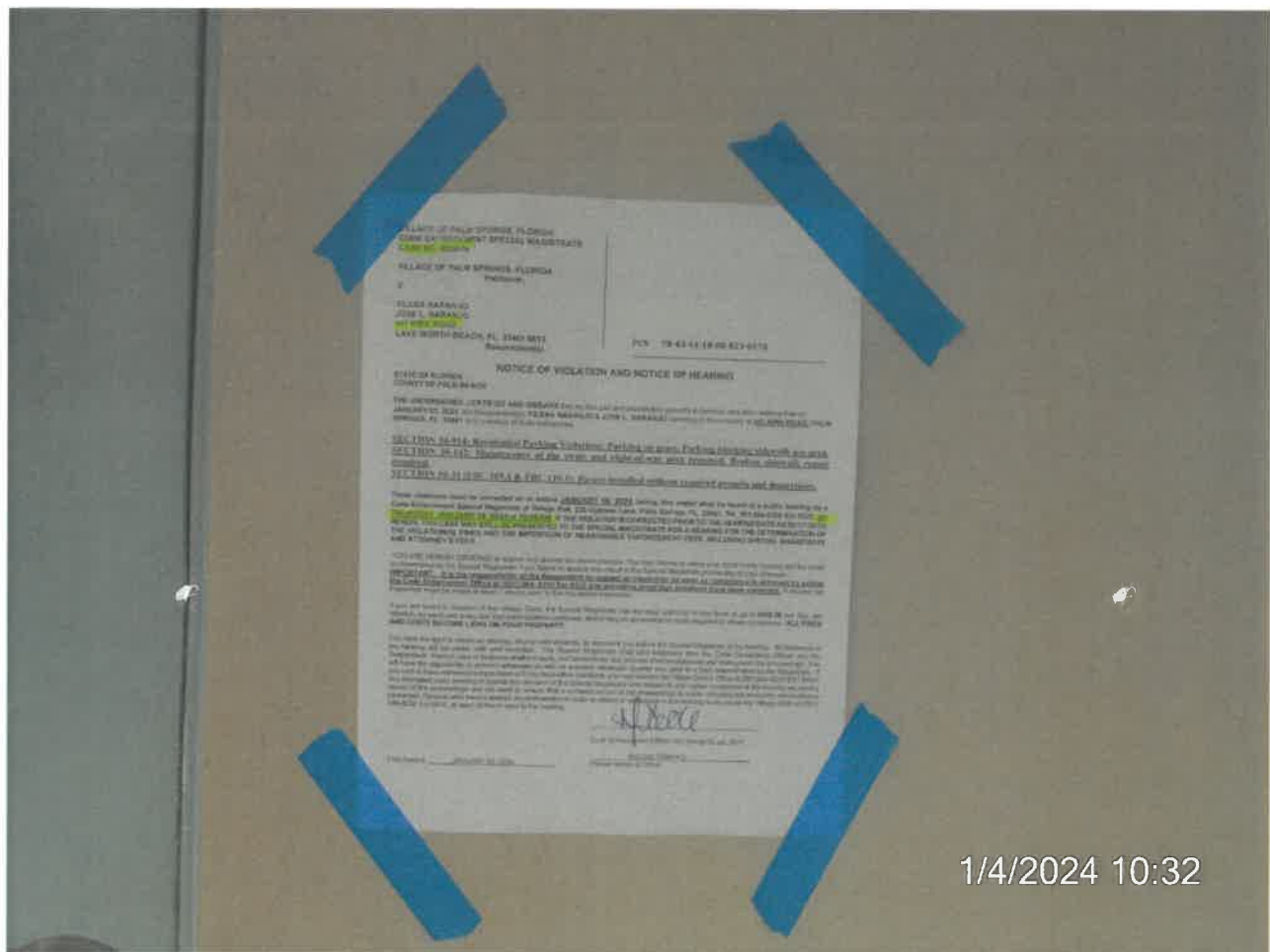
_____ INDIVIDUAL SERVICE: By serving the within named Respondent a true copy with the date and hour of service endorsed thereon by me.

_____ SUBSTITUTE SERVICE: By serving a true copy with the date and hour of service endorsed thereon by me, at the Respondent's usual place of abode with any person residing therein the age of 15 years or older, to-wit: ____ and informing such person of their contents pursuant to F.S. 48.031.

_____ **XX** POSTED BY: Securely affixing a copy to a conspicuous place on the property described within. PHOTO INCLUDED

VILLAGE OF PALM SPRINGS
POLICE DEPARTMENT

By: 



Posting - 441 KIRK ROAD - CASE 2024-05



1/4/2024 10:33:31 AM

441 KIRK Rd - Case 2023-05



1/4/2024 10:33:17 AM



TAKEN ON: DEC.27,2023 @ 11:11AM
BY: CEO N.TAMAYO



TAKEN ON: DEC. 27, 2023 @ 11:11 AM
BY: CEO N. TAMAYO

SUNDAY 12/17/23

441 KIRK Rd.

- PARKING ON GRASS/DIRT
- BROKEN SIDEWALK
- PAVES - NO PERMIT
- SWAGE DIRT - NOT MAINTAINED



TAKEN ON: JAN. 10, 2024 @ 02:39 PM
BY: CEO N. TAMAYO



TAKEN ON: JAN. 10, 2024 @ 02:39 PM
BY: CEO N. TAMAYO



TAKEN ON: JAN. 10, 2024 @ 02:39 PM
BY: CEO N. TAMAYO



TAKEN ON: JAN. 18, 2024
@ 03:18 PM
BY: CEO N. TAMAYO



MY COPY



PALM SPRINGS POLICE DEPARTMENT

230 Cypress Lane • Palm Springs, Florida 33461 • Phone 561-968-8243 • www.vpsfl.org

JANUARY 03, 2024

YILENA NARANJO
JOSE L. NARANJO
441 KIRK ROAD
LAKE WORTH BEACH, FL 33461 6513

Dear Property Owner,

A **NOTICE OF VIOLATION/NOTICE OF HEARING** has been issued by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property **441 KIRK ROAD in Palm Springs, FL.**
PCN: 70-43-44-18-08-023-0170

VIOLATION/HEARING CASE 2024-05

SECTION 34-914: Residential Parking Violations: Parking on grass, Parking blocking sidewalk use area.

SECTION 30-142: Maintenance of the swale and right-of-way area required. Broken sidewalk repair required.

SECTION 10-31 (FBC 105.1 & FBC 110.1): Pavers installed without required permits and inspections.

The options available include coming into voluntary compliance on or before **JANUARY 16, 2024, OR** arguing your case at the Special Magistrate hearing, **THURSDAY JANUARY 18, 2024, AT 10:00 AM.** This is part of your right under the judicial system.

Please be advised that if you present your case at the hearing and the Magistrate rules against you, there may be court costs assessed in addition to the citation amount. Court costs for a Code Enforcement case typically run from \$200.00 to \$300.00.

Please feel free to call/text me if you have any questions or concerns at (561)801-9162.

Respectfully,

Nicole Tamayo
Code Enforcement Officer
Palm Springs Police Department
Cell: 561-801-9162
Office: 561-584-8300 ext. 8521
ntamayo@vpsfl.org
www.vpsfl.org

7018 3090 0001 3645 0672

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee		Postmark Here
\$		
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage		
\$		
Total Postage and Fees		
\$		
Sent To		
YILENA NARANJO & JOSE L. NARANJO		
Street and Apt. No., or PO Box No.		
441 KIRK ROAD		
City, State, ZIP+4®		
LAKE NORTH BEACH, FL 33461 6513		
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions		

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature  ☐ Agent ☒ Addressee B. Received by (Printed Name) <u>Yilena Naranjo</u> C. Date of Delivery <u>1/6</u> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☒ No	
1. Article Addressed to: YILENA NARANJO JOSE L. NARANJO 441 KIRK ROAD LAKE NORTH BEACH, FL 33461-6513			
2. Article Number (Transfer from service label) 7018 3090 0001 3645 0672		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Collect on Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery	
9590 9402 5704 9346 3230 42			
PS Form 3811, July 2015 PSN 7530-02-000-9053		Domestic Return Receipt	

Return Receipt → Received on: January 09, 2024
 N. Tamayo



PALM SPRINGS POLICE DEPARTMENT
CODE ENFORCEMENT
230 CYPRESS LANE
PALM SPRINGS, FL 33461

NEOPOST
01/03/2024
US POSTAGE
FIRST-CLASS MAIL
\$000.63
ZIP 33461
041M11460879



YILENA NARANJO
JOSE L. NARANJO
441 KIRK ROAD
LAKE WORTH BEACH, FL 33461 6513

CERTIFIED MAIL



PALM SPRINGS POLICE DEPARTMENT
CODE ENFORCEMENT
230 CYPRESS LANE
PALM SPRINGS, FL 33461

NEOPOST
01/03/2024
US POSTAGE
FIRST-CLASS MAIL
\$008.53
7016 3090 0001 3645 0672
ZIP 33461
041M11460879



YILENA NARANJO
JOSE L. NARANJO
441 KIRK ROAD
LAKE WORTH BEACH, FL 33461 6513

Sec. 34-914. - Parking in single-family residential land use districts; use of portable storage containers and roll-off dumpsters in all zoning districts.

- (a) Parking or storage locations for cars, light trucks, motorcycles, and other vehicles not otherwise provided for in this subdivision, shall be permitted as provided below. Such parking shall first be accomplished, whenever physically possible, based on the layout of the lot and permanent building(s), as follows:
 - (1) Within a garage, covered carport, or front driveway.
 - (2) In any interior, or side yard, behind the front building line, at the height of or below the roofline of the house,
 - (3) In the rear yard behind the setback line, at the height of or below the roofline of the house,
 - (4) In the swale portion of the public right of way, and not within the paved roadway, in front of a single-family residence. However, not more than two automobiles or light trucks may be parallel parked, and no vehicle so parked shall remain parked for more than 48 hours at a time.
- (b) No vehicle, boat and trailer, recreational vehicle, hobby vehicle or race vehicle shall exceed 40 feet in length.
- (c) The use of a shipping container, a portable storage container, or any type or brand of portable/mobile storage container (collectively referred to herein as "storage container(s)" or a roll-off construction dumpster ("dumpster") within any zoning district in the village, is subject to the following regulations:
 - (1) Neither a storage container nor a construction dumpster, shall be located on any property, for more than 72 consecutive hours, unless the occupant-owner or occupant-lessee, first obtains a permit from the village land development department. Applicants for such a permit, must complete and submit a permit application, on a form prescribed by the village, and pay a permit fee as established by resolution of the village council. A permit for a roll-off dumpster and the related permit fee is not required by this section, if the roll-off dumpster is separately permitted pursuant to a valid building permit issued by the village. The land development department may require the applicant to submit documentary evidence to demonstrate that the applicant is either an occupant-owner, or and occupant-lessee of the property on which the storage container or dumpster will be located, such as a deed, lease agreement, utility bill, etc.
 - (2) Not more than one standard size (eight-foot height × eight-foot width × 16-foot length) storage container or one roll-off construction dumpster in a size not to exceed (4.5-foot height × eight-foot width × 22-foot length) (20-yard capacity), may be located on an impervious or semi-pervious surface, at a single-family residence, multi-family residential property or commercial property, for a time period not to exceed 30 consecutive days. In the

event of exceptional circumstances, the permit holder may request an extension of an additional 30 consecutive days time. Any request for an extension of time must be in writing, and must include a written justification statement demonstrating "good cause" as to why the 30-day period should be extended for up to an additional 30 consecutive days. The decision to grant or deny the request for an extension, shall be within the sole discretion of the village. Not more than one permit, per year, for a storage container or a dumpster, shall be issued by the village for the same property.

- (3) No storage container or dumpster shall exceed the height of the roofline of the house or building. No storage container or dumpster, shall be located within a utility easement, drainage easement, right-of-way, front yard area (except for driveways), alley right-of-way or street right-of-way. No storage container or dumpster shall be stored within a required side yard setback between a building and an adjacent street or property line. The storage container or dumpster, must be owned or leased by the occupant-owner or occupant-lessee of the property, and may not be used for living or sleeping purposes, or for any other use except storage.
 - (4) Upon the issuance of a tropical storm watch and/or a hurricane watch by the National Weather Service, the occupant-owner or occupant-lessee of property on which a storage container or roll-off dumpster is located, shall use every reasonable and best effort to remove, or to arrange for the removal of, the storage container or roll-off dumpster from the property. In the event removal is not possible, the storage container or the roll-off dumpster and its contents, shall be secured against windloads up to 150 mph. The occupant-owner and/or occupant-lessee of property on which a storage container or roll-off dumpster is located, shall be subject to civil liability and/or code enforcement action, for damages and/or code violations caused by an unsecured storage container or roll-off dumpster and/or its contents.
- (d) Parking or storage locations for not more than the following:
- (1) One boat and trailer, or recreational vehicles, or any combination thereof, shall be permitted so that such parking shall first be accomplished, whenever physically possible, based on the layout of the lot and fixed obstructions as follows:
 - a. Within a garage or covered carport, if not otherwise used to park or store a vehicle such as a car, motorcycle, or light truck;
 - b. In any interior, or side yard, behind the front building line, at the height of or below the roofline of the house.
 - (2) Additional boats and trailers, or recreational vehicles or any combination thereof, shall be permitted in the side yard or rear yard behind the setback lines, at the height of or below the roofline of the house.

- (e) Each vehicle, boat and trailer, trailer, recreational vehicle, hobby vehicle or race vehicle must be parked on an impervious or semipervious surface.
- (f) The maximum area of impervious and semipervious parking surface in the front yard in any residential zoning district, shall be 40 percent, unless the front yard shall contain a semicircular driveway, in which event, the maximum area of impervious and semipervious parking surface shall be 60 percent of the front yard. Paver blocks set in sand shall only be considered as 25 percent pervious and 75 percent impervious. See section 34-881 also.
- (g) Each hobby vehicle or race vehicle must be completely and securely covered by a commercial, weatherproof, opaque fabric cover. Such vehicle shall be screened from view, if parked in an interior, side or rear yard.
- (h) No major repairs or overhaul work on vehicles which constitutes either a public or private nuisance shall be made or performed on any property within the village, unless otherwise permitted by this Code.
- (i) All parking areas shall be maintained in a clean, and neat manner, and the vehicles, boat and trailer, trailer, recreational vehicle, or combination thereof, shall be in usable and operable condition at all times, and shall have a current tag, if required by state law to have a registration and tag.
- (j) Variances from the size, location, screening and distance requirements set forth in this section shall only be for good cause shown in an administrative variance application to the land development director, as set forth in section 34-607.

(Ord. No. 2005-25, § 2(30-629), 10-13-2005; Ord. No. 2006-15, § 1, 5-11-2006; Ord. No. 2007-08, § 7, 4-26-2007; Ord. No. 2011-12, § 1, 6-9-2011; Ord. No. 2016-21, § 10, 1-12-2017)

Sec. 30-142. - Maintenance of abutting parkways.

All tenants or occupants of any real property abutting upon any street in the village, or if no tenant or occupant, then the owner thereof, shall be required to keep that part of the street between the property lines and the curblines of the street of which the property abuts in a clean and sanitary condition at all times by keeping the grass mowed and all trees and shrubbery trimmed.

(Code 1994, § 26-87)

Florida Building Code (FBC) PERMITS

FBC 105.1 Required. Any contractor, owner, or agent authorized in accordance with Florida Statute 489 who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical, plumbing, or fire protection system, or accessible or flood resistant site element, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

FBC 105.4 Conditions Of the permit. The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the building official from requiring the correction of errors in the construction documents and other data. The building official is also authorized to prevent occupancy or use of a structure where in violation of this code or of any other ordinances of this jurisdiction.

FBC 110.1 General. Construction or work for which a permit is required shall be subject to inspection by the building official and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official, nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.



Case Administrative / Court Costs

JANUARY 18, 2024, 441 KIRK ROAD		Case 2024-05		
Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	3.00	35.00	105.00
2	Additional Inspector Time - 1 hour Bldg	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	0.00	5.00	0.00
5	Additional photos re-inspections - 5 for 20.00	1.00	20.00	20.00
6	Additional certified copies for hearing	1.00	8.53	8.53
7	Additional clerk time - 1 hour	0.50	28.00	14.00
8	Additional Attorney Time - per hour	0.25	195.00	48.75
9	Subpoena Fees	0.00	0.00	0.00
10	Postage	1.00	0.63	0.63
11	Magistrate - per hour	0.00	195.00	0.00
12	Administrative Fees	0.00	127.45	0.00
13	Code Enforcement Private Inspector(min 3 hours)	0.00	45.00	0.00
14	Police Officer	0.00	41.00	0.00
15	Police Corporal	0.00	43.00	0.00
16	Police Sergeant	0.00	46.00	0.00
17	Additional Inspector Time -1 hour LD Planner	0.00	35.00	0.00
18		0.00	0.00	0.00
19		0.00	0.00	0.00
20		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
Total Costs for Case 2024-05				196.91

Courtesy Code Violation Notice

Case# _____

Date: 5-19-23 Time: 10:30 AM

Location: 441 KIRK Rd

The Village of Palm Springs is committed to improving our community. Well maintained property enhances the quality of life in neighborhoods and reduces crime.

Please address the listed code violations:

No Parking on Grass

NUMERICAL ADDRESS
MUST BE VISIBLE ON
THE HOUSE

*Rear (Back), Back Sidewalk, PAVES
PAVES DRIVE

Compliance Date: 5-25-23

Thank you for your efforts to maintain your residence and property in excellent condition. We commend you for your continuing commitment to our community. Feel free to contact me if you have any questions. → 561-584-8300

Tom Gettrman EXT 8522

Name

I.D. # 105

Palm Springs Police Department
(561) 584-8300, ext. 8520





PALM SPRINGS POLICE DEPARTMENT

230 Cypress Lane · Palm Springs, Florida 33461 · Phone 561-968-8243 · www.vpsfl.org

MAY 23, 2023

JOSE L. NARANJO
YILENA NARANJO
441 KIRK ROAD
LAKE WORTH BEACH, FL 33461 6513

Dear Property Owner,

You have been issued a courtesy notice for code violations by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property at **441 KIRK ROAD in Palm Springs, FL**
PCN: 70-43-44-18-08-023-0170

This property is in violation of local ordinances.

Section 34-914 No Parking on Grass Allowed!
NO Parking Blocking the Sidewalk at Any time!

Section 30-142 Maintenance of the Swale & Right of Way Area Required!
Right of Way is Dirt, Sidewalk has been Broken. Sidewalk Repairs Needed, Permit Required.

Section 10-31 (FBC 105.1 & 110.1) Pavers installed without a Permit or Inspections.
Contact Village Building Dept in Village Hall for "after the fact" Permit.
(T) 561-584-8200 Ext. 8460

Compliance Date: MAY 31, 2023

Failure to comply can result in a Citation Fine, Court Costs and possible Lien on the property.
Please call me if you have any questions at (561) 304-4826.

Respectfully,

Tom Gehrman
Palm Springs Public Safety
Code Enforcement Officer
(T) 561-584-8300 ext. 8522
tgehrman@vpsfl.org

Professionalism · Respect · Integrity · Duty · Excellence



PALM SPRINGS POLICE DEPARTMENT

230 Cypress Lane · Palm Springs, Florida 33461 · Phone 561-968-8243 · www.vpsfl.org

JULY 19, 2023

JOSE L NARANJO
YILENA NARANJO
441 KIRK ROAD
LAKE WORTH BEACH, FL 33461 6513

Dear Property Owner,

You have been issued a courtesy notice for code violations by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property at **441 DAVIS ROAD in Palm Springs, FL**
PCN: 70-43-44-18-08-023-0170

This property is in violation of local ordinances.

SECTION 30-142

MAINTENANCE OF ABUTTING PARKWAYS

Owner is responsible for maintaining the part of the street between the property lines and the curb lines of the street of which the property abuts, in a clean and sanitary condition.

Right of way and sidewalk must be repaired and maintained.

Please be sure to contact the Village of Palm Springs Planning, Zoning and Building Department to find out about fees, documents, and inspections associated with a Sidewalk Repair Permit.

Planning, Zoning and Building Department

226 Cypress Lane

Palm Springs, Florida, 33461

561.584.8200 ext. 8460

permits@vpsfl.org

SECTION 34-914

PARKING IN SINGLE-FAMILY RESIDENTIAL LAND USE DISTRICTS

Parking on grass is **NOT** allowed. All vehicles must be operable, and currently licensed and registered and must be parked on an approved driveway or paved surface. It is prohibited to park blocking any sidewalk use area.

Parking in the swale area **IS** allowed and must follow these guidelines:

- No more than two vehicles may be parked in the swale area.
- Must be parked Parallel to the road, not within the paved roadway.
- Must be operable, licensed, and registered.

Compliance Date: JULY 28, 2023

Failure to comply can result in a Citation Fine, Court Costs and possible Lien on the property.

Please call me if you have any questions at (561)584-8300 ext. 8521.

Respectfully,

Nicole Tamayo
Palm Springs Police Department
Code Enforcement Officer
(T) 561-584-8300, ext. 8521
ntamayo@vpsfl.org

Professionalism · Respect · Integrity · Duty · Excellence

PERMIT NO.

VIOLATION DO NOT REMOVE

CORRECTIONS MUST BE
MADE AS NOTED BELOW

441 KIRK ROAD

ADDRESS

☒ BLDG. ☐ ELEC. ☐ MECH. ☐ PLBG. ☒ Safety

Sidewalk repair being
done without permits
and inspections.

WORK being done next 10 school weeks)
STOP WORK until permit has
been issued!

☒ **STOP WORK! CALL 965-4016**
BETWEEN 8:30 - 4:30

1561584-8200
ext. 8960

☒ **VIOLATION! CORRECT AS NOTED**

☐ 2nd REINSPECTION FEE OF \$65.00 MUST BE PAID IN
PERSON AT THE BUILDING DEPARTMENT. EACH
ADDITIONAL INSPECTION FEE INCREASES BY \$65.00.

☐ CALL 434-5092 FOR REINSPECTION

VILLAGE OF PALM SPRINGS, FLORIDA

DATE

01/10/24 Nicole Tamayo #218

INSPECTOR

Property Detail

Location Address 441 KIRK RD
 Municipality PALM SPRINGS
 Parcel Control Number 70-43-44-18-08-023-0170
 Subdivision PALM SPRINGS VILLAGE PL 4 IN PB 25 PGS 78 & 79
 Official Records Book 29187 Page 664
 Sale Date JUN-2017
 Legal Description VILLAGE OF PALM SPRINGS PL 4 LT 17 BLK 23

Owner Information**Owners**

NARANJO YILENA
 NARANJO JOSE L &

Mailing address

441 KIRK RD
 LAKE WORTH BEACH FL 33461 6513

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
JUN-2017	\$268,900	29187 / 00664	WARRANTY DEED	NARANJO JOSE L &
MAR-1998	\$73,000	10319 / 01336	WARRANTY DEED	ARTERO JUAN D &
OCT-1995	\$56,500	08981 / 01437	WARRANTY DEED	
AUG-1986	\$59,000	04980 / 00201	WARRANTY DEED	
JAN-1973	\$33,000	02245 / 00389	WARRANTY DEED	

Exemption Information

Applicant/Owner	Year	Detail
NARANJO JOSE L &	2024	HOMESTEAD
NARANJO JOSE L &	2024	ADDITIONAL HOMESTEAD
NARANJO YILENA	2024	HOMESTEAD
NARANJO YILENA	2024	ADDITIONAL HOMESTEAD

Property Information

Number of Units 1
 *Total Square Feet 1696
 Acres 0.1803
 Use Code 0100 - SINGLE FAMILY
 Zoning RS - RESIDENTIAL SINGLE-FAMILY (70-PALM SPRINGS)

Appraisals

Tax Year	2023	2022	2021
Improvement Value	\$151,826	\$129,238	\$121,583
Land Value	\$168,708	\$166,375	\$99,990
Total Market Value	\$320,534	\$295,613	\$221,573

All values are as of January 1st each year

Assessed and Taxable Values

Tax Year	2023	2022	2021
Assessed Value	\$228,483	\$221,828	\$215,367
Exemption Amount	\$50,000	\$50,000	\$50,000
Taxable Value	\$178,483	\$171,828	\$165,367

Taxes

Tax Year	2023	2022	2021
Ad Valorem	\$3,658	\$3,604	\$3,576
Non Ad Valorem	\$511	\$483	\$427
Total tax	\$4,169	\$4,087	\$4,003

 Account Information

Property Control Number:
70-43-44-18-08-023-0170

Mailing Address:
441 KIRK RD
Lake Worth Beach, FL 33461-6513

Owner of Record:
NARANJO JOSE L &

Property Type:
Real Property

Property Address:
441 KIRK
PALM SPRINGS, FL 33461

Second Owner:
NARANJO YILENA

Status: Active

Legal Description:
VILLAGE OF PALM SPRINGS PL 4 LT 17 BLK
23

Last updated: 1/09/2024 04:24:27 PM

2023 Real Estate and Tangible Personal Property Taxes will be delinquent as of April 2, 2024.
Delinquent Property Tax cannot be paid online.
Visit our [Payment Options](#) page to [view delinquent tax payment options](#).

Interest and associated costs for delinquent taxes are determined by the date payment is received to the Tax Collector.
A minimum charge of 3% is collected. Interest accrues at up to 1.5% per month (18% annually).

 Tax Bills

Add Tax Bills to the cart then select cart icon (🛒) above to checkout.

Total Payable: \$0.00

 Recently Paid Bills

 Payment Info - Select to Expand Payment History for PIN





























VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT



CODE CASE: 2024-05

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

YILENA NARANJO
JOSE L. NARANJO
441 KIRK ROAD
LAKE WORTH BEACH, FL 33461 6513

MAILING ADDRESS:
(SAME AS ABOVE)

Respondent(s).

ORDER FINDING VIOLATION

Re: Violation of following Village of Palm Springs Code of Ordinances:

SECTION 34-914: Residential Parking Violations; Parking on grass, Parking blocking sidewalk use area.

SECTION 30-142: Maintenance of the swale and right-of-way area required. Broken sidewalk repair required.

SECTION 10-31 (FBC 105.1 & FBC 110.1): Pavers installed without required permits and inspections.

Address:	441 KIRK ROAD
Legal Description:	PALM SPRINGS VILLAGE PL 4 IN PB 25 PGS 78 & 79
PCN:	70-43-44-18-08-023-0170

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the 18th day of January 2024, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER are hereby entered:

FINDINGS OF FACT

1. The Respondent _____ was / was not present at the hearing. There was a finding of proper notice.
2. The Code Inspector presented competent substantial evidence which included testimony and/or photographs to establish that the respondent is in violation of the code section(s) referenced above.

CONCLUSIONS OF LAW

Respondent **is in violation** of the following Village of Palm Springs Code of Ordinances:

- ☐ **SECTION 34-914: Residential Parking Violations; Parking on grass, Parking blocking sidewalk use area.**
- ☐ **SECTION 30-142: Maintenance of the swale and right-of-way area required. Broken sidewalk repair required.**
- ☐ **SECTION 10-31 (FBC 105.1 & FBC 110.1): Pavers installed without required permits and inspections.**

Respondent **was in violation** of the following Village of Palm Springs Code of Ordinances but is currently in compliance:

- ☐ **SECTION 34-914: Residential Parking Violations; Parking on grass, Parking blocking sidewalk use area.**
- ☐ **SECTION 30-142: Maintenance of the swale and right-of-way area required. Broken sidewalk repair required.**
- ☐ **SECTION 10-31 (FBC 105.1 & FBC 110.1): Pavers installed without required permits and inspections.**

ORDER

It is the Order of the Code Enforcement Special Magistrate that:

- ☐ Respondent **has** brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **February 01, 2024:**
 - ☐ Administrative costs of \$196.91
 - ☐ Citation fine of \$ N/A
 - ☐ Re-inspection fee of \$ N/A
- ☐ Respondent **has not** brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before **February 29, 2024.** If Respondent fails to comply within the time given, a fine of **\$100.00** per day, per violation will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property is in compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **February 01, 2024.**
 - ☐ Administrative costs of \$196.91
 - ☐ Citation fine of \$ N/A
 - ☐ Re-inspection fee of \$ N/A

All payments shall be made to Village at 226 Cypress Lane, Palm Springs, Florida 33461.

A certified copy of this order may be immediately recorded in the Public Records of Palm Beach County and if recorded, shall constitute notice pursuant to section 162.07(4), Fla. Stat. Within twenty (20) days of the date of this order, the Respondent may submit a written request to Code Inspector/Officer Nicole Tamayo at the Village of Palm Springs, 226 Cypress Lane, Palm Springs, FL 33461, for a hearing to challenge the fine amount imposed by this order. If such a hearing is timely requested, the Village shall notify the Respondent of the hearing date and time by regular U.S. mail sent to the address provided in the written request for the hearing. The requested hearing will be limited to consideration of only those new findings necessary to impose an appropriate fine amount. The Respondent shall bear the burden of proof at such hearing and shall be required to show cause why this order and the fine amount stated herein shall not be imposed. However, if the Respondent fails to timely request a hearing as described above and fails to bring the violations into compliance and/or pay all administrative costs and fees as ordered herein, the Village, if it has not already done so pursuant to section 162.07(4) Fla. Stat., may record a certified copy of this order in the Public Records of Palm Beach County, Florida, and thereafter this order shall constitute a lien pursuant to section 162.09, Fla. Stat. If a certified copy of this order has previously been recorded pursuant to section 162.07(4) Fla. Stat., then that recorded order shall constitute a lien pursuant to section 162.09, Fla. Stat.

The lien shall be assessed against the real property at issue (if applicable) and the real and personal property of the Respondent. After three (3) months from recording the lien which remains unpaid, the Special Magistrate may authorize the Village Attorney to foreclose on the lien or to sue to recover a money judgement for the amount of the lien plus accrued interest. Future violations of the aforementioned code section(s) may be considered a repeat violation for which a fine of up to five-hundred dollars (\$500.00) per day may be imposed beginning on the date the violation begins.

Upon complying, it is the responsibility of the Respondent to notify the Village of Palm Springs Code Inspector/Officer at (561)584-8300 ext. 8521 to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this 18th day of January 2024.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

BY: _____

Special Magistrate

A copy of this order has been furnished to the respondent at the following statutory address:

441 KIRK ROAD
LAKE WORTH BEACH, FL 33461 6513

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2024-01

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

V.

CONGRESS PLAZA II INC
531 N OCEAN BLVD APT 201
POMPANO BEACH, FL 33062 4611
Respondent.

PCN 70-43-44-07-02-003-0080

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that he has just and reasonable grounds to believe, and does believe that on **December 12, 2023**, the Respondent, **CONGRESS PLAZA II INC** owner of the property at **1965 CONGRESS AVENUE, PALM SPRINGS, FL, 33406** is in violation of local ordinances

SECTION 10-8 Exterior of Property resurface parking lot.

SECTION 30-141 Overgrown commercial property.

SECTION 30-142 Maintenance of Right-of Way.

SECTION 30-143 Trash & Debris

SECTION 34- 262 Prohibited banner signs.

SECTION 34-914 Parking vehicles – no valid tag or registration.

SECTION 34-1327 Insufficient off-street parking and access must comply with ADA Handicap Standards.

SECTION 34-1332 Off Street parking must be kept neat clean, orderly and dust free.

SECTION 34-912 Parking in Public Right of Way.

SECTION 34-1329 Automotive parking – minimum requirements.

These violations must be corrected on or before **JANUARY 11, 2024**, failing, this matter shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL. 33461, Tel. 561-584-8300 Ext. 8524, **at 10:00 a.m., on THURSDAY JANUARY 18, 2024**. IF THE VIOLATION IS CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.

YOU ARE HEREBY ORDERED to appear and answer the above charges. You may choose to waive your rights to this hearing and the costs as determined by the Special Magistrate. Your failure to appear may result in the Special Magistrate proceeding in your absence.

IMPORTANT: It is the responsibility of the Respondent to request an inspection as soon as compliance is achieved by calling the Code Enforcement Office at (561) 584-8300 Ext. 8524 and providing proof of Permits and Inspections. A request for inspection must be made at least 1 day(s) prior to the requested inspection.

If you are found in violation of the Village Code, the Special Magistrate has the legal authority to levy fines of up to **\$500.00** per day, per violation, for each and every day that each violation continues, and to levy all administrative costs required to obtain compliance. **ALL FINES AND COSTS BECOME LIENS ON YOUR PROPERTY.**

You have the right to obtain an attorney, at your own expense, to represent you before the Special Magistrate at the hearing. All testimony at the hearing will be under oath and recorded. The Special Magistrate shall take testimony from the Code Compliance Officer and the Respondent. Formal rules of evidence shall not apply, but fundamental due process shall be observed and shall govern the proceedings. You will have the opportunity to present witnesses as well as question witnesses against you, prior to a final determination by the Magistrate. If you wish to have witnesses subpoenaed or if you have other questions, you may contact the Village Clerk's Office at (561)584-8200 Ext. 8430.

CE/ CEB Case No. 2024-01

Any interested party seeking to appeal any decision of the Special Magistrate with respect to any matter considered at the hearing will need a record of the proceedings and will need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence presented. Persons who need special accommodation in order to attend or participate in this hearing must advise the Village Clerk at (561) 584-8200 Ext 8430, at least 36 hours prior to the hearing.


Code Enforcement Officer 561-584-8300 Ext 8524

Date Issued: December 12, 2023

NANCIANN CUENOT
Printed Name of Officer



PALM SPRINGS POLICE DEPARTMENT

230 Cypress Lane · Palm Springs, Florida 33461 · Phone 561-968-8243 · www.vpsfl.org

DECEMBER 12, 2023

CONGRESS PLAZA II INC
531 N OCEAN BLVD APT 201
POMPANO BEACH, FL 33062 4611

Dear Property Owner,

A **NOTICE OF VIOLATION/ NOTICE OF HEARING** has been issued by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property **1965 S CONGRESS AVENUE in Palm Springs, FL.**

PCN: 70-43-44-07-02-003-0080

CASE NO. 2024-01

SECTION 10-8 Exterior of Property resurface parking lot.

SECTION 30-141 Overgrown commercial property.

SECTION 30-142 Maintenance of Right-of Way.

SECTION 30-143 Trash & Debris

SECTION 34- 262 Prohibited banner signs.

SECTION 34-914 Parking vehicles – no valid tag or registration.

SECTION 34-1327 Insufficient off-street parking and access must comply with ADA Handicap Standards.

SECTION 34-1332 Off Street parking must be kept neat clean, orderly and dust free.

SECTION 34-912 Parking in Public Right of Way.

SECTION 34-1329 Automotive parking – minimum requirements.

The options available include coming into voluntary compliance on or before **JANUARY 11, 2024, OR** arguing your case at the Special Magistrate hearing, **THURSDAY JANUARY 18, 2024, AT 10:00 AM.** This is part of your right under the judicial system.

Please be advised that if you present your case at the hearing and the Magistrate rules against you, there may be court costs assessed in addition to the citation amount. Court costs for a Code Enforcement case typically run from \$200.00 to \$300.00.

Please feel free to call/text me if you have any questions or concerns at (561)584-8300 Ext. 8524.

Respectfully,

Nanciann Cuenot
Code Enforcement Officer
Palm Springs Police Department
Cell: 561-307-7157
Office: 561-584-8300 ext. 8524
ncuenot@vpsfl.org
www.vpsfl.org

9589 0710 5270 1045 6825 62

U.S. Postal Service [™]	
CERTIFIED MAIL [®]	
Domestic Mail Only	
For delivery information, visit usps.com	
OFFICIAL	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as indicated)	\$
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To	Congress Pl
Street and Apt. No. PO Box No.	531 N. Ocean
City, State, ZIP+4 [®]	Pompano Beach, FL 33062-4611
PS Form 3800, January 2023 PSN 7530	



PALM SPRINGS POLICE DEPARTMENT
CODE ENFORCEMENT
230 CYPRESS LANE
PALM SPRINGS, FL 33461



9589 0710 5270 1045 6825 62

NEOPOST

FIRST-CLASS MAIL

12/12/2023

US POSTAGE

\$008.53⁰



ZIP 33461
041M11460879

CONGRESS PLAZA II INC
531 N OCEAN BLVD APT 201
POMPANO BEACH, FL 33062 4611

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY														
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☐ Agent ☒ Addressee B. Received by (Printed Name) ☐ C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☒ No														
1. Article Addressed to: Congress Plaza II Inc 531 N. Ocean Blvd, Apt. 201 Pompano Beach, FL 33062 4611 9590 9402 5704 9346 3191 68	3. Service Type <table border="0"><tr><td>☐ Adult Signature</td><td>☐ Priority Mail Express®</td></tr><tr><td>☐ Adult Signature Restricted Delivery</td><td>☐ Registered Mail™</td></tr><tr><td>☒ Certified Mail®</td><td>☐ Registered Mail Restricted Delivery</td></tr><tr><td>☐ Certified Mail Restricted Delivery</td><td>☐ Return Receipt for Merchandise</td></tr><tr><td>☐ Collect on Delivery</td><td>☐ Signature Confirmation™</td></tr><tr><td>☐ Collect on Delivery Restricted Delivery</td><td>☐ Signature Confirmation Restricted Delivery</td></tr><tr><td>☐ Insured Mail</td><td></td></tr></table>	☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☒ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Return Receipt for Merchandise	☐ Collect on Delivery	☐ Signature Confirmation™	☐ Collect on Delivery Restricted Delivery	☐ Signature Confirmation Restricted Delivery	☐ Insured Mail	
☐ Adult Signature	☐ Priority Mail Express®														
☐ Adult Signature Restricted Delivery	☐ Registered Mail™														
☒ Certified Mail®	☐ Registered Mail Restricted Delivery														
☐ Certified Mail Restricted Delivery	☐ Return Receipt for Merchandise														
☐ Collect on Delivery	☐ Signature Confirmation™														
☐ Collect on Delivery Restricted Delivery	☐ Signature Confirmation Restricted Delivery														
☐ Insured Mail															
2. Article Number (Transfer from service label) 9589 0710 5270 1045 6825 62															

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

Thomas Gehrman

From: Rogelio J. Perez Gonzalez
Sent: Tuesday, October 26, 2021 3:43 PM
To: Thomas Gehrman
Cc: Iramis Cabrera
Subject: RE: 1965 S Congress Ave _ site plan review
Attachments: 1965 S Congress Survey.pdf

Hello,

I attached the most recent survey for this site.

Parking: Sec 34-1329 (5) | **OFF STREET PARKING - MINIMUM requirements BY USE;**

j. Automotive repairs (minor and major). One parking space per 200 square feet of gross floor area, plus one parking space per 5,000 square feet of the reserved parking area for vehicles waiting to be serviced or that have been serviced and are temporarily being stored.

It looks like the main building has 1,752 s.f
The metal building in the back has 915 s.f

2,667 total s.f

13 parking spaces per code

The Village annexed this parcel annexed in 1998. The zoning district is Commerical General (CG), and the auto repair use is legally non-conforming in this zoning district.

Sincerely,



Rogelio Perez

Planner

Planning, Zoning, & Building Department, Village of Palm Springs

(561) 584-8200 Ext. 8462

226 Cypress Lane | Palm Springs, Florida 33461-1604

From: Thomas Gehrman <tgehrman@vpsfl.org>
Sent: Tuesday, October 26, 2021 15:06
To: Rogelio J. Perez Gonzalez <rperezgonzalez@vpsfl.org>
Subject: 1965 S Congress Ave _ site plan review

Hi Rogelio,

I have an issue with parking violations at this property.

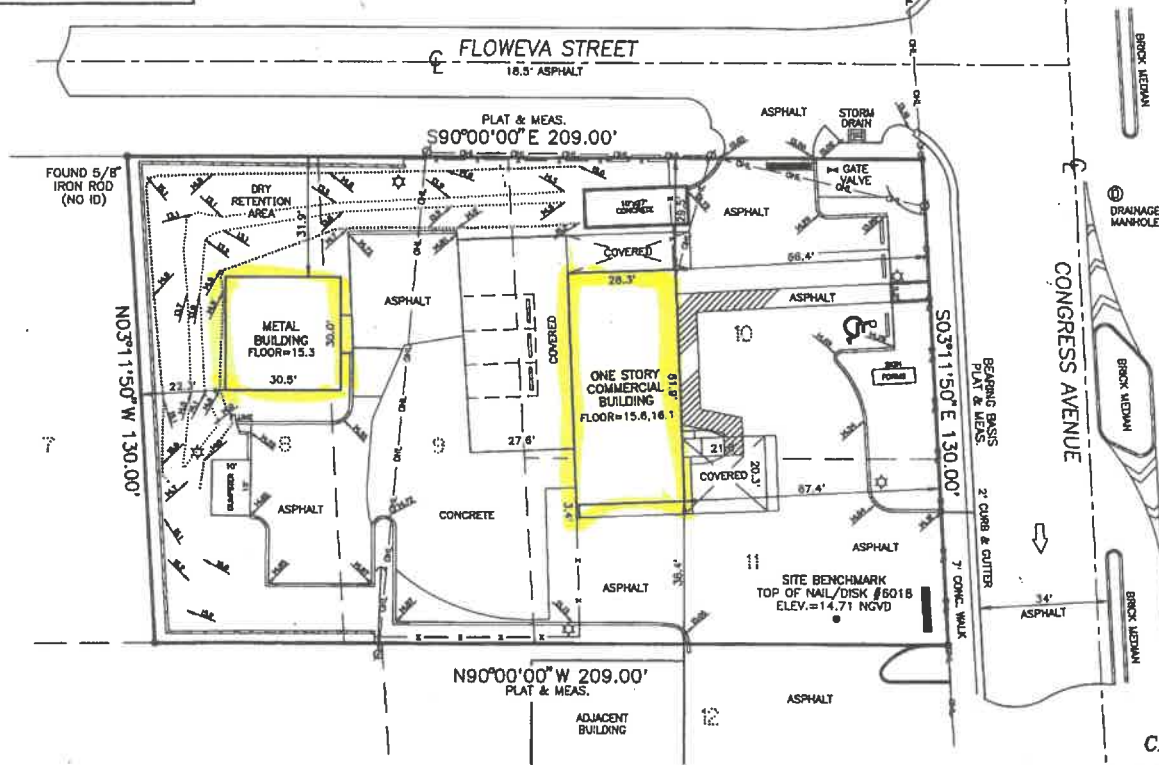
It is an Auto Repair shop they are parking cars everywhere and blocking other businesses.

Can you do me a favor and see if we have a site plan on file and if so, review their parking requirements?

Thank You



Specific Purpose
Final As-Built Survey
for
K&M Commercial Construction, LLC



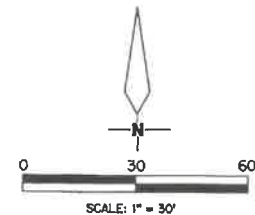
FLOOD ZONE

FLOOD ZONE 'B'
PANEL NO. 120192 0165 B
DATED OCT. 15, 1982

PROPERTY ADDRESS

1965 SOUTH CONGRESS AVENUE
PALM SPRINGS, FLORIDA 33406

DWG # 0804414A



SURVEYOR'S NOTES

BOUNDARY INFORMATION SHOWN HEREON IS FROM A SURVEY BY OTHERS PROVIDED BY CLIENT.

LEGAL DESCRIPTION PROVIDED BY CLIENT.

SURVEYOR HAS NOT ABSTRACTED THIS SURVEY FOR EASEMENTS AND RIGHTS OF WAYS OF RECORD.

SURVEY IS NOT VALID WITHOUT A RAISED SEAL.

BEARINGS ARE BASED ON THE ASSUMPTION THAT THE WEST RIGHT-OF-WAY LINE OF CONGRESS AVENUE BEARS S03°11'50"E.

ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD, USING FEET.

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

• = FOUND 1/2" IRON ROD UNLESS NOTED OTHERWISE

Ø = WOOD UTILITY POLE

U.E. = UTILITY EASEMENT

• = SPOT ELEVATION

☆ = LAMP POST

LEGAL DESCRIPTION

LOTS 10 AND 11 (LESS THEREFROM THE EAST 10 FEET CONVEYED TO PALM BEACH COUNTY FOR ROAD RIGHT OF WAY BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 191, PAGE 563) AND ALL OF LOTS 8 AND 9, BLOCK C, BRYANT PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 23, PAGE 176, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CERTIFICATION

I HEREBY CERTIFY THAT I MADE THIS SURVEY AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

By: *Robert A. Buggee*
ROBERT A. BUGGEE, FLORIDA LAND SURVEYOR #5302
233 E. GATEWAY BLVD., BOYNTON BEACH, FLORIDA
DATE OF LAST FIELD WORK: 3/19/15

PREPARED BY:

**Bob Buggee, Inc.
the "SURVEYOR"**

P.O. BOX 3887
BOYNTON BEACH, FLORIDA, 33426
SURVEY & MAPPING BUSINESS #7890
561-732-7877



Search by Owner, Address or Parcel



Sec. 10-8. Exterior property areas.

- (a) *Sanitation.* All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which the occupant occupies or controls in a clean, neat, and sanitary condition.
- (b) *Sidewalks and driveways.* All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. Stairs shall comply with the requirements of subsection 10-10(g).
- (c) *Weeds.* All premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 inches, as set forth in chapter 30. All noxious weeds shall be prohibited. This term shall not include cultivated flowers and gardens, or native vegetation.
- (d) *Accessory structures.* All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.
 - (1) *Water clarity in swimming pools.* Water clarity shall be maintained. When standing at the pool's edge at the deep end, the deepest portion of the swimming pool floor shall be visible.

(Ord. No. 2006-47, § 2, 11-9-2006)

Sec. 30-141. Excessive growth of weeds and vegetation.

- (a) The growth of weeds over 12 inches in height, or that which is conducive to harboring vermin, reptiles or other wild animal life, upon any lot, piece or parcel of land within the limits of the village, is hereby declared to be a nuisance and a violation of this article.
- (b) All lands in the village shall be kept free from debris, overgrowth, vegetation, including trees, or any other matter which by reason of height, proximity to neighboring structures, physical condition, disease such as, but not limited to, lethal yellowing of palms, or any other peculiar characteristics, might, in time of hurricane winds prevalent in the region, cause damage to life or property within the immediate area surrounding the region or which constitutes a hazard to health, safety or proper fire control. The existence of any debris, overgrowth, vegetation or other matter as shall create such a hazard is declared to be a nuisance.

(Code 1994, § 26-86)

Sec. 30-142. Maintenance of abutting parkways.

All tenants or occupants of any real property abutting upon any street in the village, or if no tenant or occupant, then the owner thereof, shall be required to keep that part of the street between the property lines and the curblines of the street of which the property abuts in a clean and sanitary condition at all times by keeping the grass mowed and all trees and shrubbery trimmed.

(Code 1994, § 26-87)

Sec. 30-143. - Removal of rubbish, stagnant water and weeds required.

- (a) *Public nuisance declared.* The presence of new or used construction materials (without valid permit), debris, rubbish, trash, cans, paper, stagnant water, vines, underbrush, weeds, wild growth or grass in excess of 12 inches in height from the ground on any lot, tract or parcel of land within the village shall be unlawful and is hereby prohibited and declared to be a public nuisance to the extent that it constitutes a menace to life, property, the public health or the public welfare; creates a fire hazard; or provides a nest or breeding ground for sand flies, mosquitoes, rats, mice, other rodents, snakes or other types of pests and vermin.
- (b) *Notice.* The village manager, his designee or any code enforcement officer is hereby authorized and empowered to notify, in writing, the owner of any such lot, place or area within the village, or the agent of such owner, to cut, destroy, remove or alleviate conditions existing on such lot, place or area within the village as described in subsection (a) of this section. Such notice shall be by certified mail, addressed to the owner or the agent of the owner at such owner's or agent's last known address.
- (c) *Removal by village.* Upon the failure, neglect or refusal of any owner or agent notified pursuant to subsection (b) of this section to remove and eliminate the conditions described in subsection (a) of this section within the time limit stated in the notice, the village manager is authorized, upon approval by the village council, to contract and pay for such maintenance and bill the property owner or his agent. The charges for such services shall be a lien against the property on which the nuisance is located.

(Code 1994, § 26-86)

State Law reference— Nuisance abatement, F.S. § 60.05.

Sec. 34-262. - Prohibited signs.

The following signs are prohibited:

- (1) Animated signs with surface movements, flashing lights, flashing and/or moving messages, bright flashing colors or exposed outdoor neon; or changeable sign copy (except as expressly permitted in this article), extruding figures, translucent fiberglass or composite awnings, illumination (interior or exterior) resulting in an unshielded light source visible from adjacent properties or public right-of-way, waving, fluttering, revolving or any other such device to attract attention. This prohibition includes any form of light treatments used with the intent to draw attention to a business, which is not within an approved sign package (except for seasonal, accent, building lighting, or landscape ornamental lighting), visible beyond the property line on which it is located.
- (2) Statuary of any kind, except that of a distinctly religious nature.
- (3) Signs which produce noise or sounds capable of being heard even though the sounds produced are not understandable.
- (4) Signs which emit visible smoke, vapors, particles or odors.
- (5) Signs or other advertising matter as regulated by this article, erected at the intersection of any street or in any street right-of-way in such a manner as to obstruct free and clear vision, or at any location where, by reason of the position, shape or color, it may interfere with, obstruct the view of or be confused with any authorized traffic sign, signal or device; or which makes use of the words "stop," "look," "drive-in," or any other word, phrase, symbol or character, in such a manner as to interfere with, mislead or confuse vehicular traffic as determined by the village council.
- (6) Signs erected, constructed or maintained so as to obstruct or be attached to any firefighting equipment, window, door or opening used as a means of ingress or egress, or for firefighting purposes, or placed so as to interfere with any opening required for proper light and ventilation as required by the building code of the village.
- (7) Signs with any lighting or control mechanism which causes radio, television or other communication interruption or interference.
- (8) Flags, except those exempted by section 34-291(b)(2), banners, streamers, twirling, A type, sandwich type, sidewalk or curb signs, balloons or other air-filled or gas-filled figures and blank copy signs, as well as vehicular signs.
- (9) Moving or stationary advertising signs on any vessel plying the canals or other waterbodies.
- (10) Outdoor advertising of any kind or character where any live animals or human beings are used as part of the advertising and which is visible from any public street or adjacent property, including use of human directionals.

- (11) Off-premises signs (i.e., signs/billboards offering services or products for sale or rent and not offered or provided on the same lot or premises as the advertising structure).
- (12) Any snipe sign.
- (13) Any banner over any street or sidewalk within any village playground or park, without permission from the village manager.
- (14) Any sign, portable or fixed, placed or erected on or over any part of the ultimate road right-of-way, other than directional signs erected by county, state or village officials.
- (15) Signs erected on public property including public rights-of-way, with the exception of signs erected by a public authority for public purposes and temporary signs as permitted by section 34-324.
- (16) Any illuminated sign of an intensity that the vision of the observer becomes momentarily impaired.
- (17) Any sign which exhibits any lewd, lascivious, indecent, pornographic or immoral material.
- (18) Any sign attached to a tree, utility pole, trailer, roller casters, trash receptacle and any other unapproved supporting structure, including portable signs and vehicular signs, including those on trailers.
- (19) Flashing signs, searchlights and beacons not operated by a governmental agency, and signs with chasing borders and twinkling lamps.
- (20) Any roof sign or projecting sign.
- (21) Bus bench advertising, except ads permitted per palm tran shelter/bench contracts, or where such bench advertises the bus or transit carrier for whose benefit the bench is installed.
- (22) Murals require prior approval from the village council as set forth in section 34-295 and are otherwise prohibited.
- (23) Any type of light banding around signs, windows, or gas canopies.
- (24) Any flag pole taller than 25 feet.
- (25) Electronic changeable copy signs; except time and temperature signs at financial institutions and gas/fuel price signs, and public service message signs on governmental/public/educational properties, all of which are subject to the requirements of section 34-267.
- (26) Pole signs and pylon signs, except as provided in section 34-327(c).

(Code 1994, § 30-177; Ord. No. 2008-10, § 3, 8-28-2008; Ord. No. 2012-29, § 3, 1-10-2013; Ord. No. 2014-27, § 2, 11-13-2014; Ord. No. 2015-04, § 2, 3-12-2015; Ord. No. 2015-13, § 2, 5-14-2015; Ord. No. 2016-02, § 2, 3-10-2016)

Sec. 34-914. - Parking in single-family residential land use districts; use of portable storage containers and roll-off dumpsters in all zoning districts.

- (a) Parking or storage locations for cars, light trucks, motorcycles, and other vehicles not otherwise provided for in this subdivision, shall be permitted as provided below. Such parking shall first be accomplished, whenever physically possible, based on the layout of the lot and permanent building(s), as follows:
 - (1) Within a garage, covered carport, or front driveway.
 - (2) In any interior, or side yard, behind the front building line, at the height of or below the roofline of the house,
 - (3) In the rear yard behind the setback line, at the height of or below the roofline of the house,
 - (4) In the swale portion of the public right of way, and not within the paved roadway, in front of a single-family residence. However, not more than two automobiles or light trucks may be parallel parked, and no vehicle so parked shall remain parked for more than 48 hours at a time.
- (b) No vehicle, boat and trailer, recreational vehicle, hobby vehicle or race vehicle shall exceed 40 feet in length.
- (c) The use of a shipping container, a portable storage container, or any type or brand of portable/mobile storage container (collectively referred to herein as "storage container(s)" or a roll-off construction dumpster ("dumpster") within any zoning district in the village, is subject to the following regulations:
 - (1) Neither a storage container nor a construction dumpster, shall be located on any property, for more than 72 consecutive hours, unless the occupant-owner or occupant-lessee, first obtains a permit from the village land development department. Applicants for such a permit, must complete and submit a permit application, on a form prescribed by the village, and pay a permit fee as established by resolution of the village council. A permit for a roll-off dumpster and the related permit fee is not required by this section, if the roll-off dumpster is separately permitted pursuant to a valid building permit issued by the village. The land development department may require the applicant to submit documentary evidence to demonstrate that the applicant is either an occupant-owner, or and occupant-lessee of the property on which the storage container or dumpster will be located, such as a deed, lease agreement, utility bill, etc.
 - (2) Not more than one standard size (eight-foot height × eight-foot width × 16-foot length) storage container or one roll-off construction dumpster in a size not to exceed (4.5-foot height × eight-foot width × 22-foot length) (20-yard capacity), may be located on an impervious or semi-pervious surface, at a single-family residence, multi-family residential property or commercial property, for a time period not to exceed 30 consecutive days. In the

event of exceptional circumstances, the permit holder may request an extension of an additional 30 consecutive days time. Any request for an extension of time must be in writing, and must include a written justification statement demonstrating "good cause" as to why the 30-day period should be extended for up to an additional 30 consecutive days. The decision to grant or deny the request for an extension, shall be within the sole discretion of the village. Not more than one permit, per year, for a storage container or a dumpster, shall be issued by the village for the same property.

- (3) No storage container or dumpster shall exceed the height of the roofline of the house or building. No storage container or dumpster, shall be located within a utility easement, drainage easement, right-of-way, front yard area (except for driveways), alley right-of-way or street right-of-way. No storage container or dumpster shall be stored within a required side yard setback between a building and an adjacent street or property line. The storage container or dumpster, must be owned or leased by the occupant-owner or occupant-lessee of the property, and may not be used for living or sleeping purposes, or for any other use except storage.
 - (4) Upon the issuance of a tropical storm watch and/or a hurricane watch by the National Weather Service, the occupant-owner or occupant-lessee of property on which a storage container or roll-off dumpster is located, shall use every reasonable and best effort to remove, or to arrange for the removal of, the storage container or roll-off dumpster from the property. In the event removal is not possible, the storage container or the roll-off dumpster and its contents, shall be secured against windloads up to 150 mph. The occupant-owner and/or occupant-lessee of property on which a storage container or roll-off dumpster is located, shall be subject to civil liability and/or code enforcement action, for damages and/or code violations caused by an unsecured storage container or roll-off dumpster and/or its contents.
- (d) Parking or storage locations for not more than the following:
- (1) One boat and trailer, or recreational vehicles, or any combination thereof, shall be permitted so that such parking shall first be accomplished, whenever physically possible, based on the layout of the lot and fixed obstructions as follows:
 - a. Within a garage or covered carport, if not otherwise used to park or store a vehicle such as a car, motorcycle, or light truck;
 - b. In any interior, or side yard, behind the front building line, at the height of or below the roofline of the house.
 - (2) Additional boats and trailers, or recreational vehicles or any combination thereof, shall be permitted in the side yard or rear yard behind the setback lines, at the height of or below the roofline of the house.

- (e) Each vehicle, boat and trailer, trailer, recreational vehicle, hobby vehicle or race vehicle must be parked on an impervious or semipervious surface.
- (f) The maximum area of impervious and semipervious parking surface in the front yard in any residential zoning district, shall be 40 percent, unless the front yard shall contain a semicircular driveway, in which event, the maximum area of impervious and semipervious parking surface shall be 60 percent of the front yard. Paver blocks set in sand shall only be considered as 25 percent pervious and 75 percent impervious. See section 34-881 also.
- (g) Each hobby vehicle or race vehicle must be completely and securely covered by a commercial, weatherproof, opaque fabric cover. Such vehicle shall be screened from view, if parked in an interior, side or rear yard.
- (h) No major repairs or overhaul work on vehicles which constitutes either a public or private nuisance shall be made or performed on any property within the village, unless otherwise permitted by this Code.
- (i) All parking areas shall be maintained in a clean, and neat manner, and the vehicles, boat and trailer, trailer, recreational vehicle, or combination thereof, shall be in usable and operable condition at all times, and shall have a current tag, if required by state law to have a registration and tag.
- (j) Variances from the size, location, screening and distance requirements set forth in this section shall only be for good cause shown in an administrative variance application to the land development director, as set forth in section 34-607.

(Ord. No. 2005-25, § 2(30-629), 10-13-2005; Ord. No. 2006-15, § 1, 5-11-2006; Ord. No. 2007-08, § 7, 4-26-2007; Ord. No. 2011-12, § 1, 6-9-2011; Ord. No. 2016-21, § 10, 1-12-2017)

Sec. 34-912. - Parking in public rights-of-way.

- (a) No person shall park or store, or knowingly permit another person to park or store, any of the following vehicles in or upon any public right-of-way at any time within any land development district of the village:
 - (1) Commercial vehicle.
 - (2) Mobile unit.
 - (3) Trailer.
 - (4) Bus.
 - (5) Recreational vehicle.
 - (6) Inoperable vehicle.
- (b) Any vehicles parked in a right-of-way in violation of this section may be towed, and the charges for towing and storage shall constitute a lien against such vehicle, as provided by state law. Enforcement personnel shall give notice to the vehicle owner or operator of such removal and information as to the location of such vehicle.
- (c) The above provisions shall not prohibit stopping or standing of the vehicles above for the purpose of on or off-loading, deliveries, or services at residential locations such as pool cleaning, yard maintenance, tree trimming, towing, or the like. It shall also not prohibit automobile and light truck parking for special events, including, but not limited to, private parties, not to exceed six hours per event.
- (d) Notwithstanding the above, no vehicle, or trailer of any description shall be parked over a public sidewalk, at any time. This provision shall be enforceable under the zoning provisions of the Village Code, and also as a "parking violation" under the provisions of chapter 74, article II of this Code.

(Ord. No. 2005-25, § 2(30-626), 10-13-2005; Ord. No. 2015-08, § 3, 3-12-2015)

Sec. 34-1332. Drainage; maintenance; restriction of use; pavement; additional application.

- (a) All off-street parking and loading facilities shall be drained and maintained so as not to cause nuisance or danger to the public, or to adjacent public or private property. Off-street parking areas shall also be maintained in a clear, orderly and dustfree condition, at the expense of the owner or operator of the area, and shall not be used for the sale, repair, dismantling or servicing of any vehicles, equipment, materials or supplies.
- (b) The proposed pavement of off-street parking and loading areas shall be paved with a minimum of six-inch shellrock or limerock base and one-inch hotplant mix asphalt, concrete or other acceptable base for a durable weatherproof surface pavement.
- (c) The off-street parking and loading regulations set forth in this division shall apply in addition to the applicable regulations established in article III of this chapter.

(Code 1994, § 30-922; Ord. No. 2011-27, § 6, 12-8-2011)

Sec. 34-1327. - Off-street parking.

- (a) The definitions of section 1-2 apply to this section.
- (b) All off-street parking facilities shall be located on the same site as the use for which the parking is provided. Parking spaces shall be located so that no spaces are a greater distance than 300 feet closest straight-line distance from the building or use for which they are assigned.
- (c) No fewer than four parking spaces shall be provided for any nonresidential use.
- (d) Required yards and setbacks may be used for off-street parking, if driveways or aisles and turning spaces shall be located within the lot lines. In computing off-street parking requirements, streets or sidewalk areas shall not be used for off-street parking purposes. Driveways shall be setback a minimum of three feet from the property line to accommodate sodded or landscaped pervious area along the perimeter of each parcel between the driveway and the property line.
- (e) When off-street parking facilities for any type of building, other than a single-family detached dwelling, are situated beneath a portion of or all of a building, a plan shall be submitted to the village and is subject to site plan review for approval of interior traffic circulations, for parking stall and aisle dimensions, proper traffic control signs and pavement markings for safe and efficient vehicular and pedestrian movements for location of entrances and exits to and from public roads for approval of site distances at corners of intersecting public streets and ways, and/or approval of the effective screening of the motor vehicles located in or on the parking structures from adjoining properties, the same property and public streets.
- (f) Off-street parking spaces shall be paved with asphalt, or concrete, paver block, or pervious pavement. It shall be unlawful to obstruct or hinder the free use of the parking area.
- (g) For uses other than single-family detached dwellings, parking spaces for the handicapped shall be provided in all required parking areas, lots, garages or other similar facilities as required by applicable and current state statutes.
- (h) At the time a building is erected or when any main building or outdoor activity area is enlarged by more than 25 percent or any use is increased in capacity by adding dwelling units, guest rooms, floor area, seats or other factors requiring additional parking, minimum off-street parking spaces with adequate provisions for ingress and egress shall be provided in accordance with minimum off-street parking and off-street loading requirements set forth in this division.
- (i) Each parking space or stall shall have appropriate access to a street or alley, and maneuvering and access aisles shall be sufficient to permit motor vehicles to enter and exit the parking area in a forward motion, with the exception of egress from a single-family detached dwelling, or as otherwise approved by the village.
- (j) Each off-street parking area or lot shall be designed with reference to size, street pattern, adjacent properties, buildings and other improvements in the general area; number of motor vehicles to be accommodated; hours; types of use; and any other factors contributing to the

uniqueness of its location and design.

- (k) Parking space requirements shall be computed based on the principal use of a building or premises.
- (l) Where several principal uses exist in one building, on one lot or on one site, off-street parking space requirements shall be computed separately for each principal use, unless otherwise stated in section 34-1324.
- (m) A use shall be considered a principal use, for purposes of this section, if it could exist separately from all other uses in the same building or on the same lot, and would, by itself, generate significant parking demand.
- (n) Where a use is located in a shopping center, office building or office-retail complex, the parking space requirements for the respective uses shall apply, except that, where a theater is located in any of such areas or buildings, the off-street parking requirement for theaters shall apply.
- (o) Where several principal uses exist in one building or part of a building and the gross floor area or the gross leasable area, whichever is applicable, of each principal use cannot be clarified, the off-street parking requirement for the use requiring the greatest number of parking spaces shall apply.
- (p) Where the number of required off-street parking spaces as computed includes a fraction, the number of required spaces shall be the computed number rounded up to the next whole number.
- (q) Two or more owners of buildings or uses that require off-street parking facilities may make joint provisions for such facilities, provided that the total of the parking spaces, when combined or used together, shall not be less than the sum of the requirements computed separately. No part of an off-street parking area for any building or use shall be included as a part of an off-street parking area similarly required for another building or use.
- (r) Off-site parking shall not be used to satisfy the off-street parking requirements for restaurants, bars, nightclubs or adult entertainment establishments.
- (s) Off-street parking spaces required by this division for one building or use may be allocated, in whole or in part, for the required parking spaces of another building or use if quantitative evidence is provided showing that parking demand for the different buildings or uses would occur on different days of the week or at different hours. Evidence for joint allocation of required parking spaces shall be submitted to the village for staff review and comment, and approval of the joint allocation of required spaces shall be made by the village council after review and comment of the land development board.
- (t) The following allowed modifications to off-street parking requirements are intended to permit and encourage the reduction of hard-surfaced parking areas to retain the maximum permeable soil surface and green area while still providing for adequate parking. It is not the intent of this

subsection to define each site use where such modifications of off-street parking requirements may be feasible. The village may allow the use of such modifications in any instance where such a modification appears appropriate even though the specific site use may not be cited in the following subsections:

- (1) The use of a grass parking surface shall be permitted on certain site uses where parking is on an irregular, intermittent or part-time basis. The village may allow such modifications of the off-street parking requirements when such modifications appear appropriate, and if the use of the grass parking surfaces does not adversely affect the appearance or condition of the site use. Such grass parking surfaces shall conform to appropriate village-adopted construction specifications. All requirements for landscaping off-street parking areas shall be met. Such grass parking surfaces are primarily intended to be allowed for parking associated with places of public assembly, theaters for the performing arts, private clubs, churches, auditoriums, schools and similar uses.
- (2) For certain site uses, it shall be allowed for up to 25 percent of the required parking to be reserved in a grassed area. Such a reserved area shall be identified on the site plan and shall include space for all associated accessways, drives, aisles and landscaping. The reserved area may be used for temporary or overflow parking. All reserved area for temporary or overflow parking shall be designated on the plot it is to serve with a small permanent type sign. A reserved area, used for temporary or overflow parking, shall meet all landscaping requirements for an off-street parking area, except that the percentage for interior landscaping requirements for parking areas may also be used for parking. Conversion of a reserved area to hard-surfaced parking shall require compliance with all landscaping requirements for an off-street parking area. In no instance shall a reserved area be used to satisfy the landscaping requirements for a contiguous hard-surfaced vehicular use area or to satisfy requirements for open space.
- (3) The owner or his agent, if any, shall be jointly and severally responsible for the maintenance of all vehicle use areas, whether standard hard-surfaced or grass. Grass parking areas shall be maintained to present a neat appearance to ensure a viable and healthy grass surface. In the event of deterioration of a grass parking surface due to improper or inadequate maintenance or parking use too heavy to allow a healthy grass surface, the village may require the restoration of the grass surface or the hard surfacing of the area.

(Code 1994, § 30-917; Ord. No. 2007-08, § 8, 4-26-2007; Ord. No. 2010-05, § 17, 4-8-2010; Ord. No. 2011-27, § 6, 12-8-2011; Ord. No. 2019-12, § 5, 9-12-2019)

Cross reference— Definitions generally, § 1-2.

Sec. 34-1329. Minimum requirements by use.

The following minimum off-street parking requirements shall apply to the uses listed:

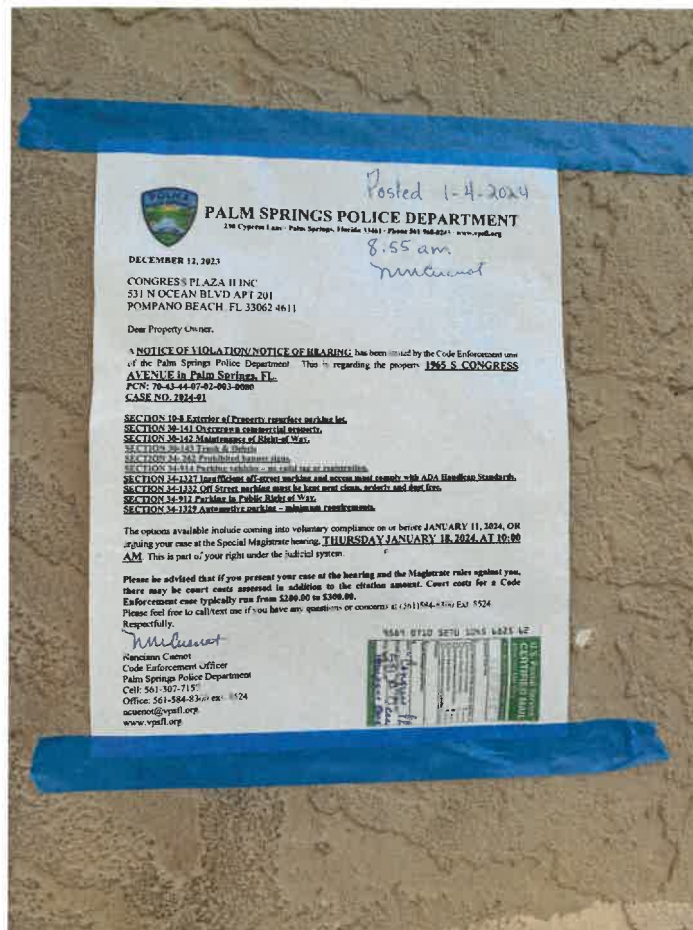
- (1) *Dwellings and other buildings for habitation.*
 - a. *Single-family dwellings.* Two parking spaces per dwelling unit.
 - b. *Multiple-family dwellings.* Two and one-half parking spaces per dwelling unit, an additional 25 percent of the total required parking shall be dedicated as guest parking spaces.
 - c. *Nursing and convalescent facilities.* One parking space per four patient beds or tenants, plus one parking space per employee, including the nurses and staff doctor on the shift with the greatest employment.
 - d. *Assisted living facilities.* One parking space per four patient or tenant beds, plus one parking space per employee, including the nurse and staff doctor on the shift with the greatest employment.
 - e. *Minor community residential homes.* Two parking spaces per dwelling unit.
 - f. *Community residential homes.* One parking space for every four persons occupying the home, plus one parking space per staff on the shift with the greatest employment.
 - g. *Residential planned developments.* As well as the above requirements, an additional 25 percent of the total required parking shall be dedicated as guest parking spaces (if not already required).
 - h. *Special residential facilities.* One parking space per four patient or tenant beds, plus one parking space per employee, including the nurse and staff doctor on the shift with the greatest employment.
- (2) *Places of public assembly.*
 - a. *Churches and places of worship.* One parking space per four seats, but not less than one parking space per 100 square feet of gross floor area of the auditorium, plus required parking spaces for any other principal uses, including office, recreation facilities, educational or institutional facilities, meeting rooms and dwellings.
 - b. *Private clubs.* One parking space per 100 square feet of gross floor area, or one parking space per three persons of maximum capacity of the facility, as determined by the fire occupancy rating.
 - c. *Museums, art galleries and fine art studios.* One parking space per three seats in rooms for public assembly, or one parking space per 250 square feet of gross floor area, whichever is greater.
- (3) *Governmental, institutional, educational, and public uses and facilities.*
 - a. *Governmental uses.* One parking space per 200 square feet of gross floor area.
 - b. *Libraries.* One parking space per 300 square feet of gross floor area.
 - c. *Public safety facilities (police and fire stations).* One parking space per 200 square feet of floor area.
 - d. *Schools.*
 1. *Colleges, universities, technical and vocational schools, and similar institutions.* One parking space per two students, plus one parking space per employee and teacher, plus one parking space per six seats in the auditorium or other places of assembly.

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2. *Secondary and senior high schools.* One parking space per five students, plus one parking space per employee and teacher.
 3. *Elementary and junior high schools.* One parking space per classroom, plus one parking space per employee and teacher, plus one parking space per six seats in the auditorium or other places of assembly.
 4. *Specialized instruction, including dance, art and self-defense instruction.* One parking space per 200 square feet of gross floor area.
- e. *Child care facilities.* One parking space per employee and teacher normally engaged in or about the building or grounds, or one parking space per 200 square feet of gross floor area. One off-street loading/unloading space per eight pupils shall be provided for a convenient dropoff area, with clear, unobstructed ingress and egress.
 - f. *Family care center.* Two parking spaces per residence.
 - g. *Public utilities.* One parking space per 1,000 square feet of gross floor area, plus one parking space per 200 square feet of office or attendant area.
 - h. *Social service facilities.* One parking space per 200 square feet of gross floor area.
- (4) *Recreational uses and facilities.*
- a. *Bowling alleys.* One parking space per 250 feet of gross floor area, including the floor area of all adjoining uses, such as restaurants, bars, pool rooms and amusements.
 - b. *Swimming pools.* One parking space per 30 square feet of water area.
 - c. *Indoor athletic courts.* One parking space per 1,800 square feet of gross floor area.
 - d. *Outdoor athletic courts.* One parking space per 1,500 square feet of court area and adjoining paved area.
 - e. *Indoor amusements, not listed elsewhere in this section.* One parking space per 100 square feet of gross area.
 - f. *Spas and health centers.* One parking space per 300 square feet of gross floor area. Parking space requirements may be computed separately for floor area occupied by athletic courts, swimming pools or other principal uses for which parking space requirements are listed in this division.
 - g. *Recreational uses and facilities, as part of a residential development.*
 1. No parking spaces are required for all dwelling units within a 500-foot radius.
 2. One parking space is required for every four dwelling units within a 500—800-foot radius.
 3. All other recreation facilities, including athletic courts and swimming pools, shall provide one-half of the parking spaces that would be required by this subsection (4)g., in addition to required parking spaces for recreational buildings.
- (5) *Commercial/industrial uses and facilities.*
- a. *Business and professional offices, not listed elsewhere in this section.* One parking space per 200 square feet of gross floor area. Financial institutions with drive-in facilities shall have the same parking space requirements as provided in this subsection for business and professional offices, plus five tandem waiting or loading spaces per drive-in lane.
 - b. *Retail sales and services, not listed elsewhere in this section.* One parking space per 200 square feet of gross floor area.

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- c. *Shopping centers.* One parking space per 200 square feet of gross leasable area.
 - d. *Restaurants (standard), lounges and other eating and drinking establishments.* One parking space per three seating accommodations, or one parking space per 100 square feet of gross floor area, whichever is more restrictive.
 - e. *Restaurants (fast food).* One parking space per three seating accommodations, or one parking space per 50 square feet of gross floor area, whichever is more restrictive. The stacking lane and bypass lane requirements for other drive-in, driveup and walkup facilities shall apply.
 - f. *Restaurants (drive-in).* The off-street parking requirements shall be the same as for restaurants (standard). In addition, the stacking lane and bypass lane requirements for other drive-in, driveup, dropoff and walkup facilities shall apply.
 - g. *Restaurants (carryout).* The off-street parking requirements shall be the same as for restaurants (fast food), including stacking lane and bypass lane requirements when a drive-in facility is provided.
 - h. *Convenience (food and beverage) stores.* One parking space per 200 square feet of gross floor area. If a convenience store is combined with fuel sales and dispensing facilities, it shall be deferred, classified and regulated as a service station (full service).
 - i. *Service station (full service).* Three parking spaces per bay, or one parking space per 100 square feet of gross floor area, whichever is greater.
 - j. *Automotive repairs (minor and major).* One parking space per 200 square feet of gross floor area, plus one parking space per 5,000 square feet of the reserved parking area for vehicles waiting to be serviced or that have been serviced and are temporarily being stored.
 - k. *Personal services.* One parking space per 200 square feet of gross floor area.
 - l. *Wholesale establishments.* One parking space per 100 square feet of customer area, plus one parking space per 400 square feet of noncustomer area.
 - m. *Flex-units.* One parking space per 200 square feet of office or retail space, plus one space per employee, plus one space per 2,000 square feet of warehouse area.
 - n. *Light industrial uses.* One parking space per 500 square feet of gross floor area.
 - o. *Warehouse.* One parking space per 2,000 square feet of warehouse area.
 - p. *Showroom/warehouse.* One parking space per 200 square feet of showroom area, plus one parking space per 2,000 square feet of warehouse area.
- (6) *Miscellaneous uses.*
- a. *Hospitals and full service medical facilities.* Two and one-half parking spaces per bed in the facility, plus the requirement for medical clinics and laboratories or other related uses as provided, if applicable.
 - b. *Medical clinics and laboratories.* One parking space per 200 square feet of gross floor area.
 - c. *Funeral homes.* One parking space per 200 square feet of gross floor area.
 - d. *Kennels and animal hospitals.* One parking space per 300 square feet of gross floor area, including the area of outdoor kennels.
 - e. *Laundromats and other self-service activities.* One parking space per 50 square feet of gross floor area.

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- f. *All driveup, drive-in, drive-through and dropoff facilities.* One stacking lane that shall be clearly defined and designed so as not to conflict or interfere with other traffic utilizing the site or area. A minimum of five stacking spaces per lane, including the vehicle being serviced, shall be provided. Each stacking space shall be a minimum of nine feet by 19 feet in size. A bypass lane must be provided if a one-way traffic flow pattern is utilized in the parking lot or driveway.
 - g. *Automated teller machines (ATMs).* For ATMs that do not require leaving the vehicle to use such facility, the regulations established for all driveup, drive-in, drive-through and dropoff facilities shall apply. For ATMs that require leaving the vehicle for use thereof, a minimum of two parking spaces are to be allocated as part of the overall parking requirement of the site, and such parking spaces shall be located as close to the ATM facility as the site design can reasonably accommodate. The parking spaces shall be clearly identified, either by signage, pavement markings or other clearly identifiable method, and shall meet minimum size and other requirements established for off-street parking spaces.
 - h. *Vehicle sales.* One parking space per 200 square feet of building area plus one parking space per 1,500 square feet of outdoor sales area open to the public, plus required parking spaces for any other principal or accessory uses.
- (7) *Miscellaneous uses.* For any use not specifically listed in this section, off-street parking requirements for a use which is mentioned and to which the use is similar shall apply.
 - (8) *Handicapped parking.* All requirements regarding handicapped parking shall refer to F.S. § 553.501 et seq., or applicable state laws as revised from time to time.

(Code 1994, § 30-919; Ord. No. 2010-05, § 18, 4-8-2010; Ord. No. 2011-27, § 6, 12-8-2011; Ord. No. 2012-26, § 4, 10-11-2012; Ord. No. 2013-01, § 7, 2-14-2013; Ord. No. 2013-04, § 4, 2-14-2013; Ord. No. 2014-06, § 12, 5-8-2014; Ord. No. 2017-06, § 5, 5-11-2017)



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Maintenance
of
Right of Way



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Replace Grass
Pressure clean
block wall



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Replace
Broken fence
Weeds + debris
visible



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Prohibited
Banner signs

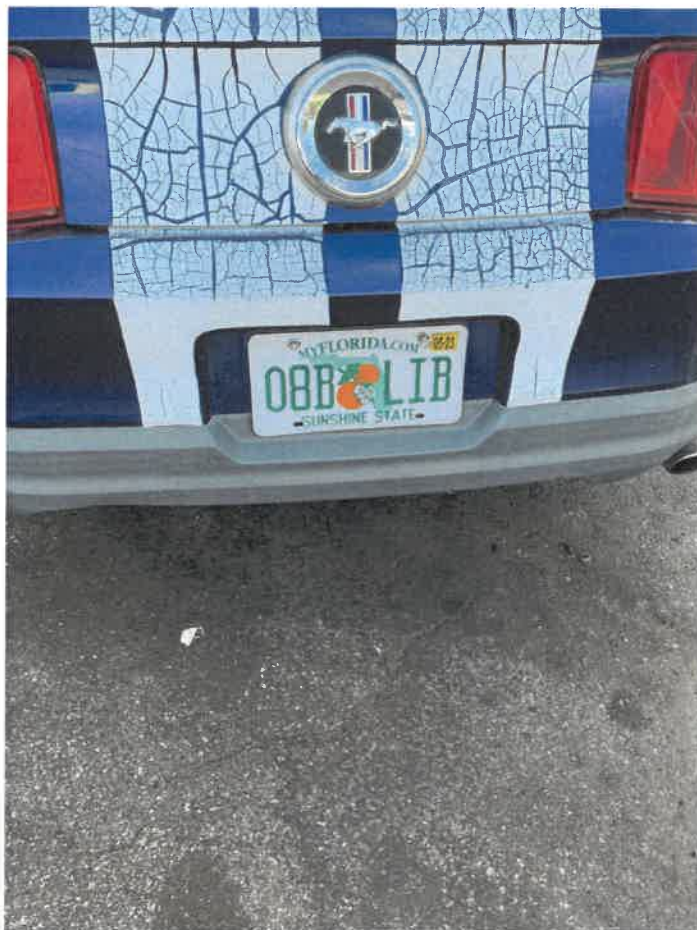


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Unlicensed
Vehicles



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Replace Vegetation
+ mulch



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Overgrown
grass + hedges



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Parking
disorderly
blocking access



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Parking Row



6/16/2023 12:08:49 PM



11/2/2023 2:46:21 PM



11/1/2023 1:19:35 PM



Parking lot

11/2/2023 2:57:17 PM



6/16/2023 12:13:13 PM



6/16/2023 12:13:20 PM

Parking

- insufficient
- blocking access
- disorderly



12/11/2023 3:58:30 PM



12/11/2023 3:56:48 PM

Parking on
ROW



12/11/2023 3:56:38 PM



12/11/2023 3:56:16 PM



12/8/2023 10:08:29 AM



11/2/2023 2:46:21 PM



11/2/2023 3:13:31 PM

Prohibited
Vehicle parked
over 6 months



11/2/2023 2:45:59 PM

CASE PRESENTATION

CASE No. 2024-01

1. GOOD MORNING, MY NAME IS NANCIANN CUENOT, and I have been sworn in.
2. I AM A CODE ENFORCEMENT OFFICER FOR THE VILLAGE OF PALM SPRINGS, FLORIDA.
3. THIS CASE CONCERNS THE PROPERTY AT 1965 S. CONGRESS AVENUE IN THE VILLAGE OF PALM SPRINGS.
4. ACCORDING TO THE PALM BEACH COUNTY PROPERTY APPRAISER'S RECORDS AND PALM BEACH COUNTY TAX COLLECTOR RECORDS THE CURRENT OWNER OF THE PROPERTY IS CONGRESS PLAZA II INC.
5. This property has been in violation over the course of three (3) years. Code Officer Tom Gehrman issued courtesy notices and a Notice of Violation in 2021, 2022 and 2023. In 2023, I began enforcement in the Congress CRA District. Courtesy Notices were posted at the door and follow up courtesy letters to the property owner. Personal contact multiple times with the tenant/owner of the auto repair business, Hector Marcelo. Some of the violations would be brought into compliance; however, there was never total compliance on the property and violations that were once in compliance would reoccur. Photos of the property and violations are included in the file.
6. PERSUANT TO investigation and complaints from neighbors there are violations of local ordinance

SECTION 34-1327 Insufficient off-street parking and access must comply with ADA Handicap Standards. Stripe to delineate spaces and handicap parking requirement. Site Plan and permit is required.

SECTION 34-1332 Off Street parking must be kept neat clean, orderly and dust free. Cars are parked everywhere including on an adjoining parcel, bumper to bumper, and work is being done on vehicles in the driveway areas blocking the traffic pathway to enter from street creating hazardous conditions. It is unlawful to obstruct or hinder the free use of the parking area. Each space should have appropriate access to maneuver to enter and exit.

SECTION 34-1329 Minimum Requirements for Automotive repairs is one parking space per 200 sq. ft. of gross floor area plus one parking space per 5000 square feet of the reserved parking area for vehicles waiting to be serviced or that have been serviced and are temporarily being stored. Village Land Planner provided the minimum requirements at this location to be 13 parking spaces. A Site Plan and permit is required for parking lot paving in front and rear with parking space stripping.

SECTION 10-8 Exterior of Property maintained in a clean, safe and sanitary condition. -The parking lot has potholes and no parking space delineation. Repave and stripe front and rear parking lot. Site Plan and Permit is required.

-Concrete block wall pressure clean and paint.

-Wood fence is broken and missing slats repair/replace. Requires permit.

-Median area adjacent to S Congress must be neat and clean with plants and ground cover required.

SECTION 30-141 Overgrown commercial property/grass/hedges/vegetation throughout and along block wall/Floweva Drive

SECTION 30-142 Maintenance of Right-of Way / replace grass

CASE No. _____

SECTION 30-143 Trash & Debris

SECTION 34- 262 Prohibited banner signs.

SECTION 34-914 Parking vehicles/cars/box truck – no valid tag or registration. Vehicles not in operable condition/Stored for extended length of time.

SECTION 34-912 Parking in Public Right of Way.

7. On **DECEMBER 12, 2023**, Notice of Violation/ Notice of Hearing **2024-01** was issued for the Violations. THE NOTICE WAS MAILED CERTIFIED AND REGULAR TO THE RESPONDENTS ADDRESS OF RECORD, AND ALSO POSTED AT THE PROPERTY and at Village Hall. The Signed Green Card from the certified mailing is in the file. I have not had any response from the property owner.

8. I REQUEST THAT THE RESPONDENT BE ORDERED TO COME INTO COMPLIANCE by **FEBRUARY 9, 2024**, and comply with PERMITS AND SITE PLAN REQUIREMENTS FROM PLANNING ZONING & BUILDING by **MARCH 8, 2024**.

9. THE VILLAGE HAS ALSO INCURRED COSTS IN THE AMOUNT OF **\$627.33** CONDUCTING THIS INVESTIGATION AND HEARING. I REQUEST THAT THE RESPONDENT BE ORDERED TO REIMBURSE THOSE COSTS TO THE VILLAGE A BY NO LATER THAN, **FEBRUARY 9, 2024**.

10. SUBJECT TO ANY QUESTIONS YOU MIGHT HAVE, THIS CONCLUDES THE VILLAGE TESTIMONY.



Case Administrative / Court Costs

January 18, 2024 - 1965 S Congress Avenue		Case 2024-01		
Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	7.00	35.00	245.00
2	Additional Inspector Time - 1 hour Bldg	1.00	60.00	60.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	0.00	5.00	0.00
5	Additional photos re-inspections - 5 for 20.00	12.00	20.00	240.00
6	Additional certified copies for hearing	2.00	8.53	17.06
7	Additional clerk time - 1 hour	0.50	28.00	14.00
8	Additional Attorney Time - per hour	0.25	195.00	48.75
9	Subpoena Fees	0.00	0.00	0.00
10	Postage	4.00	0.63	2.52
11	Magistrate - per hour	0.00	195.00	0.00
12	Administrative Fees	0.00	127.45	0.00
13	Code Enforcement Private Inspector(min 3 hours)	0.00	45.00	0.00
14	Police Officer	0.00	41.00	0.00
15	Police Corporal	0.00	43.00	0.00
16	Police Sergeant	0.00	46.00	0.00
17	Additional Inspector Time -1 hour LD Planner	0.00	35.00	0.00
18		0.00	0.00	0.00
19		0.00	0.00	0.00
20		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
Total Costs for Case 2024-01				627.33

Courtesy Code Violation Notice

Case# _____

Date: 12/8/2023 Time: 10:15am

Location: 1965 S. Congress

The Village of Palm Springs is committed to improving our community. Well maintained property enhances the quality of life in neighborhoods and reduces crime.

Please address the listed code violations:

- Sec. 34-262 Prohibited
Banner Sign on Building
- Excessive # of cars Parked-obstructing
- Sec. 30-141 Overgrown Driveways
commercial property
- PRESSURE Wash Wall
- Parking in Right of Way
- 10-8 Exterior Property Area
- Doing work on cars in parking
Lot - Parking on adjoining Parcel

Compliance Date: 5 days

Thank you for your efforts to maintain your residence and property in excellent condition. We commend you for your continuing commitment to our community. Feel free to contact me if you have any questions.

Nanciann Cuenot 154
Name I.D. #

Palm Springs Police Department
(561) 584-8300, ext. 8520

Ext. 8524





PALM SPRINGS POLICE DEPARTMENT

230 Cypress Lane · Palm Springs, Florida 33461 · Phone 561-968-8243 · www.vpsfl.org

JUNE 19, 2023

**CONGRESS PLAZA II INC
531 N OCEAN BLVD, APT 201
POMPANO BEACH, FL 33062 4611**

Dear Property Owner,

You have been issued a SECOND courtesy notice for code violations by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property at **1965 S CONGRESS AVE in Palm Springs, FL**

PCN: 70-43-44-07-02-003-0080

This property is in violation of local ordinances.

SECTION 30-142

MAINTENANCE OF ABUTTING PARKWAYS

Maintain the area between property lines and the curb lines of the street (Floweva St, Congress Ave) in a clean and sanitary condition at all times by keeping the grass mowed and all trees and shrubbery trimmed, trash picked up.

SECTION 30-143

Public nuisance violation; debris and trash visible on the property. Please keep your property neat and clean.

SECTION 34-914 Parking Violations.

All vehicles must have a valid tag and registration.

Parked in areas not permitting ingress and egress from the street.

SECTION 34-916 PROHIBITED VEHICLES

Dump truck parked on south side of building.

Box truck parked in front being used for storage - tires.

SECTION 34-828 OUTDOOR DISPLAY

Tires displayed not approved. Outdoor display must be delineated on a village-approved site plan.

SECTION 34-1327 & 1329 OFF STREET PARKING—SPECIFICALLY AUTOMOTIVE REPAIRS.

Parking must be on the same site. This site is required to have a minimum of 13 parking spaces and one ADA Handicap parking space. Parking spaces to be delineated on a Village approved site plan. Area to be kept neat, clean, orderly and dust free.

CONGRESS PLAZA II INC
531 N OCEAN BLVD, APT 201
POMPANO BEACH, FL 33062 4611

RE: 1965 S CONGRESS AVE Palm Springs, FL

Compliance Date: July 7, 2023

Failure to comply can result in a Notice of Violation/ Notice of Hearing, Court Costs and possible Lien on the property.

Respectfully,



Nanciann Cuenot
Palm Springs Public Safety
Code Enforcement Officer
(T) 561-584-8300 Ext. 8524
ncuenot@vpsfl.org

Courtesy Code Violation Notice

Case# _____

Date: 6-5-2023 Time: 12:25 PM

Location: 1965 S. Congress Ave

The Village of Palm Springs is committed to improving our community. Well maintained property enhances the quality of life in neighborhoods and reduces crime.

Please address the listed code violations:

34-1332 OFF Street Parking
MUST BE ORDERLY + kept clean
+ neat

34-912 No Parking in ROW

34-1327 Insufficient OFF
STREET Parking - 13 spaces
REQUIRED + 1 HANDICAP

34-828 No Outdoor Display-

Compliance Date: 6-15-2023

Thank you for your efforts to maintain your residence and property in excellent condition. We commend you for your continuing commitment to our community. Feel free to contact me if you have any questions.

Nanciann Cuenot 154
Name I.D. #

Palm Springs Police Department
(561) 584-8300, ext. 8520

EXT 8524



1-11-2023

Prohibited Signs

Banners

Blowing Banners (Flags)

multiple cars

tire sales

Courtesy Code Violation Notice

Case# _____

Date: 1-11-23 Time: 10:10

Location: 1965 S Leguina Ave

The Village of Palm Springs is committed to improving our community. Well maintained property enhances the quality of life in neighborhoods and reduces crime.

Please address the listed code violations:

Banners
Blowing Banners
Multiple Cars
Tire Sales
Palm Springs
Palm Springs
MULTIPLE CARS ? TIRE SALES ? (OK)

Compliance Date: 1-11-23

Thank you for your efforts to maintain your residence and property in excellent condition. We commend you for your continuing commitment to our community. Feel free to contact me if you have any questions.

Name _____ I.D. # _____

Palm Springs Police Department
(561) 584-8300, ext. 8520



12-14-22

Banner Flags

Courtesy Code Violation Notice

Case# 12-14-22

Date: 12-14-22 Time: 2:00 PM

Location: 1915 S. Congress

The Village of Palm Springs is committed to improving our community. Well maintained property enhances the quality of life in neighborhoods and reduces crime.

Please address the listed code violations:

Banner flags Not
removed in Palm Springs

Please Remove

*FLORIDA MANGO (DETROIT) SIGN

Compliance Date: _____

Thank you for your efforts to maintain your residence and property in excellent condition. We commend you for your continuing commitment to our community. Feel free to contact me if you have any questions.

561-584-8300
Tina G. Williams 812

Name I.D. #

Palm Springs Police Department
(561) 584-8300, ext. 8520



VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2021-60

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

v.

CONGRESS PLAZA II INC
531 N OCEAN BLVD APT 201
POMPANO BEACH, FL 33062 4611
Respondent.

Notices

CERTIFIED 11/17/21
7021-1970-0000-3104-0265

Regular 11/17-21

Posting 12/2/2021

PCN 70-43-44-07-02-003-0080

Heard MARCELO MBR
2:45 PM

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that he has just and reasonable grounds to believe, and does believe that on **NOVEMBER 17, 2021**, the Respondent, **CONGRESS PLAZA II INC** owner of the property at **1965 CONGRESS AVENUE, PALM SPRINGS, FL, 33406** is in violation of local ordinances

SECTION 34-1327 Insufficient off-street parking and access must comply with ADA Handicap Standards.
SECTION 34-1332 Off Street parking must be kept neat clean, orderly and dust free.
SECTION 34-912 Parking in Public Rights of Way.

These violations must be corrected on or before **DECEMBER 6, 2021**, failing, this matter shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL. 33461, Tel. 561-965-4010, at **10:00 a.m., on THURSDAY DECEMBER 16, 2021**. IF THE VIOLATION IS CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.

YOU ARE HEREBY ORDERED to appear and answer the above charges. You may choose to waive your rights to this hearing and the costs as determined by the Special Magistrate. Your failure to appear may result in the Special Magistrate proceeding in your absence.

IMPORTANT: It is the responsibility of the Respondent to request an inspection as soon as compliance is achieved by calling the Code Enforcement Office at (561) 304-4826 and providing proof of Permits and Inspections. A request for inspection must be made at least 1 day(s) prior to the requested inspection.

If you are found in violation of the Village Code, the Special Magistrate has the legal authority to levy fines of up to **\$500.00** per day, per violation, for each and every day that each violation continues, and to levy all administrative costs required to obtain compliance. **ALL FINES AND COSTS BECOME LIENS ON YOUR PROPERTY.**

You have the right to obtain an attorney, at your own expense, to represent you before the Special Magistrate at the hearing. All testimony at the hearing will be under oath and recorded. The Special Magistrate shall take testimony from the Code Compliance Officer and the Respondent. Formal rules of evidence shall not apply, but fundamental due process shall be observed and shall govern the proceedings. You will have the opportunity to present witnesses as well as question witnesses against you, prior to a final determination by the Magistrate. If you wish to have witnesses subpoenaed or if you have other questions, you may contact the Village Clerk's Office at (561)965-4010. Any interested party seeking to appeal any decision of the Special Magistrate with respect to any matter considered at the hearing will need a record of the proceedings and will need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence presented. Persons who need a special accommodation in order to attend or participate in this hearing must advise the Village Clerk at (561) 965-4010, at least 36 hours prior to the hearing.



Code Enforcement Officer 561-304-4826

TOM GEHRMAN
Printed Name of Officer

Date Issued: NOVEMBER 17, 2021

CERTIFIED: 7021-1970-0000-3104-0265



PALM SPRINGS POLICE DEPARTMENT

230 Cypress Lane · Palm Springs, Florida 33461 · Phone 561-968-8243 · www.vpsfl.org

NOVEMBER 17, 2021

CONGRESS PLAZA II INC.
531 N OCEAN BLVD APT 201
POMPANA BEACH, FL 33062 4611

Dear Property Owner,

A NOTICE OF VIOLATION/NOTICE OF HEARING has been issued by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property a 1965 S CONGRESS AVE in Palm Springs, FL
PCN: 70-43-44-07-02-003-0080

CASE 2021-60

VIOLATIONS:

SECTION 34-1327 Insufficient off-street parking and access must comply with ADA Handicap Standards.

SECTION 34-1332 Off Street parking must be kept neat clean, orderly and dust free.

SECTION 34-912 Parking in Public Rights of Way

The options available include coming into voluntary compliance and paying the citation **OR** arguing your case at the Special Magistrate hearing, THURSDAY DECEMBER 16, 2021, AT 10:00 AM that is noted on your citation. This is part of your right under the judicial system.

Please be advised, that if you present your case at the hearing and the Magistrate rules against you, there may be court costs assessed in addition to the citation amount. Court costs for a Code Enforcement case typically run from \$200.00 to \$300.00.

Please call me if you have any questions at (561) 304-4826.

Respectfully,

Tom Gehrman
Palm Springs Public Safety
Code Enforcement Officer
(T) 561-304-4826
tgehrman@vpsfl.org

Professionalism · Respect · Integrity · Duty · Excellence

Certified : 7021-1970-0000-3109-0265



PALM SPRINGS POLICE DEPARTMENT

230 Cypress Lane · Palm Springs, Florida 33461 · Phone 561-968-8243 · www.vpsfl.org

OCTOBER 20, 2021

CONGRESS PLAZA II INC
531 N OCEAN BLVD APT 201
POMPANO BEACH, FL 33062 4611

Mailed Regular
10-21-21
TJB

Dear Property Owner,

You have been issued a courtesy notice for code violations by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property at **1965 S CONGRESS AVENUE.**

Florida PCN: 70-43-44-07-02-003-0080

The parking at this auto repair shop is out of control, there are vehicles on the right of way and everywhere on the property.

The cars are blocking access to other businesses. The property is for Auto Repairs and is not a storage lot for inoperable, unlicensed vehicles.

I issued an in person courtesy notice on 10-1-21 to Hector (he said he is a manager), he had until 10-14-21 to clear up the parking. He told me that would be no problem, but I see very little improvement. Some vehicles have been stored on the property for many months, not under repair.

The property is required to be maintained in a neat, clean and not as a salvage yard.

Compliance Date: NOVEMBER 5, 2021

Failure to comply can result in a Citation Fine, Court Costs and possible Lien on the property.

Please call me if you have any questions at (561) 304-4826.

Thank you for your cooperation and feel free to contact me at any time.

Respectfully,

Tom Gehrman
Palm Springs Police Department
Code Enforcement Officer
(T) 561-304-4826
tgehrman@vpsfl.org

Courtesy Violation Notice

mgk
Hend
561-856
0760

Case# _____

Date: 10-1-21 Time: 2:10pm

Location: 1965 S. Longwood Ave

The Village of Palm Springs is committed to improving our community. Well maintained property enhances the quality of life in neighborhoods and reduces crime.

Please address the listed code violations:

Parking Violations
- (UNLAWFUL STOPPING)
AUTO REPAIR SHOP

NOT A STORAGE LOT
FOR CARS + TRUCKS

Compliance Date: 10-14-21

Thank you for your efforts to maintain your residence and property in excellent condition. We commend you for your continuing commitment to our community. Feel free to contact me if you have any questions.

Tom Gerleman 103

Name I.D. #

Palm Springs Police Department
(561) 968-8243





PALM SPRINGS POLICE DEPARTMENT
CODE ENFORCEMENT
230 CYPRESS LANE
PALM SPRINGS, FL 33461

NEOPOST

FIRST-CLASS MAIL

12/12/2023

US POSTAGE

\$000.63⁰



ZIP 33461
041M11460879

CONGRESS PLAZA II INC
531 N OCEAN BLVD APT 201
POMPANO BEACH, FL 33062 4611



**SPECIAL MAGISTRATE CODE ENFORCEMENT AGENDA
SPECIAL MAGISTRATE CODE ENFORCEMENT**

**Village Hall Council Chambers
226 Cypress Lane
Palm Springs, FL 33461
Thursday, December 16, 2021
10:00 AM**

Persons who need an accommodation in order to attend or participate in this meeting should contact the Village Clerk at (561) 965-4010 at least three (3) business days prior to the meeting in order to request such assistance.

- 1. CALL TO ORDER**
- 2. ADDITIONS, DELETIONS, OR MODIFICATIONS**
- 3. MOTION HEARINGS**

3.1 Case 2021-60 - Congress Plaza II Inc. - 1965 S. Congress Avenue
CE Officer - Tom Gehrman

Violation of Village Ordinances

Section 34 -1327 - Insufficient off-street parking and access

Section 34-1332 - Off Street parking must be kept neat and clean, orderly and dust free

Section 34-912 - Parking in Public Rights of Way

Citation Fine: NA

Recommendation: \$100.00 per day

Administrative Cost: TBD

Compliance Date: January 20, 2021

*Cont.
Jan 20*



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
CONGRESS PLAZA II, INC.

Filing Information

Document Number	P13000050212
FEI/EIN Number	46-3009321
Date Filed	06/10/2013
Effective Date	06/06/2013
State	FL
Status	ACTIVE

Principal Address

1965 S. Congress Avenue
Palm Springs, FL 33406

Changed: 04/11/2018

Mailing Address

531 N OCEAN BLVD
SUITE 201
POMPANO BEACH, FL 33062

Registered Agent Name & Address

PAL, JAI
531 N OCEAN BLVD
SUITE 201
POMPANO BEACH, FL 33062

Officer/Director Detail

Name & Address

Title President

Sawhney, Pankaj Bill
531 N OCEAN BLVD
SUITE 201
POMPANO BEACH, FL 33062

954-914-6467

Title VP

PAPA Banner

Location Address 1965 S CONGRESS AVE
Municipality PALM SPRINGS
Parcel Control Number 70-43-44-07-02-003-0080
Subdivision BRYANT PARK RESUB IN
Official Records Book 26325 **Page**344
Sale Date AUG-2013
Legal Description BRYANT PARK RESUB LTS 8 & 9 & LTS 10 & 11 (LESS E 10 FT CONGRESS AVE R/W) BLK C

Owners
 CONGRESS PLAZA II INC

Mailing address
 531 N OCEAN BLVD APT 201
 POMPANO BEACH FL 33062 4611

Sales Date	Price	OR Book/Page	Sale Type	Owner
AUG-2013	\$100,000	26325 / 00344	DEED OF TRUST	CONGRESS PLAZA II INC
APR-2007	\$10	21834 / 00979	QUIT CLAIM	LAN JOHN &
JUN-1994	\$175,000	08313 / 01496	WARRANTY DEED	
DEC-1990	\$100	06693 / 00232	QUIT CLAIM	
JUN-1984	\$247,500	04255 / 01618	WARRANTY DEED	

No Exemption Information Available.

Number of Units 0 ***Total Square Feet** 1764 **Acres** 0.6247
Use Code 2700 - AUTO SALES **Zoning** CG - Commercial General (70-PALM SPRINGS)

Tax Year	2022	2021	2020
Improvement Value	\$197,116	\$165,550	\$165,184
Land Value	\$364,940	\$312,961	\$312,961
Total Market Value	\$562,056	\$478,511	\$478,145

All values are as of January 1st each year

Tax Year	2022	2021	2020
Assessed Value	\$526,362	\$478,511	\$450,402
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$526,362	\$478,511	\$450,402

Tax Year	2022	2021	2020
Ad Valorem	\$10,773	\$9,851	\$9,548
Non Ad Valorem	\$745	\$720	\$707
Total tax	\$11,518	\$10,571	\$10,255

VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT

CODE CASE: 2024-01

VILLAGE OF PALM SPRINGS, FLORIDA

Petitioner,

CONGRESS PLAZA II INC
1965 SOUTH CONGRESS AVENUE
PALM SPRINGS, FL 33406



MAILING ADDRESS:

531 NORTH OCEAN BOULEVARD, APT 201

POMPANO BEACH, FL 33062

Respondent(s).

ORDER FINDING VIOLATION

Re: Violation of the following Village of Palm Springs Code of Ordinances:

SECTION 34-1327: Insufficient off-street parking and access must comply with ADA Handicap Standards. Stripe to delineate spaces. Site Plan and permit is required.

SECTION 34-1332 Off Street parking must be kept neat clean, orderly and dust free. It is unlawful to obstruct or hinder the free use of the parking area. Each space should have appropriate access to maneuver to enter and exit.

SECTION 34-1329 Minimum Requirements for Automotive repairs/one parking space per 200 sq. ft. of gross floor area plus one parking space per 5000 square feet of the reserved parking area for vehicles waiting to be serviced or that have been serviced and are temporarily being stored. Minimum requirements at this location/13 parking spaces. Site Plan and permit is required.

SECTION 10-8 Exterior of Property maintained in a clean, safe and sanitary condition.

-Front and rear parking lot repave and stripe. Site Plan and Permit required.

-Concrete block wall pressure clean and paint.

-Wood fence broken/missing slats repair/replace. Requires permit.

-Median area adjacent to S. Congress Avenue must be neat and clean/plants/ground cover required.

SECTION 30-141 Overgrown commercial property/grass/hedges/vegetation throughout and along block wall/Floweva Drive

SECTION 30-142 Maintenance of Right-of Way/replace grass.

SECTION 30-143 Trash & Debris

SECTION 34- 262 Prohibited banner signs.

SECTION 34-914 Parking vehicles/cars/box truck – no valid tag or registration. Vehicles not in operable condition/Stored for extended length of time.

SECTION 34-912 Parking in Public Right of Way.

Address:	1965 S CONGRESS AVE
Legal Description:	BRYANT PARK RESUB LTS 8 & 9 & LTS 10 & 11 (LESS E 10 FT CONGRESS AVE R/W) BLK C
PCN:	70-43-44-07-02-003-0080

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the 18th day of January 2024, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER are hereby entered:

FINDINGS OF FACT

1. The Respondent _____ was/ _____ was not present at the hearing. There was a finding of proper notice.
2. The Code Inspector presented competent substantial evidence which included testimony and/or photographs to establish that the respondent is in violation of the code section(s) referenced above.

CONCLUSIONS OF LAW

Respondent is in violation of the following Village of Palm Springs Code of Ordinances:

- ☐ **SECTION 34-1327 Insufficient off-street parking and access must comply with ADA Handicap Standards. Stripe to delineate spaces. Site Plan and permit is required.**
- ☐ **SECTION 34-1332 Off Street parking must be kept neat clean, orderly and dust free. It is unlawful to obstruct or hinder the free use of the parking area. Each space should have appropriate access to maneuver to enter and exit.**
- ☐ **SECTION 34-1329 Minimum Requirements for Automotive repairs/one parking space per 200 sq. ft. of gross floor area plus one parking space per 5000 square feet of the reserved parking area for vehicles waiting to be serviced or that have been serviced and are temporarily being stored. Minimum requirements at this location/13 parking spaces. Site Plan and permit is required.**
- ☐ **SECTION 10-8 Exterior of Property maintained in a clean, safe and sanitary condition.**
 - Front and rear parking lot repave and stripe. Site Plan and Permit required.**
 - Concrete block wall pressure clean and paint.**
 - Wood fence broken/missing slats repair/replace. Requires permit.**
 - Median area adjacent to S. Congress Avenue must be neat and clean/plants/ground cover required.**
- ☐ **SECTION 30-141 Overgrown commercial property/grass/hedges/vegetation throughout and along block wall/Floweva Drive**
- ☐ **SECTION 30-142 Maintenance of Right-of Way/replace grass.**
- ☐ **SECTION 30-143 Trash & Debris**
- ☐ **SECTION 34- 262 Prohibited banner signs.**
- ☐ **SECTION 34-914 Parking vehicles/cars/box truck – no valid tag or registration. Vehicles not in operable condition. stored for extended length of time.**
- ☐ **SECTION 34-912 Parking in Public Right of Way.**

Respondent was in violation of the following Village of Palm Springs Code of Ordinances:

- ☐ **SECTION 34-1327 Insufficient off-street parking and access must comply with ADA Handicap Standards. Stripe to delineate spaces. Site Plan and permit is required.**
- ☐ **SECTION 34-1332 Off Street parking must be kept neat clean, orderly and dust free. It is unlawful to obstruct or hinder the free use of the parking area. Each space should have appropriate access to maneuver to enter and exit.**
- ☐ **SECTION 34-1329 Minimum Requirements for Automotive repairs/one parking space per 200 sq. ft. of gross floor area plus one parking space per 5000 square feet of the reserved parking area for vehicles waiting to be serviced or that have been serviced and are temporarily being stored. Minimum requirements at this location/13 parking spaces. Site Plan and permit is required.**
- ☐ **SECTION 10-8 Exterior of Property maintained in a clean, safe and sanitary condition.**
 - Front and rear parking lot repave and stripe. Site Plan and Permit required.**
 - Concrete block wall pressure clean and paint.**
 - Wood fence broken/missing slats repair/replace. Requires permit.**
 - Median area adjacent to S. Congress Avenue must be neat and clean/plants/ground cover required.**

- ☐ **SECTION 30-141 Overgrown commercial property/grass/hedges/vegetation throughout and along block wall/Floweva Drive**
- ☐ **SECTION 30-142 Maintenance of Right-of Way/replace grass.**
- ☐ **SECTION 30-143 Trash & Debris**
- ☐ **SECTION 34- 262 Prohibited banner signs.**
- ☐ **SECTION 34-914 Parking vehicles/cars/box truck – no valid tag or registration. Vehicles not in operable condition. stored for extended length of time.**
- ☐ **SECTION 34-912 Parking in Public Right of Way.**

ORDER

It is the Order of the Code Enforcement Special Magistrate that:

- ☐ Respondent has brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **February 9, 2024**:

- ☐ Administrative costs of **\$627.33**
- ☐ Citation fine of **\$ N/A**
- ☐ Re-inspection fee of **\$ N/A**

- ☐ Respondent has not brought the cited code violation(s) into compliance and remains in violation. **Respondent must comply with code violations not requiring permits on or before February 9, 2024 and comply with permits and Site Plans by March 8, 2024.** If Respondent fails to comply within the time given, a fine of \$100.00 per day, per violation will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property is in compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **February 9, 2024**.

- ☐ Administrative costs of **\$627.33**
- ☐ Citation fine of **\$ N/A**
- ☐ Re-inspection fee of **\$ N/A**

All payments shall be made to Village at 226 Cypress Lane, Palm Springs, Florida 33461.

A certified copy of this order may be immediately recorded in the Public Records of Palm Beach County and if recorded, shall constitute notice pursuant to section 162.07(4), Fla. Stat. Within twenty (20) days of the date of this order, the Respondent may submit a written request to Code Inspector/Officer Nanciann Cuenot at the Village of Palm Springs, 226 Cypress Lane, Palm Springs, FL 33461, for a hearing to challenge the fine amount imposed by this order. If such a hearing is timely requested, the Village shall notify the Respondent of the hearing date and time by regular U.S. mail sent to the address provided in the written request for the hearing. The requested hearing will be limited to consideration of only those new findings necessary to impose an appropriate fine amount. The Respondent shall bear the burden of proof at such hearing and shall be required to show cause why this order and the fine amount stated herein shall not be imposed. However, if the Respondent fails to timely request a hearing as described above and fails to bring the violations into compliance and/or pay all administrative costs and fees as ordered herein, the Village, if it has not already done so pursuant to section 162.07(4) Fla. Stat., may record a certified copy of this order in the Public Records of Palm Beach County, Florida, and thereafter this order shall constitute a lien pursuant to section 162.09, Fla. Stat. If a certified copy of this order has previously been recorded pursuant to section 162.07(4) Fla. Stat., then that recorded order shall constitute a lien pursuant to section 162.09, Fla. Stat. The lien shall be assessed against the real property at issue (if applicable) and the real and personal property of the Respondent. After three (3) months from recording the lien which remains unpaid, the Special Magistrate may authorize the Village Attorney to foreclose on the lien or to sue to

recover a money judgement for the amount of the lien plus accrued interest. Future violations of the aforementioned code section(s) may be considered a repeat violation for which a fine of up to five-hundred dollars (\$500.00) per day may be imposed beginning on the date the violation begins. Upon complying, it is the responsibility of the Respondent to notify the Village of Palm Springs Code Inspector/Officer at (561)584-8300 Ext. 8524 to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this 18th day of January 2024.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

BY: _____
Special Magistrate

A copy of this order has been furnished to the
respondent at the following statutory address:
1965 South Congress Avenue
Palm Springs, FL 33406



VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2024-07

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

V.

YENNY VIDAL & ADISBEL VALDES
241 TAM O SHANTER DR.
PALM SPRINGS, FL 33461-1906
Respondent(s).

PCN 70-43-44-18-09-006-0200

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that she has just and reasonable grounds to believe, and does believe that on **NOVEMBER 22, 2023**, the Respondent(s), **YENNY VIDAL & ADISBEL VALDES**, owner(s) of the property at **241 TAM O SHANTER DR., PALM SPRINGS, FL, 33461** is in violation of local ordinances.

SECTION 34-890 Home Occupations

SECTION 70-99 Evidence of Engaging in Business

SECTION 10-9 Exterior of Structure or Building

SECTION FBC (Florida Building Code) 105.1 Permits Needed & FBC 110.1 Inspections Needed

These violations must be corrected on or before **JANUARY 16, 2024**. This matter shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL. 33461, Tel. 561-584-8300 Ext 8520, at **10:00 A.M., THURSDAY JANUARY 18, 2024**. IF THE VIOLATIONS ARE CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.

YOU ARE HEREBY ORDERED to appear and answer the above charges. You may choose to waive your rights to this hearing and the costs as determined by the Special Magistrate. Your failure to appear may result in the Special Magistrate proceeding in your absence.

IMPORTANT: It is the responsibility of the Respondent to request an inspection as soon as compliance is achieved by calling the Code Enforcement Office at (561) 584 - 8300 Ext 8520. A request for inspection must be made at least 1 day(s) prior to the requested inspection.

If you are found in violation of the Village Code, the Special Magistrate has the legal authority to levy fines of up to **\$500.00** per day, per violation, for each day that each violation continues, and to levy all administrative costs required to obtain compliance. **ALL FINES AND COSTS BECOME LIENS ON YOUR PROPERTY.**

You have the right to obtain an attorney, at your own expense, to represent you before the Special Magistrate at the hearing. All testimony at the hearing will be under oath and recorded. The Special Magistrate shall take testimony from the Code Compliance Officer and the Respondent. Formal rules of evidence shall not apply, but fundamental due process shall be observed and shall govern the proceedings. You will have the opportunity to present witnesses as well as question witnesses against you, prior to a final determination by the Magistrate. If you wish to have witnesses subpoenaed or if you have other questions, you may contact the Village Clerk's Office at (561) 584-8200 EXT 8430. Any interested party seeking to appeal any decision of the Special Magistrate with respect to any matter considered at the hearing will need a record of the proceedings and will need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence presented. Persons who need a special accommodation in order to attend or participate in this hearing must advise the Village Clerk at (561) 584-8200 Ext 8430, at least 36 hours prior to the hearing.

Deanna Thomas

Code Enforcement Officer 561-584-8300 x 8523

Date Issued: JANUARY 4, 2024

Deanna Thomas
Printed Name of Officer

1/4/24 Property Posted
Village Hall Posted
Mailed Reg + Certified Mail #7019 1640 0000 7353 8338



**CODE ENFORCEMENT SPECIAL MAGISTRATE
VILLAGE OF PALM SPRINGS, FLORIDA**

**VILLAGE OF PALM SPRINGS,
FLORIDA,**

Petitioner

Case No. 2024-07

RETURN OF SERVICE

**YENNY VIDAL & ADISBEL VALDES
241 TAM O SHANTER DRIVE
PALM SPRINGS, FL 33461**

Respondent

On the **4th Day of JANUARY 2024 at 12:33 pm**, I served the attached Notice of Violation / Notice of Hearing Letter on the within named Respondents, **YENNY VIDAL & ADISBEL VALDES** at **241 TAM O SHANTER DR.**, Palm Springs, FL 33461 and posted the notice at Palm Springs Village Hall, 226 Cypress Lane, Palm Springs, FL 33461 Palm Beach County, Florida, by:

_____ **INDIVIDUAL SERVICE:** By serving the within named Respondent a true copy with the date and hour of service endorsed thereon by me.

_____ **SUBSTITUTE SERVICE:** By serving a true copy with the date and hour of service endorsed thereon by me, at the Respondent's usual place of abode with any person residing therein the age of 15 years or older, to-wit: ____ and informing such person of their contents pursuant to F.S. 48.031.

_____**XX** _____ **POSTED BY:** Securely affixing a copy to a conspicuous place on the property described within. Also mailed regular & certified mail. **PHOTOS INCLUDED**

**VILLAGE OF PALM SPRINGS
DEPARTMENT OF PUBLIC SAFETY**

By: _____

Ofc. Deanna Thomas
Ofc. Deanna Thomas



1/4/24 NOV / NOH
posted

241 Tam O Shanter
12:33pm

244 Tamoshanter Dr

Palm Springs, Florida



Google Street View

Jun 2022

[See latest date](#)

06/2022

Google Earth

White vinyl fence

No permits No

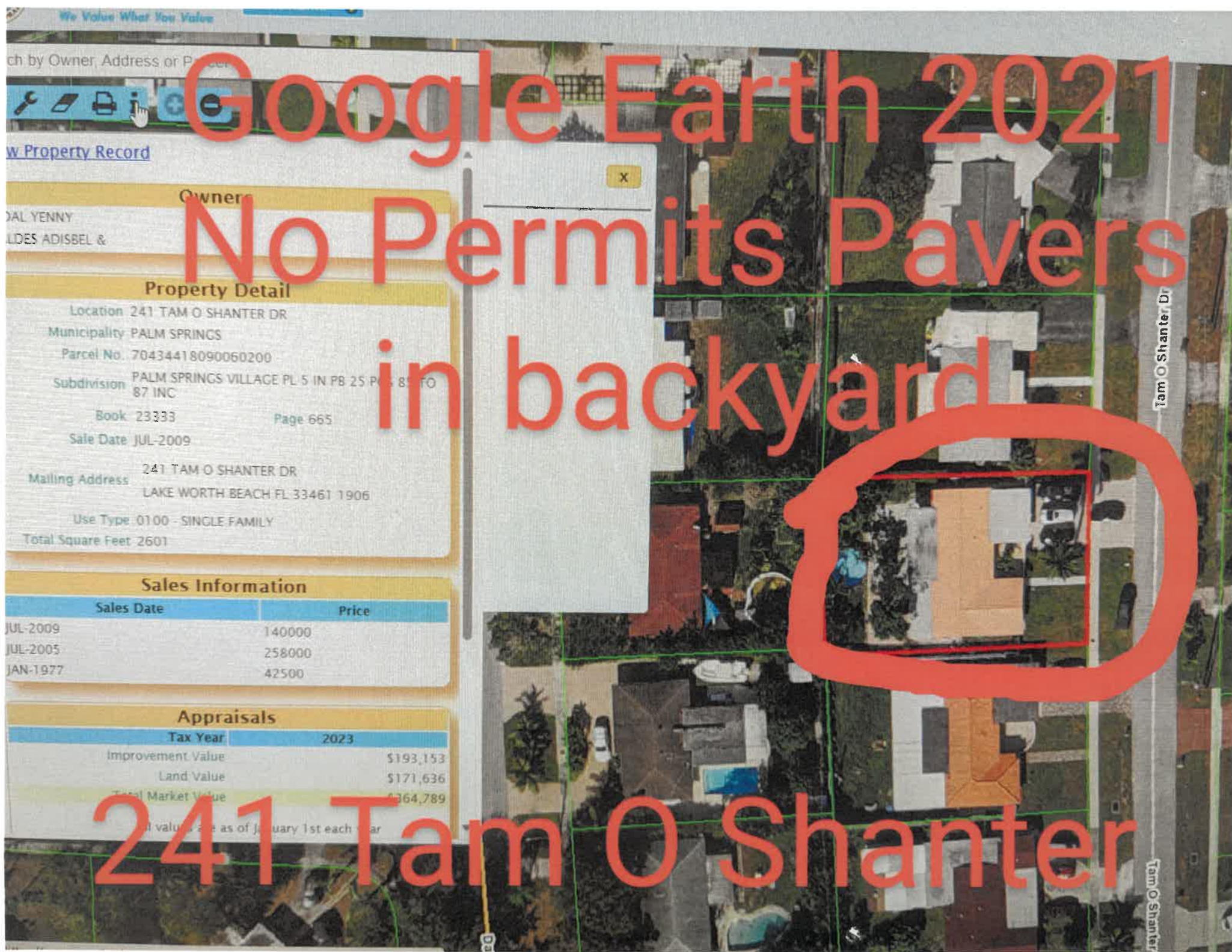
Inspections

Ln
Reo Ln

Greenbrier Dr

Cavalier Rd

Ponte Ved



Search by Owner, Address or Parcel

View Property Record

Owner
DAL YENNY
LDES ADISBEL &

Property Detail
Location 241 TAM O SHANTER DR
Municipality PALM SPRINGS
Parcel No. 70434418090060200
Subdivision PALM SPRINGS VILLAGE PL 5 IN PB 25 PG 85 TO 87 INC
Book 23333 Page 665
Sale Date JUL-2009
Mailing Address 241 TAM O SHANTER DR
LAKE WORTH BEACH FL 33461 1906
Use Type 0100 - SINGLE FAMILY
Total Square Feet 2601

Sales Information

Sales Date	Price
JUL-2009	140000
JUL-2005	258000
JAN-1977	42500

Appraisals

Tax Year	2023
Improvement Value	\$193,153
Land Value	\$171,636
Total Market Value	\$364,789

All values are as of January 1st each year

Google Earth 2021
No Permits Pavers
in backyard

241 Tam O Shanter



11/21/23

241 Tam O Shanter

36 x 62



Lake Worth Beach, FL

Location is approximate



Seller information

[Seller details](#)



Adisbel Valdes



Joined Facebook in 2013

Sponsored



Diane Wimbrow Real Estate

3801 Property Tour

JUST L
by 2013



\$500

french door con marco y llavin(no impacto)

Lake Worth Beach, FL



\$100

11 Ventanas contra impacto (100 c/u)

Lake Worth Beach, FL



\$
Puerta exterior de aluminio
Worth Beach, FL



\$160

Puerta exterior de madera sólida

Lake Worth Beach, FL

241 Tam O Shante

No results found for Adispet values within 10 miles.

Results from outside your search



\$300

contra impacto
Beach, FL

Ventanas contra impacto
Lake Worth Beach, FL

241 Tam O Shanter



Adisbel 5/12/2023

241 Tam O Shanter



puerta exterior de metal

\$100

Listed a week ago in Palm Springs, FL



Send seller a message

Hi Adisbel, is this still available?

Send



Save



Share

Details

241 Tam O Shanter



06/2022
Google Earth

outdoor
storage

241 Tam O Shanter

Jun 2022

Apr 2019

May 2016

Feb 2015

May 2014

Mar 2011

Nov 2007

Image captured: Jun 2022 © 2023 Google United States



Search





PALM SPRINGS POLICE DEPARTMENT

230 Cypress Lane • Palm Springs, Florida 33461 • Phone 561-584-8300 • www.vpsfl.org

JANUARY 4, 2024

Yenny Vidal & Adisbel Valdes
241 Tam O Shanter Dr.
Palm Springs, FL 33461-1906

Dear Property Owners,

A **NOTICE OF VIOLATION / NOTICE OF HEARING** has been issued by the Code Enforcement Division of the Palm Springs Police Department. This is regarding the property at:

241 Tam O Shanter Dr. in Palm Springs, FL. PCN: 70-43-44-18-09-006-0200

VIOLATION / HEARING CASE 2024-07

- **SECTION 34-890 Home Occupations-** A business tax receipt / home occupational license **MUST BE OBTAINED** to run your business/company from your home. The outdoor storage of windows & doors are **NOT ALLOWED** to be kept on the property. No selling of goods shall be sold on the premises.
- **SECTION 70-99 Evidence of Engaging in Business-** Soliciting business & taking orders for window & doors indicates the conduct of a business or profession at a given location or **OTHER MEDIA OUTLETS** shall be sufficient evidence that the person(s) is holding himself / herself out to the public as being engaged in a business within the Village.
- **SECTION 10-9 Exterior of Structure-** House numbers **MUST BE** on home & be 4 inches in height & of a contrasting color to the background color of the home. House numbers must be visible from the street.
- **SECTION FBC (Florida Building Code) 105.1 No Permits & FBC 110.1 No inspections**
Pavers installed in backyard & side yard **WITHOUT** a permit or inspection
White vinyl fencing installed **WITHOUT** a permit or inspection
Hurricane impact windows installed **WITHOUT** a permit or inspection
Backyard porch enclosed **WITHOUT** a permit or inspection
You may contact the Building Division at 561-584-8200 X 8460 with any questions regarding obtaining permits & inspections for these items.

The options available include coming into voluntary compliance on or before **January 16, 2024 OR** arguing your case at the Special Magistrate Hearing on **Thursday, January 18, 2024 at 10:00 AM in the Council Chambers at 226 Cypress Lane, Palm Springs, FL.** This is part of your right under the judicial system.

Please be advised that if you present your case at the hearing and the Magistrate rules against you, there may be court costs assessed and/or a Citation cost. Court costs for a Code Enforcement case typically run from \$200.00 to \$300.00.

Please contact me if you have any questions and/or need further assistance.

Respectfully,



Deanna Thomas
Code Enforcement Officer ID #217
Palm Springs Police Department
Phone: 561-584-8300 Ext. 8523
Email: dthomas@vpsfl.org

7019 1640 0000 7353 8338

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$ Extra Services & Fees (check box, add fee as appropriate) ☐ Return Receipt (hardcopy) \$ ☐ Return Receipt (electronic) \$ ☐ Certified Mail Restricted Delivery \$ ☐ Adult Signature Required \$ ☐ Adult Signature Restricted Delivery \$	Postmark Here <i>Case# 2024-07 Deanna Thomas</i>
Postage \$ Total Postage and Fees \$	
Sent To <i>Yenny Vidal / Adisbel Valdes</i> Street and Apt. No., or PO Box No. <i>241 Tam O Shanter Dr</i> City, State, ZIP+4® <i>Palm Springs FL 33411-1906</i>	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☒ <i>Yenny Vidal</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) <i>Yenny Vidal</i> C. Date of Delivery <i>1/19/24</i> D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below:
1. Article Addressed to: <i>YENNY VIDAL / ADISBEL VALDES</i> <i>241 TAM O SHANTER DR</i> <i>PALM SPRINGS FL 33411-1906</i>	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500) ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
2. Article Number (Transfer from service label) 7019 1640 0000 7353 8338	
PS Form 3811, July 2015 PSN 7530-02-000-9053	Domestic Return Receipt



PALM SPRINGS POLICE DEPARTMENT
230 CYPRESS LANE
PALM SPRINGS, FL 33461
ATTN: DEANNA THOMAS - CODE DIVISION

NEOPOST

FIRST-CLASS MAIL

01/04/2024

US POSTAGE \$000.63⁰



ZIP 33461
041M11460879

YENNY VIDAL & ADISBEL VALDES
241 TAM O SHANTER DR.
PALM SPRINGS, FL 33461-1906



PALM SPRINGS POLICE DEPARTMEN'
230 CYPRESS LANE
PALM SPRINGS, FL 33461
ATTN: DEANNA THOMAS - CODE DIVIS



7019 1640 0000 7353 8338

NEOPOST

FIRST-CLASS MAIL

01/04/2024

US POSTAGE \$008.53⁰



ZIP 33461
041M11460879

YENNY VIDAL & ADISBEL VALDES
241 TAM O SHANTER DR.
PALM SPRINGS, FL 33461-1906

Sec. 34-890. - Home occupations.

Home occupations shall be permitted only in residential land development districts and only when a local business tax receipt is issued by the village. Before any local business tax receipt may be issued, such home occupation must first meet each of the following requirements:

- (1) The home occupation shall require a local business tax receipt to be issued by the land development director and shall be conducted within the residential premises and only by the person who is licensed to do so and who is also a resident of the premises. The individual shall be permitted to engage not more than one employee to assist in the home occupation. In no such case shall more than one local business tax receipt be issued to any person at one time.
- (2) There shall be no alteration in the residential character of the premises in connection with such home occupation. Home hobbies are in no way restricted by these regulations.
- (3) No home occupation shall occupy more than 20 percent of the gross floor area of a residence, exclusive of any porch, attached garage or similar space not suited for or intended to be occupied as living quarters; provided, however, in no event shall the home occupation occupy more than 300 square feet. Outdoor storage, including storage in carports, is prohibited.
- (4) No goods or materials pertaining to such home occupation shall be sold on the premises.
- (5) No chemical, mechanical, electrical or professional equipment that is not normally a part of domestic or household equipment shall be used for commercial purposes. Machinery which causes interference in radio or television reception shall be prohibited.
- (6) No sign shall be permitted to advertise the home occupation, nor shall any merchandise or article be displayed for advertising purposes.
- (7) Goods and materials pertaining to such home occupation shall be stored in compliance with sections 10-3 and 10-4 of this Code.

(Code 1994, § 30-611; Ord. No. 2007-01, § 5, 1-11-2007; Ord. No. 2013-08, § 6, 3-14-2013)

Cross reference— Businesses, ch. 14.

Sec. 70-99. - Evidence of engaging in business.

- (a) The fact that a person represents himself as being engaged in any business or occupation for which a local business tax is required for the transaction of business or the practice of a profession shall be evidence of the liability of such person to pay a local business tax, regardless of whether the person actually transacts any business or practices a profession. Soliciting business, taking orders, leaving order blanks in the village, displaying a sign or advertising which indicates the conduct of a business or profession at a given location or advertising a business or profession in the classified section of the telephone directory, the village directory or other media shall be sufficient evidence that the person is holding himself out to the public as being engaged in a business or profession within the village.
- (b) For the purpose of this section, any person shall be deemed to be in business or engaging in nonprofit enterprise, and thus be subject to the requirements of this article, when such person does one act of:
 - (1) Selling any goods or service,
 - (2) Soliciting business or offering goods or services for sale or for hire.
- (c) The agent or other representative of a nonresident who is doing business in the village shall be personally responsible for the compliance of such agent's or representative's principal and of the business the agent or representative represents under this article.
- (d) The possession of a current occupational license shall not be considered substantial competent evidence in determining whether a non-conforming use has been active and/or in continuous operation. Furthermore, the issuance of an occupational license for a business or occupation shall not form the basis for a business operator to assert that the village is estopped or has waived its right to determine that a non-conforming use has ceased operating pursuant to the non-conforming use provisions of the village's zoning code.

(Code 1994, § 58-84; Ord. No. 2007-01, § 6, 1-11-2007)

SECTION 105 PERMITS

105.1 Required. Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing, fire protection system, or accessible or flood resistant site element, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the Building Official and obtain the required permit.

SECTION 110 INSPECTIONS

110.1 General. Construction or work for which a permit is required shall be subject to inspection by the Building Official and such construction or work shall remain exposed and provided with access for inspection purposes until approved.

Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the owner or the owner's authorized agent to cause the work to remain exposed and provided with access for inspection purposes. The Building Official shall be permitted to require a boundary line survey prepared by a qualified surveyor whenever the boundary lines cannot be readily determined in the field. Neither the Building Official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

Sec. 10-9. - Exterior of structure or building.

- (a) *General.* The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.
- (b) *Exterior painting.* All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated, and surfaces repainted.
- (c) *Street numbers.* One address sign shall be required for each principal building or use on premises showing only the numerical address designation on the premises upon which they are maintained or multi-unit buildings which utilize a roadside marquee/signboard, the full building address shall be posted on such marquee/signboard. The address shall be posted in a color contrasting that of the marquee/signboard or building a minimum of four inches for residential and six inches for commercial structure, and of sufficient size to be plainly visible and legible from the roadway. When the building utilizes multiple addresses, such as multiple occupant mercantile buildings, the address range shall be posted as indicated above. Signs shall be plainly visible from the street or right-of-way providing access to the lot and shall be installed and maintained pursuant to the county building security code. This requirement shall apply to all new and existing structures.
- (d) *Structural members.* All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
- (e) *Foundation walls.* All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rats.
- (f) *Exterior walls.* All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
- (g) *Roofs and drainage.* The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance.
- (h) *Decorative features.* All cornices, belt courses, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.
- (i) *Overhang extensions.* All canopies, marquees, signs, metal awnings, fire escapes, stand pipes, exhaust ducts and similar overhang extensions shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

(j)



Case Administrative / Court Costs

JANUARY 18, 2024, 241 TAM O SHANTER DRIVE

Case 2024-07

Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	3.00	35.00	105.00
2	Additional Inspector Time - 1 hour Bldg	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	0.00	5.00	0.00
5	Additional photos re-inspections - 5 for 20.00	2.00	20.00	40.00
6	Additional certified copies for hearing	1.00	8.53	8.53
7	Additional clerk time - 1 hour	0.50	28.00	14.00
8	Additional Attorney Time - per hour	0.25	195.00	48.75
9	Subpoena Fees	0.00	0.00	0.00
10	Postage	1.00	0.63	0.63
11	Magistrate - per hour	0.00	195.00	0.00
12	Administrative Fees	0.00	127.45	0.00
13	Code Enforcement Private Inspector(min 3 hours)	0.00	45.00	0.00
14	Police Officer	0.00	41.00	0.00
15	Police Corporal	0.00	43.00	0.00
16	Police Sergeant	0.00	46.00	0.00
17	Additional Inspector Time -1 hour LD Planner	0.00	35.00	0.00
18		0.00	0.00	0.00
19		0.00	0.00	0.00
20		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
Total Costs for Case 2024-07				216.91

Recheck 11/28/23
12/14/23

PERMIT NO.

VIOLATION DO NOT REMOVE

**CORRECTIONS MUST BE
MADE AS NOTED BELOW**

241 Tam O Shanter

ADDRESS

☐ BLDG. ☐ ELEC. ☐ MECH. ☐ PLBG. ☐

Home
Occupational
License

No Business License on file
to operate a business
from the house.

No products can be
stored @ property.

561-584-8200 x 8460

☐ **STOP WORK! CALL 965-4016
BETWEEN 8:30 - 4:30**

☐ **VIOLATION! CORRECT AS NOTED**

☐ **2nd REINSPECTION FEE OF \$65.00 MUST BE PAID IN
PERSON AT THE BUILDING DEPARTMENT. EACH
ADDITIONAL INSPECTION FEE INCREASES BY \$65.00.**

☐ **CALL 434-5092 FOR REINSPECTION**

Ads for
Windows are
on Facebook.

VILLAGE OF PALM SPRINGS, FLORIDA

DATE

11/21/23

G.E. J. Thomas

INSPECTOR

CODE



PALM SPRINGS POLICE DEPARTMENT

230 Cypress Lane · Palm Springs, Florida 33461 · Phone 561-968-8243 · www.vpsfl.org

November 22, 2023

Yenny Vidal & Adisbel Valdes
241 Tam O Shanter Dr.
Palm Springs, FL 33461-1906

Dear Property Owners,

You have been issued a **courtesy letter** for code violations by the Code Enforcement Division of the Palm Springs Police Department. This is regarding the property at **241 Tam O Shanter Dr. in Palm Springs, FL., PCN: 70-43-44-18-09-006-0200**

This property is in violation of local ordinances listed below:

- **Section 34-890 Home Occupations** A business tax receipt / home occupational license **MUST** be obtained to run your business from your home. Outdoor storage of windows and doors are NOT ALLOWED on the property. No selling of goods shall be sold on the premises.
- **Section 70-99 Evidence of Engaging in Business** Soliciting business & taking orders for windows and doors indicates the conduct of a business or profession at a given location or OTHER MEDIA OUTLETS shall be sufficient evidence that the person(s) is holding himself / herself out to the public as being engaged in a business within the Village.
- **Section FBC (Florida Building Code) 105.1 No Permits & FBC 110.1 No Inspections**
Pavers installed in back yard & side yard **WITHOUT** a permit or inspection
White vinyl fencing installed in 2022 **WITHOUT** a permit or inspection;
Hurricane impact windows installed **WITHOUT** a permit or inspection;
Backyard porch enclosed **WITHOUT** a permit or inspection.
You may contact the Building Division at 561-584-8200 x 8460 with any questions regarding obtaining permits and inspections for these items.
- **Section 10-9 Exterior of Structure** House numbers **MUST** be on home and be 4 inches in height & of a contrasting color to the background color of the home. House numbers must be visible from the street.

Compliance Date: December 4, 2023

Failure to comply may result in a Citation Fine, Court Costs, and possible Lien on the property.

Please contact me at the phone number or email address listed below if you have any questions and/or need further assistance.

Respectfully,

Deanna Thomas
Code Enforcement Officer
Palm Springs Police Department
Cell phone: 561-801-9217
dthomas@vpsfl.org

Ext 12/19

Property Detail

Location Address 241 TAM O SHANTER DR
 Municipality PALM SPRINGS
 Parcel Control Number 70-43-44-18-09-006-0200
 Subdivision PALM SPRINGS VILLAGE PL 5 IN PB 25 PGS 85 TO 87 INC
 Official Records Book 23333 Page 665
 Sale Date JUL-2009
 Legal Description VILLAGE OF PALM SPRINGS PL 5 LT 20 BLK 6

Ext 12/19
 1/3/24
 Hearing Case #
 2024-07

Owner Information

Owners
 VIDAL YENNY
 VALDES ADISBEL &

Mailing address
 241 TAM O SHANTER DR
 LAKE WORTH BEACH FL 33461 1906

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
JUL-2009	\$140,000	23333 / 00665	WARRANTY DEED	VALDES ADISBEL &
JUL-2005	\$258,000	18921 / 00343	WARRANTY DEED	HENRIQUEZ GUILLERMO &
JAN-1977	\$42,500	02724 / 01025		

Exemption Information

Applicant/Owner	Year	Detail
VALDES ADISBEL &	2023	HOMESTEAD
VALDES ADISBEL &	2023	ADDITIONAL HOMESTEAD
VIDAL YENNY	2023	HOMESTEAD
VIDAL YENNY	2023	ADDITIONAL HOMESTEAD

Property Information

Number of Units 1
 *Total Square Feet 2601
 Acres 0.2029
 Use Code 0100 - SINGLE FAMILY
 Zoning RS - RESIDENTIAL SINGLE-FAMILY (70-PALM SPRINGS)

No Permits
 Pavers in back/side yards
 white vinyl fencing
 hurricane impact windows
 backyard porch enclosure

Appraisals

Tax Year	2023	2022	2021
Improvement Value	\$193,153	\$157,241	\$151,323
Land Value	\$171,636	\$169,520	\$115,034
Total Market Value	\$364,789	\$326,761	\$266,357

All values are as of January 1st each year

Assessed and Taxable Values

Tax Year	2023	2022	2021
Assessed Value	\$121,776	\$118,229	\$114,785
Exemption Amount	\$50,000	\$50,000	\$50,000
Taxable Value	\$71,776	\$68,229	\$64,785

Taxes

Tax Year	2023	2022	2021
Ad Valorem	\$1,568	\$1,529	\$1,506
Non Ad Valorem	\$511	\$483	\$427
Total tax	\$2,079	\$2,012	\$1,933

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA

10/28/11 Permit Enclose Carport
 1/31/12 Permit Electrical Carport Enclosure
 1/23/14 Permit Wood Fence with 2 gates
 12/13/17 Permit replace asphalt driveway w/ pavers

 Account Information

Property Control Number: 70-43-44-18-09-006-0200	Property Type: Real Property	Status: Active
Mailing Address: 241 TAM O SHANTER DR Lake Worth Beach, FL 33461-1906	Property Address: 241 TAM O SHANTER PALM SPRINGS, FL 33461	Legal Description: VILLAGE OF PALM SPRINGS PL 5 LT 20 BLK 6
Owner of Record: VALDES ADISBEL &	Second Owner: VIDAL YENNY	

Last updated: 1/16/2024 09:34:47 AM

2023 Real Estate and Tangible Personal Property Taxes will be delinquent as of April 2, 2024.
Delinquent Property Tax cannot be paid online.
Visit our [Payment Options](#) page to [view delinquent tax payment options](#).

Interest and associated costs for delinquent taxes are determined by the date payment is received to the Tax Collector.
A minimum charge of 3% is collected. Interest accrues at up to 1.5% per month (18% annually).

 Tax Bills

Add Tax Bills to the cart then select cart icon (🛒) above to checkout.

Total Payable: \$0.00

 Recently Paid Bills

 Payment Info - Select to Expand Payment History for PIN

**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**



CODE CASE: 2024-07

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

YENNY VIDAL & ADISBEL VALDES
241 TAM O SHANTER DRIVE
PALM SPRINGS FL 33461-1906

MAILING ADDRESS:
(SAME AS ABOVE)

Respondent(s).

ORDER FINDING VIOLATION

Re: Violation of following Village of Palm Springs Code of Ordinances:

SECTION 34-890: Home Occupations

SECTION 70-99: Evidence of Engaging in Business

SECTION 10-9: Exterior of Structure or Building — House numbers

SECTION FBC (Florida Building code) 105.1 No Permits & FBC 110.1 No Inspections

Address: 241 TAM O SHANTER DRIVE
Legal Description: VILLAGE OF PALM SPRINGS PL 5 LT 20 BLK 6
PCN: 70-43-44-18-09-006-0200

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the 18th day of January 2024, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER are hereby entered:

FINDINGS OF FACT

- 1 . The Respondent _____ was / _____ was not present at the hearing. There was a finding of proper notice.
2. The Code Inspector presented competent substantial evidence which included testimony and/or photographs to establish that the respondent is in violation of the code section(s) referenced above.

CONCLUSIONS OF LAW

Respondent is in violation of the following Village of Palm Springs Code of Ordinances:

SECTION 34-890: Home Occupations.

SECTION 70-99: Evidence of Engaging in Business.

SECTION 10-9: Exterior of Structure or Building — House numbers.

SECTION FBC 105.1 No Permits & FBC 110.1 No Inspections for the following:

Installation of Pavers in backyard & side yard
Installation of white vinyl fencing
Installation of hurricane impact windows
Backyard porch enclosed without permit or inspections

Respondent was in violation of the following Village of Palm Springs Code of Ordinances but is currently in compliance:

- ☐ **SECTION 34-890: Home Occupations.**
- ☐ **SECTION 70-99: Evidence of Engaging in Business.**
- ☐ **SECTION 10-9: Exterior of Structure or Building — House numbers.**
- ☐ **SECTION FBC 105.1 No Permits & FBC 110.1 No Inspections for the following:**
 - **Installation of Pavers in backyard & side yard**
 - **Installation of white vinyl fencing**
 - **Installation of hurricane impact windows**
 - **Backyard porch enclosed without permit or inspections**

ORDER

It is the Order of the Code Enforcement Special Magistrate that:

- ☐ Respondent **has** brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **February 01 2024:**
 - ☐ Administrative costs of **\$196.91**
 - ☐ Citation fine of **\$ N/A**
 - ☐ Re-inspection fee of **\$ N/A**
- ☐ Respondent **has not** brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before **February 29t 2024.** If Respondent fails to comply within the time given, a fine of \$100.00 per day, per violation will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property is in compliance. Respondent is ordered to pay the following amounts on or before **February 01 , 2024.**
 - ☐ Administrative costs of **\$216.91**
 - ☐ Citation fine of **\$ N/A**
 - ☐ Re-inspection fee of **\$ N/A**

All payments shall be made to The Village of Palm Springs at 226 Cypress Lane, Palm Springs, Florida 33461.

A certified copy of this order may be immediately recorded ip the Public Records of Palm Beach County and if recorded, shall constitute notice pursuant to section 162.07(4), Fla. Stat. Within twenty (20) days of the date of this order, the Respondent may submit a written request to Code Inspector/Officer Deanna Thomas at the Village of Palm Springs, 226 Cypress Lane, Palm Springs, FL 33461, for a hearing to challenge the fine amount imposed by this order. If such a hearing is timely requested, the Village shall notify the Respondent of the hearing date and time by regular U.S. mail sent to the address provided in the written request for the hearing. The requested hearing will be limited to consideration of only those new findings necessary to impose an appropriate fine amount. The Respondent shall bear the burden of proof at such hearing and shall be required to show cause why this order and the fine amount stated herein shall not be imposed. However, if the Respondent fails to timely request a hearing as described above and fails to bring the violations into compliance and/or pay all

administrative costs and fees as ordered herein, the Village, if it has not already done so pursuant to section 162.07(4) Fla. Stat., may record a certified copy of this order in the Public Records of Palm Beach County, Florida, and thereafter this order shall constitute a lien pursuant to section 162.09, Fla. Stat. If a certified copy of this order has previously been recorded pursuant to section 162.07(4) Fla. Stat., then that recorded order shall constitute a lien pursuant to section 162.09, Fla. Stat.

The lien shall be assessed against the real property at issue (if applicable) and the real and personal property of the Respondent. After three (3) months from recording the lien which remains unpaid, the Special Magistrate may authorize the Village Attorney to foreclose on the lien or to sue to recover a money judgement for the amount of the lien plus accrued interest. Future violations of the aforementioned code section(s) may be considered a repeat violation for which a fine of up to fivehundred dollars (\$500.00) per day may be imposed beginning on the date the violation begins. Upon complying, it is the responsibility of the Respondent to notify the Village of Palm Springs Code Inspector/Officer at (561)584-8300 ext. 8521 to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this 18th day of January 2024.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

BY: _____
Special Magistrate

A copy of this order has been furnished to the respondent
at the following statutory address:

[241 TAM O SHANTER DRIVE](#)
[PALM SPRINGS FL 33461-1906](#)

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2024-03

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,
V.

Anworth Properties Inc
Peak Property Management C/O
2054 Vista Parkway Suite #400
West Palm Beach, FL 33411
Respondent(s).

70-43-44-19-11-002-0161

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that he has just and reasonable grounds to believe, and does believe that on **December 13th, 2023**, the Respondent(s), **Anworth Properties Inc** owner(s) of the property at **3789 Davis RD, PALM SPRINGS, FL, 33461** is in violation of local ordinances.

SECTION 34-914: Inoperative and/or Unregistered Vehicles

SECTION 10-31 (FBC 105.1 & 110.1): Structures Constructed without a Permit and Inspection

SECTION 30-143: Trash/Debris/Vegetative Waste/Materials

SECTION 34-221: Landscape Maintenance

SECTION 34-225: Fence Maintenance

SECTION 34-1381: Open Storage

SECTION 30-141: Overgrowth

SECTION 34-883: Hedges

SECTION 10-8: Weeds/Parking Lot Maintenance/Sidewalks/Dumpster Enclosure

SECTION 10-9: Exterior Property Maintenance/Post Street Numbers on Mailbox/Replace Unsound Door/Remove Metal Bars Covering the Windows/Exterior Painting/Repair Broken Windows/Secure Exposed Wires

These violations must be corrected on or before **January 15th, 2024**, failing, this matter shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL. 33461, Tel. 561-584-8200 Ext 8430, **at 10:00 A.M., on THURSDAY January 18th, 2024**. IF THE VIOLATION IS CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.

YOU ARE HEREBY ORDERED to appear and answer the above charges. You may choose to waive your rights to this hearing and the costs as determined by the Special Magistrate. Your failure to appear may result in the Special Magistrate proceeding in your absence.

IMPORTANT: It is the responsibility of the Respondent to request an inspection as soon as compliance is achieved by calling the Code Enforcement Office at (561) 584- 8300 Ext 8520 and providing proof of Permits and Inspections. A request for inspection must be made at least 1 day(s) prior to the requested inspection.

If you are found in violation of the Village Code, the Special Magistrate has the legal authority to levy fines of up to **\$500.00** per day, per violation, for each and every day that each violation continues, and to levy all administrative costs required to obtain compliance. **ALL FINES AND COSTS BECOME LIENS ON YOUR PROPERTY.**

You have the right to obtain an attorney, at your own expense, to represent you before the Special Magistrate at the hearing. All testimony at the hearing will be under oath and recorded. The Special Magistrate shall take testimony from the Code Compliance Officer and the Respondent. Formal rules of evidence shall not apply, but fundamental due process shall be observed and shall govern the proceedings. You will have the opportunity to present witnesses as well as question witnesses against you, prior to a final determination by the Magistrate. If you wish to have witnesses subpoenaed or if you have other questions, you may contact the Village Clerk's Office at (561)584-8200 EXT 8430. Any interested party seeking to appeal any decision of the Special Magistrate with respect to any matter considered at the hearing will need a record of the proceedings and will need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence presented. Persons who need a special accommodation in order to attend or participate in this hearing must advise the Village Clerk at (561) 584-8200 Ext 8430, at least 36 hours prior to the hearing.

CE/ CEB Case No. _____



Code Enforcement Officer 561-584-8300 ext. 8525

Joey Sanders

Date Issued: December 13th, 2023

Printed Name of Officer

**CODE ENFORCEMENT BOARD
VILLAGE OF PALM SPRINGS, FLORIDA**

**VILLAGE OF PALM SPRINGS,
FLORIDA,**

Petitioner

Case No. 2024-03

RETURN OF SERVICE

**ANWORTH PROPERTIES INC
PEAK PROPERTY MANAGEMENT C/O
2054 VISTA PARKWAY SUITE #400
WEST PALM BEACH, FL 33411 6760**
_____ /

Respondent

On the **13th Day of December 2023 at 5:54PM**, I served the attached NOV/NOH on the within named Respondent, **Anworth Properties Inc Peak Property Management C/O at 3789 Davis RD**, Palm Springs, FL 33461 and posted the notice at Palm Springs Village Hall, 226 Cypress Lane, Palm Springs, FL 33461 Palm Beach County, Florida, by:

_____ **INDIVIDUAL SERVICE:** By serving the within named Respondent a true copy with the date and hour of service endorsed thereon by me.

_____ **SUBSTITUTE SERVICE:** By serving a true copy with the date and hour of service endorsed thereon by me, at the Respondent's usual place of abode with any person residing therein the age of 15 years or older, to-wit: _____ and informing such person of their contents pursuant to F.S. 48.031.

_____ **XX** **POSTED BY:** Securely affixing a copy to a conspicuous place on the property described within. PHOTO INCLUDED

VILLAGE OF PALM SPRINGS
DEPARTMENT OF PUBLIC SAFETY

By: Joey Sanders
Code Enforcement Officer

ID #211



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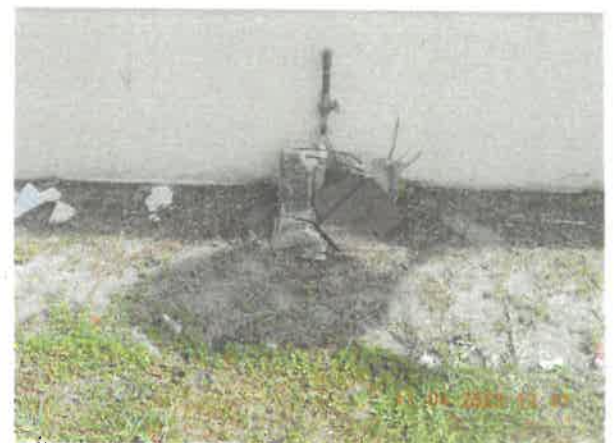
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PALM SPRINGS POLICE DEPARTMENT

230 Cypress Lane • Palm Springs, Florida 33461 • Phone 561-968-8243 • www.vpsfl.org

December 13th, 2023

Anworth Properties Inc
Peak Property Management C/O
2054 Vista Parkway Suite #400
West Palm Beach, FL 33411

Dear Property Owner,

A **NOTICE OF VIOLATION/NOTICE OF HEARING** has been issued by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property **3789 Davis RD in Palm Springs, FL.**

PCN: 70-43-44-19-11-002-0161

VIOLATION/HEARING CASE 2024-03

SECTION 34-914: Inoperative and/or Unregistered Vehicles

SECTION 10-31 (FBC 105.1 & 110.1): Structures Constructed without a Permit and Inspection

SECTION 30-143: Trash/Debris/Vegetative Waste/Materials

SECTION 34-221: Landscape Maintenance

SECTION 34-225: Fence Maintenance

SECTION 34-1381: Open Storage

SECTION 30-141: Overgrowth

SECTION 34-883: Hedges

SECTION 10-8: Weeds/Parking Lot Maintenance/Sidewalks/Dumpster Enclosure

SECTION 10-9: Exterior Property Maintenance/Post Street Numbers on Mailbox/Replace Unsound Door/Remove Metal Bars Covering the Windows/Exterior Painting/Repair Broken Windows/Secure Exposed Wires

The options available include coming into voluntary compliance on or before **January 15th, 2024 OR** arguing your case at the Special Magistrate Hearing, **Thursday January 18th, 2024 at 10:00 AM** that is noted on your citation. This is part of your right under the judicial system.

Please be advised that if you present your case at the hearing and the Magistrate rules against you, there may be court costs assessed in addition to the citation amount. Court costs for a Code Enforcement case typically run from \$200.00 to \$300.00.

Please contact me if you have any questions and/or need further assistance.

Respectfully,

Joey Sanders
Code Enforcement Officer ID #211
Palm Springs Police Department
230 Cypress Lane Palm Springs, FL 33461
Phone: 561-584-8300 Ext. 8525
Email: jsanders@vpsfl.org

Professionalism • Respect • Integrity • Duty • Excellence

7019 1640 0000 7353 8468

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$

Total Postage and Fees

\$

Sent To

Aniworth Properties Inc Peak Property Management c/o

2051 Vista Parkway Suite #400

West Palm Beach, FL 33411

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Aniworth Properties Inc.
Peak Property Management c/o
2051 Vista Parkway Suite #400
West Palm Beach, FL 33411



9590 9402 7195 1284 2186 80

2. Article Number (Transfer from service label)

7019 1640 0000 7353 8468

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Signature]

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

T. Wellons

C. Date of Delivery

12/28/23

D. Is delivery address different from item 1?
If YES, enter delivery address below:

- ☐ Yes
☒ No

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
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PEAK PROPERTY MANAGEMENT C/O
2054 Vista Parkway Suite #400
West Palm Beach, FL 33411



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CODE ENFORCEMENT DIVISION
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PALM SPRINGS, FL 33461

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ANWORTH PROPERTIES INC
PEAK PROPERTY MANAGEMENT C/O
2054 Vista Parkway Suite #400
West Palm Beach, FL 33411

Sec. 34-914. Parking in single-family residential land use districts; use of portable storage containers and roll-off dumpsters in all zoning districts.

- (a) Parking or storage locations for cars, light trucks, motorcycles, and other vehicles not otherwise provided for in this subdivision, shall be permitted as provided below. Such parking shall first be accomplished, whenever physically possible, based on the layout of the lot and permanent building(s), as follows:
 - (1) Within a garage, covered carport, or front driveway.
 - (2) In any interior, or side yard, behind the front building line, at the height of or below the roofline of the house,
 - (3) In the rear yard behind the setback line, at the height of or below the roofline of the house,
 - (4) In the swale portion of the public right of way, and not within the paved roadway, in front of a single-family residence. However, not more than two automobiles or light trucks may be parallel parked, and no vehicle so parked shall remain parked for more than 48 hours at a time.
- (b) No vehicle, boat and trailer, recreational vehicle, hobby vehicle or race vehicle shall exceed 40 feet in length.
- (c) The use of a shipping container, a portable storage container, or any type or brand of portable/mobile storage container (collectively referred to herein as "storage container(s)" or a roll-off construction dumpster ("dumpster") within any zoning district in the village, is subject to the following regulations:
 - (1) Neither a storage container nor a construction dumpster, shall be located on any property, for more than 72 consecutive hours, unless the occupant-owner or occupant-lessee, first obtains a permit from the village land development department. Applicants for such a permit, must complete and submit a permit application, on a form prescribed by the village, and pay a permit fee as established by resolution of the village council. A permit for a roll-off dumpster and the related permit fee is not required by this section, if the roll-off dumpster is separately permitted pursuant to a valid building permit issued by the village. The land development department may require the applicant to submit documentary evidence to demonstrate that the applicant is either an occupant-owner, or and occupant-lessee of the property on which the storage container or dumpster will be located, such as a deed, lease agreement, utility bill, etc.
 - (2) Not more than one standard size (eight-foot height × eight-foot width × 16-foot length) storage container or one roll-off construction dumpster in a size not to exceed (4.5-foot height × eight-foot width × 22-foot length) (20-yard capacity), may be located on an impervious or semi-pervious surface, at a single-family residence, multi-family residential property or commercial property, for a time period not to exceed 30 consecutive days. In the event of exceptional circumstances, the permit holder may request an extension of an additional 30 consecutive days time. Any request for an extension of time must be in writing, and must include a written justification statement demonstrating "good cause" as to why the 30-day period should be extended for up to an additional 30 consecutive days. The decision to grant or deny the request for an extension, shall be within the sole discretion of the village. Not more than one permit, per year, for a storage container or a dumpster, shall be issued by the village for the same property.
 - (3) No storage container or dumpster shall exceed the height of the roofline of the house or building. No storage container or dumpster, shall be located within a utility easement, drainage easement, right-of-way, front yard area (except for driveways), alley right-of-way or street right-of-way. No storage container or dumpster shall be stored within a required side yard setback between a building and an adjacent street or property line. The storage container or dumpster, must be owned or leased by the occupant-owner or occupant-lessee of the property, and may not be used for living or sleeping purposes, or for any other use except storage.

-
- (4) Upon the issuance of a tropical storm watch and/or a hurricane watch by the National Weather Service, the occupant-owner or occupant-lessee of property on which a storage container or roll-off dumpster is located, shall use every reasonable and best effort to remove, or to arrange for the removal of, the storage container or roll-off dumpster from the property. In the event removal is not possible, the storage container or the roll-off dumpster and its contents, shall be secured against windloads up to 150 mph. The occupant-owner and/or occupant-lessee of property on which a storage container or roll-off dumpster is located, shall be subject to civil liability and/or code enforcement action, for damages and/or code violations caused by an unsecured storage container or roll-off dumpster and/or its contents.
- (d) Parking or storage locations for not more than the following:
- (1) One boat and trailer, or recreational vehicles, or any combination thereof, shall be permitted so that such parking shall first be accomplished, whenever physically possible, based on the layout of the lot and fixed obstructions as follows:
- a. Within a garage or covered carport, if not otherwise used to park or store a vehicle such as a car, motorcycle, or light truck;
- b. In any interior, or side yard, behind the front building line, at the height of or below the roofline of the house.
- (2) Additional boats and trailers, or recreational vehicles or any combination thereof, shall be permitted in the side yard or rear yard behind the setback lines, at the height of or below the roofline of the house.
- (e) Each vehicle, boat and trailer, trailer, recreational vehicle, hobby vehicle or race vehicle must be parked on an impervious or semipervious surface.
- (f) The maximum area of impervious and semipervious parking surface in the front yard in any residential zoning district, shall be 40 percent, unless the front yard shall contain a semicircular driveway, in which event, the maximum area of impervious and semipervious parking surface shall be 60 percent of the front yard. Paver blocks set in sand shall only be considered as 25 percent pervious and 75 percent impervious. See section 34-881 also.
- (g) Each hobby vehicle or race vehicle must be completely and securely covered by a commercial, weatherproof, opaque fabric cover. Such vehicle shall be screened from view, if parked in an interior, side or rear yard.
- (h) No major repairs or overhaul work on vehicles which constitutes either a public or private nuisance shall be made or performed on any property within the village, unless otherwise permitted by this Code.
- (i) All parking areas shall be maintained in a clean, and neat manner, and the vehicles, boat and trailer, trailer, recreational vehicle, or combination thereof, shall be in usable and operable condition at all times, and shall have a current tag, if required by state law to have a registration and tag.
- (j) Variances from the size, location, screening and distance requirements set forth in this section shall only be for good cause shown in an administrative variance application to the land development director, as set forth in section 34-607.

(Ord. No. 2005-25, § 2(30-629), 10-13-2005; Ord. No. 2006-15, § 1, 5-11-2006; Ord. No. 2007-08, § 7, 4-26-2007; Ord. No. 2011-12, § 1, 6-9-2011; Ord. No. 2016-21, § 10, 1-12-2017)

Sec. 10-31. Chapter one amendments.

These amendments to the Florida Building Code 7th Edition (2020) are hereby adopted and incorporated in this article as the minimum construction standards for the village.

Chapter 1

Scope and Administration

PART 1—SCOPE AND APPLICATION

SECTION 101

GENERAL

101.1 Title. These regulations shall be known as the Florida Building Code, hereinafter referred to as "this code."

101.2 Scope. The provisions of this code shall apply to the construction, alteration, relocation, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

Exception:

1. Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures not more than three stories above grade plane in height, shall comply with the Florida Building Code, Residential.
2. Code Requirements that address snow loads and earthquake protection are pervasive; they are left in place but shall not be utilized or enforced because Florida has no snow load or earthquake threat.

101.2.1 Appendices. Provisions in the appendices shall not apply unless specifically adopted.

101.2.2 Florida Building Code, Residential Construction standards or practices which are not covered by Florida Building Code, Residential volume shall be in accordance with the provisions of Florida Building Code, Building.

101.3 Intent. The purpose of this code is to establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to fire fighters and emergency responders during emergency operations.

101.3.1 Quality control. Quality control of materials and workmanship is not within the purview of this code except as it relates to the purposes stated herein.

101.3.2 Warranty and Liability. The permitting, plan review or inspection of any building, system or plan by this jurisdiction, under the requirements of this code, shall not be construed in any court as a warranty of the physical condition of such building, system or plan or their adequacy. This jurisdiction shall not be liable in tort for damages or hazardous or illegal condition or inadequacy in such building, system or plan, nor for any failure of any component of such, which may occur subsequent to such inspection or permitting. Further, no employee shall be liable in tort for damage from such conditions, in accordance with Section 768.28 Florida Statutes, as may be amended or replaced.

101.4 Referenced codes. The other codes listed in Sections 101.4.1 through 101.4.11 and referenced elsewhere in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference.

101.4.1 Gas. The provisions of the Florida Building Code, Fuel Gas shall apply to the installation of gas piping from the point of delivery, gas appliances and related accessories as covered in this code. These

owner or owner's representative, provided the Building Official shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, accessibility, life and fire safety, or structural requirements. The details of action granting modifications shall be recorded and entered in the files of the department of building safety.

104.10.1 Flood hazard areas. The Building Official shall coordinate with the floodplain administrator to review requests submitted to the Building Official that seek approval to modify the strict application of the flood resistant construction requirements of the Florida Building Code to determine whether such requests require the granting of a variance pursuant to Section 117.

104.11 Alternative materials, design and methods of construction and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material, design or method of construction shall be approved where the Building Official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, not less than the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety. Where the alternative material, design or method of construction is not approved, the Building Official shall respond in writing, stating the reasons why the alternative was not approved.

104.11.1 Research reports. Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall consist of valid research reports from approved sources.

104.11.2 Tests. Whenever there is insufficient evidence of compliance with the provisions of this code, or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the Building Official shall have the authority to require tests as evidence of compliance to be made at no expense to the jurisdiction. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the Building Official shall approve the testing procedures. Tests shall be performed by an approved agency. Reports of such tests shall be retained by the Building Official for the period required for retention of public records.

104.12 Requirements not covered by code. Any requirements necessary for strength, stability or proper operation of an existing or proposed building, structure, electrical, gas, mechanical or plumbing system, or for the public safety, health and general welfare, not specifically covered by this or other technical codes, shall be determined by the Building Official.

SECTION 105 PERMITS

105.1 Required. Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing, fire protection system, or accessible or flood resistant site element, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the Building Official and obtain the required permit.

105.1.1 Annual facility permit. In lieu of an individual permit for each alteration to an existing electrical, gas, mechanical or plumbing or interior nonstructural office system(s), the Building Official is authorized to issue an annual permit for any occupancy to facilitate routine or emergency service, repair, refurbishing, minor renovations of service systems or manufacturing equipment installations/relocations. The Building Official shall be notified of major changes and shall retain the right to make inspections at the facility site as deemed necessary. An annual facility permit shall be assessed with an annual fee and shall be valid for one year from date of issuance. A separate permit

shall be obtained for each facility and for each construction trade, as applicable. The permit application shall contain a general description of the parameters of work intended to be performed during the year.

105.1.2 Annual Facility permit records. The person to whom an annual permit is issued shall keep a detailed record of alterations made under such annual permit. The Building Official shall have access to such records at all times or such records shall be filed with the Building Official as designated. The Building Official is authorized to revoke such permit if code violations are found to exist.

105.1.3 Food permit. In accordance with 500.12, Florida Statutes, a food permit from the Department of Agriculture and Consumer Services is required of any person who operates a food establishment or retail store.

105.1.4 Public swimming pool. The local enforcing agency may not issue a building permit to construct, develop, or modify a public swimming pool without proof of application, whether complete or incomplete, for an operating permit pursuant to Section 514.031, Florida Statutes. A certificate of completion or occupancy may not be issued until such operating permit is issued. The local enforcing agency shall conduct their review of the building permit application upon filing and in accordance with Chapter 553, Florida Statutes. The local enforcing agency may confer with the Department of Health, if necessary, but may not delay the building permit application review while awaiting comment from the Department of Health.

105.2 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction, to include work in any special flood hazard area. Exemptions granted under this section do not relieve the owner or contractor from their duty to comply with applicable provisions of the Florida Building Code, and requirements of the local floodplain management ordinance. Permits shall not be required for the following:

Building:

1. Building permits are not required for replacement or repair work having a value of less than \$1,000.00, providing, however, that such work will not adversely affect the structural integrity, fire rating, exit access or egress requirements.
2. Cabinets and countertops with no reconfiguration for one- and two- Family Dwellings, painting, papering, carpeting, and similar finish work, with no electrical or plumbing work.
3. Temporary motion picture, television and theater sets and scenery.
4. Traditional swings and other standard playground equipment accessory to detached one- and two-family dwellings, as determined by the Building Official, but they may be subject to Zoning permits.
5. Retractable awnings supported by an exterior wall and do not require additional support of Groups R-3 and U occupancies, but they may be subject to Zoning permits.
6. Non-fixed and movable fixtures, cases, racks, and counters not over 5 feet 9 inches (1753 mm) in height.

Electrical:

Repairs and maintenance: Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

Radio and television transmitting stations: The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.

109.2 Schedule of permit fees. On buildings, structures, electrical, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the schedule as established by the applicable governing authority.

109.2.1 Types of Fees Enumerated. Fees may be charged for but not limited to the following:

- Permits;
- Plans examination;
- Certificates of competency (including fees for applications, examinations, renewal, late renewal, and reciprocity);
- Re-inspections;
- Administrative fees (including fees for investigative and legal costs incurred in the context of certain disciplinary cases heard by the board);
- Variance requests;
- Administrative appeals;
- Violations; and
- Other fees as established by local resolution or ordinance.

109.3 Building permit valuations. The applicant for a permit shall provide an estimated permit value at time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the Building Official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the Building Official. Final building permit valuation shall be set by the Building Official.

109.4 Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits or without prior approval from the Building Official as permitted in Section 105.2.2 or 105.12 shall be subject to a fee established by the Building Official that shall be in addition to the required permit fees or as provided by local ordinance. This provision shall not apply to emergency work when delay would clearly have placed life or property in imminent danger. But in all such cases the required permit(s) must be applied for within three (3) business days and any unreasonable delay in obtaining those permit(s) shall result in the charge of a double fee. The payment of a double fee shall not preclude or be deemed a substitute for prosecution for commencing work without first obtaining a permit. The Building Official may grant extensions of time or waive fees when justifiable cause has been demonstrated in writing.

109.5 Related fees. The payment of the fee for the construction, alteration, removal or demolition for work done in connection to or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.

109.6 Refunds. The Building Official is authorized to establish and publish a refund policy through local ordinance, which is located in the Village of Palm Springs Municipal Code Ch. 10, section 10-56.

SECTION 110 INSPECTIONS

110.1 General. Construction or work for which a permit is required shall be subject to inspection by the Building Official and such construction or work shall remain exposed and provided with access for inspection purposes until approved.

Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the owner or the owner's authorized agent to cause the work to remain exposed and provided with access for inspection purposes. The Building Official shall be permitted to require a boundary line survey prepared by a qualified surveyor whenever the boundary lines cannot be readily determined in the field. Neither the Building Official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

110.1.1 Manufacturers and fabricators. When deemed necessary by the Building Official, he/she shall make, or cause to be made, an inspection of materials or assemblies at the point of manufacture or fabrication. A record shall be made of every such examination and inspection and of all violations of the technical codes.

110.1.2 Inspection service. The Building Official may make, or cause to be made, the inspections required by Section 110. He or she may accept reports of department inspectors, independent inspectors or of recognized inspection services, provided that after investigation he/she is satisfied as to their licensure, qualifications, and reliability. A certificate required by any provision of this code shall not be based on such reports unless the same are recorded by the building code inspector or the architect or engineer performing building code inspections in a manner specified by the Building Official. The Building Official shall ensure that all persons making such inspections shall be certified in accordance to Chapter 468 Florida Statutes.

The Building Official may require the owner to employ an inspection service in the following instances:

1. For buildings or additions of Type I construction;
2. For all major structural alterations;
3. Where the concrete design is based on compressive strength in excess of 3000 pounds per square inch;
4. For pile driving;
5. For buildings with an area greater than 20,000 square feet;
6. For buildings more than two stories in height; or
7. For buildings and structures of unusual design or methods of construction. Such inspectors shall be present when work is underway on the structural elements of the building to adequately attest to its compliance. Such inspectors shall be a registered architect, or engineer. An employee of the architect or engineer licensed under Chapter 468, Part XII, Florida Statutes may perform the inspections, under the direction of and with final certification from the architect or engineer. Such inspectors shall submit weekly progress reports including the daily inspections to the Building Official and including a code compliance opinion of the resident inspector. At the completion of the construction work or project, the architect or engineer shall submit a certificate of compliance to the Building Official, stating that the work was done in compliance with this code and in accordance with the permitted drawing. Final inspection shall be made by the Building Official before a Certificate of Occupancy or Certificate of Completion is issued; and confirmation inspections may be made at any time to monitor activities and resident inspectors.

110.1.3 Affidavit for inspection. With specific prior approval of, and in a format acceptable to the Building Official, an affidavit for certification of inspection may be accepted from the permit qualifier; when accompanied by extensive photographic evidence of sufficient detail to demonstrate code compliance. The photographic evidence shall be comprehensive in the display of the installation and/or construction and job location identifiers. The affidavit and accompanying photographs shall be provided to the inspector onsite, at the next scheduled

inspection. If the photographs are found to be insufficient by the Building Official to demonstrate compliance with this code and/or the permitted document, or clearly display location identifiers, or are missing, the inspector shall require the contractor to obtain the services of a registered Florida professional engineer to inspect and certify the installation and/or construction.

110.1.3.1 Exception: Affidavits may not be accepted for inspection of elements of construction which require inspection by the local jurisdiction under the requirements of Title 44, Code of Federal Regulations, Parts 59 and 60, and the local flood damage prevention ordinance.

110.2 Preliminary inspection. Before issuing a permit, the Building Official is authorized to examine or cause to be examined buildings, structures, and sites for which an application has been filed.

110.3 Required inspections. The Building Official upon notification from the permit holder or his or her agent shall make the following inspections, or any other such inspection as deemed necessary and shall either release that portion of the construction or shall notify the permit holder or his or her agent of any violations which must be corrected in order to comply with the technical codes. The Building Official shall determine the timing and sequencing of when inspections occur and what elements are inspected at each inspection.

Building:

1. **Foundation inspection.** To be made after trenches are excavated, any required reinforcing steel is in place, forms erected and shall at a minimum include the following building components:

- Stem-wall
- Monolithic slab-on-grade
- Piling/pile caps
- Footers/grade beams

- 1.1. Slab Inspection: Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.

A foundation/Form board survey prepared and certified by a registered surveyor may be required, prior to approval of the slab inspection. The survey shall certify placement of the building on the site, illustrate all surrounding setback dimensions and shall be available at the job site for review by the building inspector. In lieu of providing a survey, the contractor may elect to uncover all property line markers and string-up all property lines in preparation for inspection.

- 1.2. In flood hazard areas, upon placement of the lowest floor, including basement, and prior to further vertical construction, the elevation certification shall be submitted to the Authority having Jurisdiction.

2. **Framing inspection.** To be made after the roof, all framing, fire blocking and bracing is in place, all concealing wiring, all pipes, chimneys, ducts and vents are complete and the rough electrical, plumbing, heating wires, pipes and ducts are approved and shall at a minimum include the following building components:

- Window/door framing
- Window U-factor/SHGC as indicated on approved calculations
- Vertical cells/columns
- Lintel/tie beams
- Framing/trusses/bracing/connectors (including truss layout and engineered drawings)

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- Draft stopping/fire blocking
 - Curtain wall framing
 - Energy insulation (Insulation R-factor as indicated on approved calculations)
 - Accessibility.
 - Verify rough opening dimensions are within tolerances.
 - Window/door buck attachment.
- 2.1. Insulation Inspection: To be made after the framing inspection is approved and the insulation is in place, according to approved energy calculation submittal. Includes wall and ceiling insulation.
- 2.2. Lath and gypsum board inspection for fire-resistance-rated or shear assemblies. Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied or gypsum board joints and fasteners are taped and finished.
3. *Sheathing inspection.* To be made either as part of a dry-in inspection or done separately at the request of the contractor after all roof and wall sheathing and fasteners are complete and shall at a minimum include the following building components:
- Roof sheathing
 - Wall sheathing
 - Continuous air barrier
 - Exterior Siding/Cladding
 - Sheathing fasteners
 - Roof/wall dry-in
- NOTE: Sheathing fasteners installed and found to be missing the structural member (shiners) shall be removed and properly reinstalled prior to installation of the dry-in material. Exception: ring shank nails shall be bent over and a new fastener installed.
4. *Exterior wall coverings.* Shall at a minimum include the following building components in progress inspections:
- Exterior wall coverings and veneers
 - Soffit coverings
5. *Roofing inspection.* Shall at a minimum be made in at least two inspections and include the following building component*:
- Dry-in
 - Insulation
 - Roof coverings (including In Progress as necessary)
 - Insulation on roof deck (according to submitted energy calculation)
 - Flashing
 - Sheathing
- 5.1. Re-Roof sheathing inspection. An affidavit with a notarized signature of a state or locally licensed roofing contractor for the installation of additional sheathing fasteners as required by the Existing Building Code may be accepted at the discretion of the Building Official.

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6. *Final inspection.* To be made after the building, including all sub-trade inspections, is completed and ready for occupancy.
 - 6.1. In flood hazard areas, as part of the final inspection, a final certification of the lowest floor elevation shall be submitted to the authority having jurisdiction.
 7. *Swimming pool inspection.* First inspection to be made after excavation and installation of reinforcing steel, bonding, and main drain and prior to placing of concrete shell.
 1. Steel reinforcement inspection.
 2. Underground electric inspection.
 3. Underground piping inspection including a pressure test.
 4. Underground electric inspection under deck area (including the equipotential bonding)
 5. Underground piping inspection under deck area.
 6. Deck inspection: to be made prior to installation of the deck material (with forms, deck drains, and any reinforcement in place
 7. Safety Inspection; Made prior to filling the pool with the bonding connections made, the proper drain covers installed and the final barriers installed.
 8. Final pool piping.
 9. Final Electrical inspection.
 10. Final inspection to be made when the swimming pool is complete and all required enclosure requirements are in place.

In order to pass final inspection and receive a certificate of completion, a residential swimming pool must meet the requirements relating to pool safety features as described in Section 454.2.17. of this code.

8. *Demolition inspections.* First inspection to be made after all utility connections have been disconnected and secured in such manner that no unsafe or unsanitary conditions shall exist during or after demolition operations. Final inspection to be made after all demolition work is completed.
9. *Manufactured building inspections.* The building department shall inspect construction of foundations; connecting buildings to foundations; installation of parts identified on plans as site installed items, joining the modules, including utility crossovers; utility connections from the building to utility lines on site; and any other work done on site which requires compliance with the Florida Building Code. Additional inspections may be required for public educational facilities (see Section 453.27.20 of this code).
10. Where impact resistant coverings or impact resistant systems are installed, the Building Official shall schedule adequate inspections of impact resistant coverings or impact resistant systems to determine the following:

The system indicated on the plans was installed.

The system is installed in accordance with the manufacturer's installation instructions and the product approval.

Electrical:

1. *Underground inspection.* To be made after trenches or ditches are excavated, conduit or cable installed, and before any backfill is put in place.

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2. *Rough-in inspection.* To be made after the roof, framing, fireblocking and bracing is in place and prior to the installation of wall or ceiling membranes.
 3. *Final inspection.* To be made after the building electrical system is complete, all required electrical fixtures are in place and properly connected or protected, and the structure is ready for occupancy.
 4. *Existing Swimming Pools.* To be made after all repairs or alterations are complete, all required electrical equipment, GFCI protection, and equipotential bonding are in place on said alterations or repairs.

Plumbing:

1. *Underground inspection.* To be made after trenches or ditches are excavated, piping installed, and before any backfill is put in place.
2. *Rough-in inspection.* To be made after the roof, framing, fireblocking and bracing is in place and all soil, waste and vent piping is complete, and prior to this installation of wall or ceiling membranes.
 - includes plumbing provisions of the energy code and approved calculations provisions.
3. *Final inspection.* To be made after the building plumbing system is complete, all plumbing fixtures are in place and properly connected, and the structure is ready for occupancy.

Note: See Section 312 of the Florida Building Code, Plumbing for required tests.

Mechanical:

1. *Underground inspection.* To be made after trenches or ditches are excavated, underground duct and fuel piping installed, and before any backfill is put in place.
2. *Rough-in inspection.* To be made after the roof, framing, fire blocking and bracing are in place and all ducting, and other concealed components are complete, and prior to the installation of wall or ceiling membranes.
 - includes mechanical provisions of the energy code and approved calculations provisions.
3. *Final inspection.* To be made after the building mechanical system is complete, the mechanical system is in place and properly connected, and the structure is ready for occupancy.

Gas:

1. *Rough piping inspection.* To be made after all new piping authorized by the permit has been installed, and before any such piping has been covered or concealed or any fixtures or gas appliances have been connected.
 - includes gas provisions of the energy code and approved calculations provisions.
2. *Final piping inspection.* To be made after all piping authorized by the permit has been installed and after all portions which are to be concealed by plastering or otherwise have been so concealed, and before any fixtures or gas appliances have been connected. This inspection shall include a pressure test.
3. *Final inspection.* To be made on all new gas work authorized by the permit and such portions of existing systems as may be affected by new work or any changes, to ensure compliance with all the requirements of this code and to assure that the installation and construction of the gas system is in accordance with reviewed plans.

Site Debris:

1. The contractor and/or owner of any active or inactive construction project shall be responsible for the clean-up and removal of all construction debris or any other miscellaneous discarded articles during

Sec. 30-141. Excessive growth of weeds and vegetation.

- (a) The growth of weeds over 12 inches in height, or that which is conducive to harboring vermin, reptiles or other wild animal life, upon any lot, piece or parcel of land within the limits of the village, is hereby declared to be a nuisance and a violation of this article.
- (b) All lands in the village shall be kept free from debris, overgrowth, vegetation, including trees, or any other matter which by reason of height, proximity to neighboring structures, physical condition, disease such as, but not limited to, lethal yellowing of palms, or any other peculiar characteristics, might, in time of hurricane winds prevalent in the region, cause damage to life or property within the immediate area surrounding the region or which constitutes a hazard to health, safety or proper fire control. The existence of any debris, overgrowth, vegetation or other matter as shall create such a hazard is declared to be a nuisance.

(Code 1994, § 26-86)

Sec. 30-143. Removal of rubbish, stagnant water and weeds required.

- (a) *Public nuisance declared.* The presence of new or used construction materials (without valid permit), debris, rubbish, trash, cans, paper, stagnant water, vines, underbrush, weeds, wild growth or grass in excess of 12 inches in height from the ground on any lot, tract or parcel of land within the village shall be unlawful and is hereby prohibited and declared to be a public nuisance to the extent that it constitutes a menace to life, property, the public health or the public welfare; creates a fire hazard; or provides a nest or breeding ground for sand flies, mosquitoes, rats, mice, other rodents, snakes or other types of pests and vermin.
- (b) *Notice.* The village manager, his designee or any code enforcement officer is hereby authorized and empowered to notify, in writing, the owner of any such lot, place or area within the village, or the agent of such owner, to cut, destroy, remove or alleviate conditions existing on such lot, place or area within the village as described in subsection (a) of this section. Such notice shall be by certified mail, addressed to the owner or the agent of the owner at such owner's or agent's last known address.
- (c) *Removal by village.* Upon the failure, neglect or refusal of any owner or agent notified pursuant to subsection (b) of this section to remove and eliminate the conditions described in subsection (a) of this section within the time limit stated in the notice, the village manager is authorized, upon approval by the village council, to contract and pay for such maintenance and bill the property owner or his agent. The charges for such services shall be a lien against the property on which the nuisance is located.

(Code 1994, § 26-86)

State law reference(s)—Nuisance abatement, F.S. § 60.05.

Sec. 34-221. Responsibility of owner; practices enumerated.

The owner or his agent shall be responsible for maintaining all landscaping in good condition so as to present a healthy, neat and orderly appearance. Such areas shall be maintained so as to be free of disease, pests, weeds, refuse, overgrowth and debris. Maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching and other activities as needed in accordance with accepted horticultural practices. Landscaping shall be inspected periodically by the village to ensure proper maintenance. The owner, tenant or their agent shall be notified in writing, of any areas which are not being properly maintained and shall provide corrective action within 30 calendar days from the time of notification.

(Code 1994, § 30-146; Ord. No. 2015-12, § 6, 4-9-2015)

Sec. 34-225. Fences, walls and other structures.

Fences, walls, and other structures included within buffer areas or landscaped areas shall be installed according to requirements of applicable building codes and other codes, if any, and shall be maintained in a proper manner so as to remain in compliance with such codes or shall be replaced.

(Code 1994, § 30-150)

Sec. 34-883. Fences, walls and hedges.

The following regulations shall apply to fences, walls and hedges:

- (1) Fences and walls enclosing any use shall comply with the permit procedures established in the village building code as set forth in chapter 10, article II.
- (2) Where two streets intersect, a 30-foot visibility triangle area shall be formed, where there shall be a clear space with no obstructions to vision. Fences, walls and hedges shall be restricted to a height of three feet above the average grade of the street as measured at the centerline of the street.
- (3) Walls, fences or similar structures erected in any land development district shall not contain any substances, such as broken glass, spikes, nails, electric shock, barbed wire or similar materials, designed to inflict pain or injury to any person or animal.
- (4) On properties other than those zoned for commercial or industrial development, on the front property line and on that portion of the side property line to the front building setback line, a fence, wall or hedge shall have a maximum vertical height of four feet as measured from the average grade of the centerline of the street abutting the front yard.
- (5) On residentially zoned properties on the rear property line and that portion of the side property line from the rear property line to the front of the front building setback line, a fence, wall or hedge shall have a maximum vertical height of six feet as measured from the finished grade of the lot.
- (6) On properties zoned for commercial or industrial development, all fences, walls or hedges shall have a maximum vertical height of eight feet as measured from the finished grade of the lot.
- (7) Any fence or wall adjacent to a right-of-way shall be screened on the street side with hedge plants a minimum of three gallons in size, two feet on center and 36 inches high at time of planting, supplemented by trees spaced not more than 20 feet apart. On nonresidential properties, chain link fencing is prohibited in the front or side yards adjacent to a public street unless approved pursuant to subsection 34-162(h).
- (8) The finished side of all fences shall face the street or adjoining property.

-
- (9) Notwithstanding the foregoing, on residentially zoned properties, a manicured hedge abutting a collector or arterial roadway may have a maximum vertical height of ten feet, outside of any visibility triangle and where not in conflict with overhead utilities.

(Code 1994, § 30-603; Ord. No. 2013-02, § 3, 2-14-2013; Ord. No. 2015-12, § 9, 4-9-2015; Ord. No. 2015-42, § 2, 12-10-2015)

Sec. 10-8. Exterior property areas.

- (a) *Sanitation.* All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which the occupant occupies or controls in a clean, neat, and sanitary condition.
- (b) *Sidewalks and driveways.* All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. Stairs shall comply with the requirements of subsection 10-10(g).
- (c) *Weeds.* All premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 inches, as set forth in chapter 30. All noxious weeds shall be prohibited. This term shall not include cultivated flowers and gardens, or native vegetation.
- (d) *Accessory structures.* All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.
 - (1) *Water clarity in swimming pools.* Water clarity shall be maintained. When standing at the pool's edge at the deep end, the deepest portion of the swimming pool floor shall be visible.

(Ord. No. 2006-47, § 2, 11-9-2006)

Sec. 10-9. Exterior of structure or building.

- (a) *General.* The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.
- (b) *Exterior painting.* All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated, and surfaces repainted.
- (c) *Street numbers.* One address sign shall be required for each principal building or use on premises showing only the numerical address designation on the premises upon which they are maintained or multi-unit buildings which utilize a roadside marquee/signboard, the full building address shall be posted on such marquee/signboard. The address shall be posted in a color contrasting that of the marquee/signboard or building a minimum of four inches for residential and six inches for commercial structure, and of sufficient size to be plainly visible and legible from the roadway. When the building utilizes multiple addresses, such as multiple occupant mercantile buildings, the address range shall be posted as indicated above. Signs shall be plainly visible from the street or right-of-way providing access to the lot and shall be installed and maintained pursuant to the county building security code. This requirement shall apply to all new and existing structures.
- (d) *Structural members.* All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
- (e) *Foundation walls.* All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rats.
- (f) *Exterior walls.* All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
- (g) *Roofs and drainage.* The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance.

-
- (h) *Decorative features.* All cornices, belt courses, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.
 - (i) *Overhang extensions.* All canopies, marquees, signs, metal awnings, fire escapes, stand pipes, exhaust ducts and similar overhang extensions shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.
 - (j) *Stairways, decks, porches and balconies.* Every exterior stairway, deck, porch, balcony, railings and all other appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
 - (k) *Chimneys and towers.* All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair.
 - (l) *Handrails and guards.* Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
 - (m) *Window and doorframes.* Every window, door and frame shall be kept in sound condition, good repair and weather tight.
 - (1) *Glazing.* All glazing materials shall be maintained free from cracks and holes.
 - (2) *Openable window.* Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
 - (n) *Doors.* All exterior doors and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door.
 - (o) Holiday lights and decorations, erected during the appropriate holiday season, shall comply with all applicable building and electrical codes. Holiday lights and decorations may be erected no earlier than 30 days prior to the subject holiday, with the exception of the Christmas/Hanukkah holidays. Christmas/Hanukkah lights and decorations may be erected no earlier than October 15. All Christmas/Hanukkah lights and decorations must be removed within 30 days following the holiday. All other holiday lights and decorations shall be removed within 14 days following the holiday.
 - (p) Protection from windborne debris is encouraged for all structures certified for occupancy in the village. Storm shutters, or hurricane protection devices, shall be designed and installed in conformance with the building code in effect at the time such hurricane protection was permitted by the building department.
 - (q) It is prohibited to maintain any device (including but not limited to wood, aluminum, or approved hurricane shutters) used for securing property, which impede egress, light, and/or ventilation in a closed/secured position on occupied buildings after a designated hurricane watch or warning has terminated. In addition, it is prohibited to maintain any hurricane protective devices, with the exception of those covering clerestory windows, in a closed/secured position for periods in excess of ten consecutive days unless:
 - (1) A hurricane occurs during the ten-day period, at which point the ten-day period begins anew the day after hurricane conditions have subsided; or
 - (2) Hurricane or tropical storm watch conditions are predicted to occur within 48 hours after the tenth day; or
 - (3) The structure is used for residential purposes, but no person is in residence for a period in excess of ten consecutive days, except that (1) and (2), above, shall still apply during periods when a person is in residence.

(4) Clerestory windows exempted under this section, shall be removed ten days after the official conclusion of the hurricane season.

- (r) The owner of an occupied structure shall promptly repair any broken door or window so that a temporary boarded up condition is limited. Any such repair, other than in the case of a natural disaster, shall be made within ten (10) consecutive days. Any means of securing property including crime prevention devices shall be subject to review by the building official for safety and compliance with the Florida Building Code. In no instance shall safety bars, grating, or other similar apparatus be allowed over any window, door, or other opening of any building. Real property may be secured via boarding up windows, doors, or other openings upon the requirement of the building official provided a permit is issued by the village prior to securing a property.

(Ord. No. 2006-47, § 2, 11-9-2006; Ord. No. 2007-07, § 2, 9-13-2007)

Sec. 34-1381. Nuisances generally; scope.

- (a) No land use or land development activity may be conducted in a manner inconsistent from the normal manner of conduct of such activity and in a way which results in the unusual or extraordinary generation of noise, air or water pollution, smoke or dust, uncontrolled or uncontained solid, liquid, or airborne waste or debris, or which involves unusual accumulation of stored materials not immediately and directly required for the normal operation of the permitted use present on the property.
- (b) No materials may be stored in an outside area visible from any adjacent or nearby street or property in any residential district. No inoperative wheeled vehicle may be stored for more than five days on any parcel in a residential district, except when stored in a completely enclosed structure.

(Code 1994, § 30-956)



Case Administrative / Court Costs

January 18, 2024, 3789 Davis RD		Case 2024-03		
Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	3.00	35.00	105.00
2	Additional Inspector Time - 1 hour Bldg	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	0.00	5.00	0.00
5	Additional photos re-inspections - 5 for 20.00	6.00	20.00	120.00
6	Additional certified copies for hearing	1.00	8.53	8.53
7	Additional clerk time - 1 hour	0.50	28.00	14.00
8	Additional Attorney Time - per hour	0.25	195.00	48.75
9	Subpoena Fees	0.00	0.00	0.00
10	Postage	1.00	0.63	0.63
11	Magistrate - per hour	0.00	195.00	0.00
12	Administrative Fees	0.00	127.45	0.00
13	Code Enforcement Private Inspector(min 3 hours)	0.00	45.00	0.00
14	Police Officer	0.00	41.00	0.00
15	Police Corporal	0.00	43.00	0.00
16	Police Sergeant	0.00	46.00	0.00
17	Additional Inspector Time -1 hour LD Planner	0.00	35.00	0.00
18		0.00	0.00	0.00
19		0.00	0.00	0.00
20		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
Total Costs for Case 2024-03				296.91



PALM SPRINGS POLICE DEPARTMENT

230 Cypress Lane • Palm Springs, Florida 33461 • Phone 561-968-8243 • www.vpsfl.org

November 4th, 2023

ANWORTH PROPERTIES INC
PEAK PROPERTY MANAGEMENT C/O
2054 Vista Parkway Suite #400
West Palm Beach, FL 33411

Final Notice Before Special Magistrate Hearing

Dear Property Owner,

You have been issued a code courtesy violation notice due to code enforcement violations by the Palm Springs Police Department's Code Enforcement Division. This is regarding the property located at **3789 Apt. #1-5 and all common areas Davis RD Palm Springs, FL 33461**
PCN: 70-43-44-19-11-002-0161

This property is in violation of the following Village of Palm Springs ordinances:

SECTION 34-914

Vehicles/Parking:

- Remove all inoperative and/or unregistered vehicles off the property (silver BMW motorcycle).
- Remove all vehicles off the grass (red Jeep SUV). All vehicles must be parked in one of the proper parking spaces.

SECTION 105.1 & 110.1

Work/w/o Permits: Remove all unpermitted structures and chain-link fences off the property (rear).

SECTION 10-8

Parking Lot Maintenance/Sidewalks: Pressure wash the parking lot and all walkways along the front of each unit.

SECTION 10-8, 30-141, 30-142 & 34-883

Weeds/Overgrowth/Landscape Maintenance/Hedges:

- Remove all weeds located throughout the property.
- Trim all overgrown trees/bushes/vegetation located throughout the property.
- The height of the front hedges must be less than (4) feet.

SECTION 10-9

Exterior Property:

- Secure all exposed electrical fixtures, loose wires and repair all holes in the foundation.
- Replace unsound door with rotted wood (rear).
- Remove all tape and repair all broken windows.
- Post house ID numbers on the mailboxes. Must be visible and a minimum of 4" height.
- Remove all metal bars covering the windows and remove all wood boards.
- Remove all black/green/brown discoloration off the exterior walls/fascia/trim and paint the exterior of the property.

-Overgrown vegetation is obstructing Apt. #1's front window's ingress/egress which is prohibited.

SECTION 30-143 & 34-1381

Trash/Debris/Materials/Open Storage: Remove all trash, debris, rubbish, vegetative waste, materials and misc. items stored throughout the property.

SECTION 62-73

Multi-Family Storage Areas: All recyclable material collection and storage areas that are located on the exterior of the buildings shall be screened on at least (3) sides. The (4th) side, if not screened, must not be visible to public view. The (4th) side must be accessible by an opaque gate. All screening shall be a minimum of (6) feet high upon installation. Repair existing dumpster enclosure and install a gate for the (4th) side.

SECTION 14-32

No Residential Rental Permit: No current residential rental permit on file with the Village of Palm Springs. Contact the PZB Department at 561-584-8200 Ext: 8460 for further assistance.

Compliance Date: November 18th, 2023

Failure to comply may result in a citation fine, court costs or a potential lien on the property.

Please contact me if you have any questions and/or need further assistance.

Respectfully,



Joey Sanders
Code Enforcement Officer ID #211
Palm Springs Police Department
Phone: 561-584-8300 Ext: 8525
Email: jsanders@vpsfl.org

Professionalism • Respect • Integrity • Duty • Excellence



PALM SPRINGS POLICE DEPARTMENT

230 Cypress Lane · Palm Springs, Florida 33461 · Phone 561-968-8243 · www.vpsfl.org

September 28th, 2023

ANWORTH PROPERTIES INC
PEAK PROPERTY MANAGEMENT C/O
2054 Vista Parkway Suite #400
West Palm Beach, FL 33411

Dear Property Owner,

You have been issued a code courtesy violation notice due to code enforcement violations by the Palm Springs Police Department's Code Enforcement Division. This is regarding the property located at **3789 Davis RD Apt. #1-5 and all common areas Palm Springs, FL 33461**
PCN: 70-43-44-19-11-002-0161

This property is in violation of the following Village of Palm Springs ordinances:

Section 105.1, 110.1 & 34-893

Work w/o Permits/Canopies: Remove all unpermitted structures and prohibited canopies (rear).

Section 10-8 & 34-225

Fence: Remove all broken chain-link fences (rear).

Section 30-143 & 34-1381

Trash/Debris/Materials/Appliances/Open Storage: Remove all trash, debris, rubbish and misc. items stored throughout the property.

Section 10-8, 30-141 & 30-142

Weeds/Overgrowth/Landscape Maintenance: Remove all weeds/vegetative waste, mow all overgrown grass and trim all overgrown trees/bushes/vegetation.

Section 10-8 & 10-9

Exterior Property/Parking Lot Maintenance/Shutters/Windows:

- Post "3789" house ID numbers on the front of the property. Must be a minimum of 4" height.
- Remove all green/black discoloration off the exterior walls.
- Remove all metal bars and wood boards covering the windows.
- Pressure wash the parking lot, trim/fascia and all walkways along the front of each unit.
- Remove all tape off the windows.

Section 34-914

Parking/Vehicles: Remove all vehicles off the grass and walkways. All vehicles must be parked in a parking spot within the parking lot.

Section 62-73

Multi-Family Storage Areas: All recyclable material collection and storage areas that are located on the exterior of buildings shall be screened on at least three sides. The fourth side, if not screened, must not be visible to public view. If visible to public view, the fourth side must be accessible by an opaque

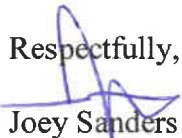
gate. All screening shall be a minimum of six feet high upon installation. Repair existing dumpster enclosure and install a gate for the fourth side.

Compliance Date: October 12th, 2023

Failure to comply may result in a citation fine, court costs or a potential lien on the property.

Please contact me if you have any questions and/or need any further assistance.

Respectfully,



Joey Sanders

Code Enforcement Officer ID #211

Palm Springs Police Department

Phone: 561-584-8300 Ext: 8525

Email: jsanders@vpsfl.org

Professionalism • Respect • Integrity • Duty • Excellence

Courtesy Code Violation Notice

Case#

Date: 09/28/2023 Time: _____

Location: 3789 Davis RD Apt. # 1, 2, 3, 4, 5 and all common areas

The Village of Palm Springs is committed to improving our community. Well maintained property enhances the quality of life in neighborhoods and reduces crime.

Please address the listed code violations:

105-2/31-1/34-893-Work w/o permits/canopies

10-8/34-225 - Fence

30-143/31-131-Trees/Debris/Materials/Appliances/Open Storage

10-8/30-211/30-142-Woods/Outgrowth/Landscape Maintenance

10-8/30-9-Exterior Property/Parking Lot/Shutters/Windows

34-914-Parking/Vehicles

62-73-Mult-family Storage Areas

Reference Attached Letter

Compliance Date: 10/12/2023

Thank you for your efforts to maintain your residence and property in excellent condition. We commend you for your continuing commitment to our community. Feel free to contact me if you have any questions.

Code Officer J. Sanders #211

Name

I.D. #

Palm Springs Police Department

(561) 584-8300, ext. 8520

Ext. #8545





PALM SPRINGS POLICE DEPARTMENT

230 Cypress Lane · Palm Springs, Florida 33461 · Phone 561-968-8243 · www.vpsfl.org

JANUARY 21, 2016

ANWORTH PROPERTIES INC
1299 S. OCEAN AVE FL2
SANTA MONICA, CA 90401 1036

Dear Property Owner,

You have been issued a CITATION by the Code Enforcement unit of Palm Springs Police Department. This is regarding the property at **3789 DAVIS ROAD in Palm Springs, Florida.**

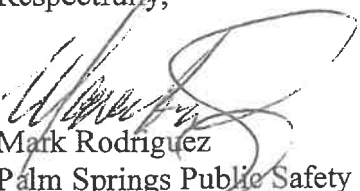
PCN: 70-43-44-19-11-002-0161

You have the option of coming into voluntary compliance with the violation and paying the Citation Fine **OR** arguing your case at the Special Magistrate hearing, **MARCH 8, 2016 @ 10:00AM** referenced on your citation. This is part of your right under the judicial system.

Please be advised, that if you present your case at the hearing and the Magistrate rules against you, there may be court costs assessed in addition to the citation amount. Court costs for a Code Enforcement case typically run from \$200.00 to \$300.00.

Please call me if you have any questions at (561) 304-4829.

Respectfully,


Mark Rodriguez
Palm Springs Public Safety
Code Enforcement Officer
(T) 561-304-4829
mrodriguez2@vpsfl.org

**VILLAGE OF PALM SPRINGS, FLORIDA
CODE CITATION**

CITATION NO. 1884

DAY OF WEEK <u>Thursday</u>	MONTH <u>1</u>	DAY <u>21</u>	YEAR <u>2016</u>	TIME <u>11:39</u>
FIRST NAME <u>---</u>	MID INT. <u>---</u>	LAST NAME <u>---</u>		
STREET ADDRESS <u>3789 DAVIS ROAD</u>				
CITY <u>Palm Springs</u>	STATE <u>FL</u>	ZIP CODE <u>33461</u>		
TAG NO. <u>---</u>		DESCRIPTION <u>AMWORTH PROPERTIES INC 1277 OCEAN AVE FL2 SANTA ANGELO, TX 76901-1036</u>		
VIOLATION CODE SECTION(S) & DESCRIPTION: <u>80-143 TRASH DECKS</u>				
<u>34-1527 DAILY MAINTENANCE, DOWNSIDE</u>				
<u>ENCLOSURE, 34-745 PROHIBITED DECK</u>				
<u>FOOD BUSINESS FROM AMWORTH</u>				
☐ REPEAT VIOLATION				

Mark Rodriguez
Code Enforcement Officer

107
ID#

This citation is issued pursuant to Chap. 162, Florida Statutes and Section 2-233. The violation charge is a civil infraction and may subject you to a fine of up to \$250 per day (or \$500 per day for Repeat Violations), plus costs assessed by a Magistrate before whom this matter is heard. You are scheduled to appear before the Magistrate at a hearing for this violation on:

March 8, 2016 at 10:00AM
Hearing Date Time

Location: Community Room,
226 Cypress Lane, Palm Springs, Florida

You may avoid a hearing by complying with the Code section cited, obtaining an inspection by calling 561-304-4826 or 561-304-4829 and paying a fine of \$ 300.00, plus a re-inspection fee of \$30.00 for a TOTAL Civil Penalty of \$ 330.00. The inspection must be completed and full payment must be received at Village Hall, Land Development Dept., 226 Cypress Lane, Palm Springs, FL 33461, no later than 5:00PM on 1/31/16, by cash or check payable to "Village of Palm Springs".

DO NOT MAIL CASH

If you fail to pay the civil penalty within the time allowed, or fail to appear at the hearing to contest the citation, you shall be deemed to have waived your right to contest the citation and a judgment may be entered against you for an amount up to the maximum civil penalty.

Respondent Signature

Printed Name

NOT HERE

SENT 242 FOR
TRASH & DEBRIS



PALM SPRINGS POLICE DEPARTMENT

230 Cypress Lane · Palm Springs, Florida 33461 · Phone 561-968-8243 · www.vpsfl.org

DECEMBER 9, 2015

ANWORTH PROPERTIES INC
1299 OCEAN AVE FL2
SANTA MONICA, CA 90401 1036

Dear Property Owner,

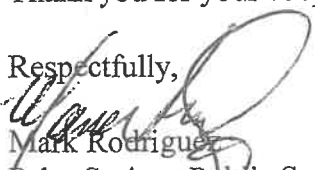
You have been issued a courtesy notice for code violations by the Code Enforcement unit of Palm Springs Public Safety. This is regarding the property at **3789 DAVIS ROAD 1, PALM SPRINGS FL.**
Florida PCN: 70-43-44-19-11-002-0161

This property is in violation of local ordinances including: **30-143 Trash & Debris (front & rear), 34-1327 Driveway Maintenance: must be done with permit (cracking, tree roots lifting & breaking cement), Cement Pad and enclosure for dumpster (must get permit from Village & check with Republic on location), 34-745 Prohibited Uses- Running a food business in a Residential Family District; Health Department will be notified, tenant dumping excess grease down pipes causing plumbing problems (see attached pictures).**

Compliance Date: JANUARY 19, 2016 to pull permits for the dumpster & driveway.
Compliance date for trash & debris, and to stop the business on property: DECEMBER 20, 2015

Please call me if you have any questions at (561) 304-4829.
Thank you for your cooperation and feel free to contact me at any time.

Respectfully,


Mark Rodriguez
Palm Springs Public Safety
Code Enforcement Officer
(T) 561-304-4829

Property Detail

Location Address 3789 DAVIS RD 1
 Municipality PALM SPRINGS
 Parcel Control Number 70-43-44-19-11-002-0161
 Subdivision LAKEWOOD GARDENS PL 1 IN
 Official Records Book 26779 Page 1174
 Sale Date APR-2014
 Legal Description LAKEWOOD GARDENS PL 1 E 186 FT OF TR 16 BLK 2

Owner Information

Owners
 ANWORTH PROPERTIES INC

Mailing address
 PEAK PROPERTY MANAGEMENT C/O 2054 VISTA PKWY STE 400
 WEST PALM BEACH FL 33411 6760

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
APR-2014	\$338,000	26779 / 01174	WARRANTY DEED	ANWORTH PROPERTIES INC
SEP-2013	\$130,000	26354 / 00101	WARRANTY DEED	3789 DAVIS RD LLC
JUL-2011	\$200	24651 / 00881	CERT OF TITLE	PCG REO HOLDINGS LLC
MAR-2004	\$10	16672 / 01252	QUIT CLAIM	PROWS MARIA &
JUN-1995	\$334,000	08791 / 00021	WARRANTY DEED	
DEC-1983	\$195,000	04114 / 00908	WARRANTY DEED	
JAN-1979	\$130,000	03003 / 00281		
JAN-1978	\$25,200	02873 / 01672		

Exemption Information

No Exemption information available

Property Information

Number of Units 5
 *Total Square Feet 4843
 Acres 0.5588
 Use Code 0810 - MFR 5 TO 9 UNITS
 Zoning RM - RESIDENTIAL MULTI-FAMILY (70-PALM SPRINGS)

Appraisals

Tax Year	2023	2022	2021
Improvement Value	\$249,777	\$202,275	\$146,295
Land Value	\$282,604	\$277,453	\$164,181
Total Market Value	\$532,381	\$479,728	\$310,476

All values are as of January 1st each year

Assessed and Taxable Values

Tax Year	2023	2022	2021
Assessed Value	\$375,676	\$341,524	\$310,476
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$375,676	\$341,524	\$310,476

Taxes

Tax Year	2023	2022	2021
Ad Valorem	\$8,372	\$7,740	\$6,391
Non Ad Valorem	\$1,505	\$1,417	\$1,242
Total tax	\$9,877	\$9,157	\$7,633



ANNE M. GANNON

CONSTITUTIONAL TAX COLLECTOR

Serving Palm Beach County • Serving you.



\$0.00

CHECK OUT



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Account Information

Property Control Number:

70-43-44-19-11-002-0161

Mailing Address:

ANWORTH PROPERTIES INC 2054
VISTA PKWY STE 400

West Palm Beach, FL 33411-6760

Owner of Record:

ANWORTH PROPERTIES INC

Property Type:

Real Property

Property Address:

3789 DAVIS 1
PALM SPRINGS, FL 33461

Second Owner:

PEAK PROPERTY MANAGEMENT C/O

Status: Active**Legal Description:**

LAKEWOOD GARDENS PL 1 E 186 FT
OF TR 16 BLK 2

Last updated: 12/20/2023 04:54:49 PM

2023 Real Estate and Tangible Personal Property Taxes will be delinquent as of April 2, 2024.

Delinquent Property Tax cannot be paid online.

Visit our Payment Options page to [view delinquent tax payment options](#).

Interest and associated costs for delinquent taxes are determined by the date payment is received to the Tax Collector.

A minimum charge of 3% is collected. Interest accrues at up to 1.5% per month (18% annually).



Tax Bills

Add Tax Bills to the cart then select cart icon (🛒) above to checkout.

Total Payable: \$0.00



Recently Paid Bills



Payment Info - Select to Expand Payment History for PIN



VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT

CODE CASE: 2024-03

VILLAGE OF PALM SPRINGS, FLORIDA

Petitioner,

ANWORTH PROPERTIES INC
PEAK PROPERTY MANAGEMENT CIO
2054 Vista Parkway Suite #400
West Palm Beach FL 33411 6760

Respondent(s).

ORDER FINDING VIOLATION

Re: Violation of the following Village of Palm Springs Code of Ordinances:

SECTION 34-914: Inoperative and/or Unregistered Vehicles
SECTION 10-31 (FBC 105.1 & 110.1): Structures Constructed without a Permit and Inspection
SECTION 30-143: Trash/Debris/Vegetative Waste/Materials
SECTION 34-221: Landscape Maintenance
SECTION 34-225: Fence Maintenance
SECTION 34-1381: open Storage
SECTION 30-141: Overgrowth
SECTION 34-883: Hedges
SECTION 10-8: Weeds/Parking Lot Maintenance/Sidewalks/Dumpster Enclosure
SECTION 10-9: Exterior Property Maintenance/Post Street Numbers on Mailbox/Replace
Unsound Door/Remove Metal Bars Covering the Windows/Exterior Painting/Repair Broken
Windows/Secure Exposed Wires

Address: 3789 Davis Road
Legal Description: LAKEWOOD GARDENS PL 1 E 186 FT OF TR 16 BLK 2
PCN: 70-43-44-19-11-002-0161

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the 18th day of January 2024, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER are hereby entered:

FINDINGS OF FACT

- 1 The Respondent _____ was / _____ was not present at the hearing. There was a finding of proper notice.
2. The Code Inspector presented competent substantial evidence which included testimony and/or photographs to establish that the respondent is in violation of the code section(s) referenced above.

CONCLUSIONS OF LAW

☐ Respondent **is in** violation of the following Village of Palm Springs Code of Ordinances:

- ☐ **SECTION 34-914: Inoperative and/or Unregistered Vehicles**
- ☐ **SECTION 10-31 (FBC 105.1 & 110.1): Structures Constructed without a Permit and Inspection**

- ☐ SECTION 30-143: Trash/Debris/Vegetative Waste/Materials
- ☐ SECTION 34-221: Landscape Maintenance
- ☐ SECTION 34-225: Fence Maintenance
- ☐ SECTION 34-1381: open Storage
- ☐ SECTION 30-141: Overgrowth
- ☐ SECTION 34-883: Hedges
- ☐ SECTION 10-8: Weeds/Parking Lot Maintenance/Sidewalks/Dumpster Enclosure
- ☐ SECTION 10-9: Exterior Property Maintenance/Post Street Numbers on Mailbox/Replace Unsound Door/Remove Metal Bars Covering the Windows/Exterior Painting/Repair Broken Windows/Secure Exposed Wires

☐ Respondent was in violation of the following Village of Palm Springs Code of Ordinances:

- ☐ SECTION 34-914: Inoperative and/or Unregistered Vehicles
- ☐ SECTION 10-31 (FBC 105.1 & 110.1): Structures Constructed without a Permit and Inspection
- ☐ SECTION 30-143: Trash/Debris/Vegetative Waste/Materials
- ☐ SECTION 34-221: Landscape Maintenance
- ☐ SECTION 34-225: Fence Maintenance
- ☐ SECTION 34-1381: open Storage
- ☐ SECTION 30-141: Overgrowth
- ☐ SECTION 34-883: Hedges
- ☐ SECTION 10-8: Weeds/Parking Lot Maintenance/Sidewalks/Dumpster Enclosure
- ☐ SECTION 10-9: Exterior Property Maintenance/Post Street Numbers on Mailbox/Replace Unsound Door/Remove Metal Bars Covering the Windows/Exterior Painting/Repair Broken Windows/Secure Exposed Wires

ORDER

It is the Order of the Code Enforcement Special Magistrate that:

- ☐ Respondent has brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before February 1st, 2024:
 - ☐ Administrative costs of \$296.91
 - ☐ Citation fine of \$ N/A
 - ☐ Re-inspection fee of \$ N/A
- ☐ Respondent has not brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before February 1st, 2024. If Respondent fails to comply within the time given, a fine of \$100.00 per day, per violation will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property is in compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by February 1st, 2024.
 - ☐ Administrative costs of \$296.91
 - ☐ Citation fine of \$ N/A
 - ☐ Re-inspection fee of \$ N/A

All payments shall be made to Village at 226 Cypress Lane, Palm Springs, Florida 33461.

A certified copy of this order may be immediately recorded in the Public Records of Palm Beach County and if recorded, shall constitute notice pursuant to section 162.07(4), Fla. Stat. Within twenty (20) days of the date of this order, the Respondent may submit a written request to Code Inspector/Officer Joey Sanders at the Village of Palm Springs, 226 Cypress Lane, Palm Springs, FL 33461, for a hearing to challenge the fine amount imposed by this order. If such a hearing is timely requested, the Village shall

notify the Respondent of the hearing date and time by regular U.S. mail sent to the address provided in the written request for the hearing. The requested hearing will be limited to consideration of only those new findings necessary to impose an appropriate fine amount. The Respondent shall bear the burden of proof at such hearing and shall be required to show cause why this order and the fine amount stated herein shall not be imposed. However, if the Respondent fails to timely request a hearing as described above and fails to bring the violations into compliance and/or pay all administrative costs and fees as ordered herein, the Village, if it has not already done so pursuant to section 162.07(4) Fla. Stat., may record a certified copy of this order in the Public Records of Palm Beach County, Florida, and thereafter this order shall constitute a lien pursuant to section 162.09, Fla. Stat. If a certified copy of this order has previously been recorded pursuant to section 162.07(4) Fla. Stat., then that recorded order shall constitute a lien pursuant to section 162.09, Fla. Stat. The lien shall be assessed against the real property at issue (if applicable) and the real and personal property of the Respondent. After three (3) months from recording the lien which remains unpaid, the Special Magistrate may authorize the Village Attorney to foreclose on the lien or to sue to recover a money judgement for the amount of the lien plus accrued interest. Future violations of the aforementioned code section(s) may be considered a repeat violation for which a fine of up to five-hundred dollars (\$500.00) per day may be imposed beginning on the date the violation begins.

Upon complying, it is the responsibility of the Respondent to notify the Village of Palm Springs Code Inspector/Officer at (561)584-8300 Ext. 8525 to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this 18th day of January 2024.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

BY: _____
Special Magistrate

A copy of this order has been furnished to the respondent at the following statutory address:

[3789 Davis Road](#)
[Palm Springs, FL 33461 3654](#)

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2024-02

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,
V.

Carolina Lazo
4360 Daliva TER
Lake Worth, FL 33463

Respondent(s).

70-43-44-19-35-000-0130

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that he has just and reasonable grounds to believe, and does believe that on **December 12th, 2023**, the Respondent(s), **Carolina Lazo** owner(s) of the property at **137 Vanessa ST, PALM SPRINGS, FL, 33461** is in violation of local ordinances.

SECTION 34-914: Inoperative and/or Unregistered Vehicles

SECTION 14-32: No Residential Rental Permit

SECTION 34-1381: Open Storage

SECTION 10-8 & 10-9: Exterior Property Maintenance/Clean, Repair and Post Street Numbers on Broken Mailbox

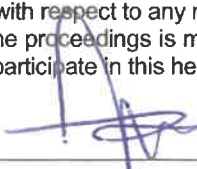
These violations must be corrected on or before **January 15th, 2024**, failing, this matter shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL. 33461, Tel. 561-584-8200 Ext 8430, **at 10:00 A.M., on THURSDAY January 18th, 2024**. IF THE VIOLATION IS CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.

YOU ARE HEREBY ORDERED to appear and answer the above charges. You may choose to waive your rights to this hearing and the costs as determined by the Special Magistrate. Your failure to appear may result in the Special Magistrate proceeding in your absence.

IMPORTANT: It is the responsibility of the Respondent to request an inspection as soon as compliance is achieved by calling the Code Enforcement Office at (561) 584- 8300 Ext 8520 and providing proof of Permits and Inspections. A request for inspection must be made at least 1 day(s) prior to the requested inspection.

If you are found in violation of the Village Code, the Special Magistrate has the legal authority to levy fines of up to **\$500.00** per day, per violation, for each and every day that each violation continues, and to levy all administrative costs required to obtain compliance. **ALL FINES AND COSTS BECOME LIENS ON YOUR PROPERTY.**

You have the right to obtain an attorney, at your own expense, to represent you before the Special Magistrate at the hearing. All testimony at the hearing will be under oath and recorded. The Special Magistrate shall take testimony from the Code Compliance Officer and the Respondent. Formal rules of evidence shall not apply, but fundamental due process shall be observed and shall govern the proceedings. You will have the opportunity to present witnesses as well as question witnesses against you, prior to a final determination by the Magistrate. If you wish to have witnesses subpoenaed or if you have other questions, you may contact the Village Clerk's Office at (561)584-8200 EXT 8430. Any interested party seeking to appeal any decision of the Special Magistrate with respect to any matter considered at the hearing will need a record of the proceedings and will need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence presented. Persons who need a special accommodation in order to attend or participate in this hearing must advise the Village Clerk at (561) 584-8200 Ext 8430, at least 36 hours prior to the hearing.


Code Enforcement Officer 561-584-8300 ext. 8525

Joey Sanders
Printed Name of Officer

Date Issued: December 12th, 2023

**CODE ENFORCEMENT BOARD
VILLAGE OF PALM SPRINGS, FLORIDA**

**VILLAGE OF PALM SPRINGS,
FLORIDA,**

Petitioner

Case No. 2024-02

RETURN OF SERVICE

**CAROLINA LAZO
4360 DALIVA TER
LAKE WORTH, FL 33463 4226**
_____ /

Respondent

On the **12th Day of December 2023 at 1:20PM**, I served the attached NOV/NOH on the within named Respondent, **Carolina Lazo** at **137 Vanessa ST**, Palm Springs, FL 33461 and posted the notice at Palm Springs Village Hall, 226 Cypress Lane, Palm Springs, FL 33461 Palm Beach County, Florida, by:

_____ **INDIVIDUAL SERVICE:** By serving the within named Respondent a true copy with the date and hour of service endorsed thereon by me.

_____ **SUBSTITUTE SERVICE:** By serving a true copy with the date and hour of service endorsed thereon by me, at the Respondent's usual place of abode with any person residing therein the age of 15 years or older, to-wit: _____ and informing such person of their contents pursuant to F.S. 48.031.

_____ **XX** **POSTED BY:** Securely affixing a copy to a conspicuous place on the property described within. PHOTO INCLUDED

VILLAGE OF PALM SPRINGS
DEPARTMENT OF PUBLIC SAFETY

By:

Joey Sanders
Code Enforcement Officer

IP# 211



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09.14.2023 08:33

137



09.14.2023 08:32



MYFLORIDA.COM

11-22

75B  RRRK

SUNSHINE STATE

09.14.2023 08:31



09.14.2023 08:31





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07.20.2023 08:51





07.11.2023 11:50



07.01.2023 08:50



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DSCN9147.JPG



06.14.2023 10:15



06.06.2023 13:38



06.06.2023 13:34



PALM SPRINGS POLICE DEPARTMENT

230 Cypress Lane · Palm Springs, Florida 33461 · Phone 561-968-8243 · www.vpsfl.org

December 12th, 2023

Carolina Lazo
4360 Daliva TER
Lake Worth, FL 33463

Dear Property Owner,

A **NOTICE OF VIOLATION/NOTICE OF HEARING** has been issued by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property **137 Vanessa ST in Palm Springs, FL.**

PCN: 70-43-44-19-35-000-0130

VIOLATION/HEARING CASE 2024-02

SECTION 34-914: Inoperative and/or Unregistered Vehicles

SECTION 14-32: No Residential Rental Permit

SECTION 34-1381: Open Storage

SECTION 10-8 & 10-9: Exterior Property Maintenance/Clean, Repair and Post Street Numbers on Broken Mailbox

The options available include coming into voluntary compliance on or before **January 15th, 2024 OR** arguing your case at the Special Magistrate Hearing, **Thursday January 18th, 2024 at 10:00 AM** that is noted on your citation. This is part of your right under the judicial system.

Please be advised that if you present your case at the hearing and the Magistrate rules against you, there may be court costs assessed in addition to the citation amount. Court costs for a Code Enforcement case typically run from \$200.00 to \$300.00.

Please contact me if you have any questions and/or need further assistance.

Respectfully,

A handwritten signature in blue ink, appearing to read "Joey Sanders", with a stylized flourish at the end.

Joey Sanders
Code Enforcement Officer ID #211
Palm Springs Police Department
230 Cypress Lane Palm Springs, FL 33461
Phone: 561-584-8300 Ext. 8525
Email: jsanders@vpsfl.org

7019 1640 0000 7353 8444

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|--|----|--|
| ☐ Return Receipt (hardcopy) | \$ | |
| ☐ Return Receipt (electronic) | \$ | |
| ☐ Certified Mail Restricted Delivery | \$ | |
| ☐ Adult Signature Required | \$ | |
| ☐ Adult Signature Restricted Delivery | \$ | |

Postmark
Here

Postage

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Total Postage and Fees

\$

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

Carolina Lazo
4360 Paliva TER
Lake Worth, FL 33463

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



PALM SPRINGS POLICE DEPARTMENT
CODE ENFORCEMENT DIVISION
230 CYPRESS LANE
PALM SPRINGS, FL 33461

NEOPOST

FIRST-CLASS MAIL

12/12/2023

US POSTAGE \$000.63⁰⁰



ZIP 33461
041M11460879

Carolina Lazo
4360 Daliva TER
Lake Worth, FL 33463



PALM SPRINGS POLICE DEPARTM
CODE ENFORCEMENT DIVISION
230 CYPRESS LANE
PALM SPRINGS, FL 33461

CERTIFIED MAIL[®]



7019 1640 0000 7353 8444

NEOPOST

FIRST-CLASS MAIL

12/12/2023

US POSTAGE \$008.53⁰⁰



ZIP 33461
041M11460879

Carolina Lazo
4360 Daliva TER
Lake Worth, FL 33463

Sec. 34-914. - Parking in single-family residential land use districts; use of portable storage containers and roll-off dumpsters in all zoning districts.

- (a) Parking or storage locations for cars, light trucks, motorcycles, and other vehicles not otherwise provided for in this subdivision, shall be permitted as provided below. Such parking shall first be accomplished, whenever physically possible, based on the layout of the lot and permanent building(s), as follows:
 - (1) Within a garage, covered carport, or front driveway.
 - (2) In any interior, or side yard, behind the front building line, at the height of or below the roofline of the house,
 - (3) In the rear yard behind the setback line, at the height of or below the roofline of the house,
 - (4) In the swale portion of the public right of way, and not within the paved roadway, in front of a single-family residence. However, not more than two automobiles or light trucks may be parallel parked, and no vehicle so parked shall remain parked for more than 48 hours at a time.
- (b) No vehicle, boat and trailer, recreational vehicle, hobby vehicle or race vehicle shall exceed 40 feet in length.
- (c) The use of a shipping container, a portable storage container, or any type or brand of portable/mobile storage container (collectively referred to herein as "storage container(s)" or a roll-off construction dumpster ("dumpster") within any zoning district in the village, is subject to the following regulations:
 - (1) Neither a storage container nor a construction dumpster, shall be located on any property, for more than 72 consecutive hours, unless the occupant-owner or occupant-lessee, first obtains a permit from the village land development department. Applicants for such a permit, must complete and submit a permit application, on a form prescribed by the village, and pay a permit fee as established by resolution of the village council. A permit for a roll-off dumpster and the related permit fee is not required by this section, if the roll-off dumpster is separately permitted pursuant to a valid building permit issued by the village. The land development department may require the applicant to submit documentary evidence to demonstrate that the applicant is either an occupant-owner, or and occupant-lessee of the property on which the storage container or dumpster will be located, such as a deed, lease agreement, utility bill, etc.
 - (2) Not more than one standard size (eight-foot height × eight-foot width × 16-foot length) storage container or one roll-off construction dumpster in a size not to exceed (4.5-foot height × eight-foot width × 22-foot length) (20-yard capacity), may be located on an impervious or semi-pervious surface, at a single-family residence, multi-family residential property or commercial property, for a time period not to exceed 30 consecutive days. In the

event of exceptional circumstances, the permit holder may request an extension of an additional 30 consecutive days time. Any request for an extension of time must be in writing, and must include a written justification statement demonstrating "good cause" as to why the 30-day period should be extended for up to an additional 30 consecutive days. The decision to grant or deny the request for an extension, shall be within the sole discretion of the village. Not more than one permit, per year, for a storage container or a dumpster, shall be issued by the village for the same property.

- (3) No storage container or dumpster shall exceed the height of the roofline of the house or building. No storage container or dumpster, shall be located within a utility easement, drainage easement, right-of-way, front yard area (except for driveways), alley right-of-way or street right-of-way. No storage container or dumpster shall be stored within a required side yard setback between a building and an adjacent street or property line. The storage container or dumpster, must be owned or leased by the occupant-owner or occupant-lessee of the property, and may not be used for living or sleeping purposes, or for any other use except storage.
- (4) Upon the issuance of a tropical storm watch and/or a hurricane watch by the National Weather Service, the occupant-owner or occupant-lessee of property on which a storage container or roll-off dumpster is located, shall use every reasonable and best effort to remove, or to arrange for the removal of, the storage container or roll-off dumpster from the property. In the event removal is not possible, the storage container or the roll-off dumpster and its contents, shall be secured against windloads up to 150 mph. The occupant-owner and/or occupant-lessee of property on which a storage container or roll-off dumpster is located, shall be subject to civil liability and/or code enforcement action, for damages and/or code violations caused by an unsecured storage container or roll-off dumpster and/or its contents.

(d) Parking or storage locations for not more than the following:

- (1) One boat and trailer, or recreational vehicles, or any combination thereof, shall be permitted so that such parking shall first be accomplished, whenever physically possible, based on the layout of the lot and fixed obstructions as follows:
 - a. Within a garage or covered carport, if not otherwise used to park or store a vehicle such as a car, motorcycle, or light truck;
 - b. In any interior, or side yard, behind the front building line, at the height of or below the roofline of the house.
- (2) Additional boats and trailers, or recreational vehicles or any combination thereof, shall be permitted in the side yard or rear yard behind the setback lines, at the height of or below the roofline of the house.

- (e) Each vehicle, boat and trailer, trailer, recreational vehicle, hobby vehicle or race vehicle must be parked on an impervious or semipervious surface.
- (f) The maximum area of impervious and semipervious parking surface in the front yard in any residential zoning district, shall be 40 percent, unless the front yard shall contain a semicircular driveway, in which event, the maximum area of impervious and semipervious parking surface shall be 60 percent of the front yard. Paver blocks set in sand shall only be considered as 25 percent pervious and 75 percent impervious. See section 34-881 also.
- (g) Each hobby vehicle or race vehicle must be completely and securely covered by a commercial, weatherproof, opaque fabric cover. Such vehicle shall be screened from view, if parked in an interior, side or rear yard.
- (h) No major repairs or overhaul work on vehicles which constitutes either a public or private nuisance shall be made or performed on any property within the village, unless otherwise permitted by this Code.
- (i) All parking areas shall be maintained in a clean, and neat manner, and the vehicles, boat and trailer, trailer, recreational vehicle, or combination thereof, shall be in usable and operable condition at all times, and shall have a current tag, if required by state law to have a registration and tag.
- (j) Variances from the size, location, screening and distance requirements set forth in this section shall only be for good cause shown in an administrative variance application to the land development director, as set forth in section 34-607.

(Ord. No. 2005-25, § 2(30-629), 10-13-2005; Ord. No. 2006-15, § 1, 5-11-2006; Ord. No. 2007-08, § 7, 4-26-2007; Ord. No. 2011-12, § 1, 6-9-2011; Ord. No. 2016-21, § 10, 1-12-2017)

Sec. 14-32. - Regulatory fee; application.

- (a) *Establishment of permit fee.* There is hereby established a regulatory fee of \$50.00 per year for the issuance of a business permit, payable in advance, for all persons or entities, engaged in a business, occupation, or profession within the village, unless exempted from same by the terms of this article, or as otherwise provided by law. Such fee shall be due and payable on or before October 1 of each year, and the fee shall be prorated to \$25.00 for those persons making an initial application on or after April 1 of the year in which first made.
- (b) *Permit application.* The business permit provided herein shall be issued upon the payment of the application fee and approval of the application by the village. The applicant must complete an application form provided by the village, which shall require at a minimum, the provision of valid information concerning the nature of the business to be operated, the business experience, qualifications, and competence of the employees and the individuals operating the business, number of employees of the business, the licenses, certifications and registrations held by the business operators, insurance coverage(s) maintained by the business, the criminal history of the business operators and employees, and the applicant's agreement not to engage in criminal activity. The applicant shall furnish the village with a copy of all occupational licenses held by the business with the completed application form.
- (c) *Multiple permits required for residential rental units.* Persons and/or entities engaged in the rental of dwellings for residential use, specifically including mobile homes and trailers, shall be required to obtain a separate business permit for each and every dwelling rented, regardless of whether the dwelling is for single or multi-family occupancy, or is located on the same or adjacent lot or parcel of real property. For purposes of this section, a business permit shall not be required for the rental of dwelling units in a motel, hotel, boardinghouse, or a commercial apartment complex, for which an occupational license is required by this code.

(Code 1994, § 14-67; Ord. No. 2006-10, § 2, 2-23-2006)

State Law reference— Regulatory fees authorized, F.S. § 166.221.

Sec. 34-1381. - Nuisances generally; scope.

- (a) No land use or land development activity may be conducted in a manner inconsistent from the normal manner of conduct of such activity and in a way which results in the unusual or extraordinary generation of noise, air or water pollution, smoke or dust, uncontrolled or uncontained solid, liquid, or airborne waste or debris, or which involves unusual accumulation of stored materials not immediately and directly required for the normal operation of the permitted use present on the property.
- (b) No materials may be stored in an outside area visible from any adjacent or nearby street or property in any residential district. No inoperative wheeled vehicle may be stored for more than five days on any parcel in a residential district, except when stored in a completely enclosed structure.

(Code 1994, § 30-956)

Sec. 10-8. - Exterior property areas.

- (a) *Sanitation.* All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which the occupant occupies or controls in a clean, neat, and sanitary condition.
- (b) *Sidewalks and driveways.* All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. Stairs shall comply with the requirements of subsection 10-10(g).
- (c) *Weeds.* All premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 inches, as set forth in chapter 30. All noxious weeds shall be prohibited. This term shall not include cultivated flowers and gardens, or native vegetation.
- (d) *Accessory structures.* All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.
 - (1) *Water clarity in swimming pools.* Water clarity shall be maintained. When standing at the pool's edge at the deep end, the deepest portion of the swimming pool floor shall be visible.

(Ord. No. 2006-47, § 2, 11-9-2006)

Sec. 10-9. - Exterior of structure or building.

- (a) *General.* The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.
- (b) *Exterior painting.* All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated, and surfaces repainted.
- (c) *Street numbers.* One address sign shall be required for each principal building or use on premises showing only the numerical address designation on the premises upon which they are maintained or multi-unit buildings which utilize a roadside marquee/signboard, the full building address shall be posted on such marquee/signboard. The address shall be posted in a color contrasting that of the marquee/signboard or building a minimum of four inches for residential and six inches for commercial structure, and of sufficient size to be plainly visible and legible from the roadway. When the building utilizes multiple addresses, such as multiple occupant mercantile buildings, the address range shall be posted as indicated above. Signs shall be plainly visible from the street or right-of-way providing access to the lot and shall be installed and maintained pursuant to the county building security code. This requirement shall apply to all new and existing structures.
- (d) *Structural members.* All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

- (e) *Foundation walls.* All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rats.
- (f) *Exterior walls.* All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
- (g) *Roofs and drainage.* The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance.
- (h) *Decorative features.* All cornices, belt courses, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.
- (i) *Overhang extensions.* All canopies, marquees, signs, metal awnings, fire escapes, stand pipes, exhaust ducts and similar overhang extensions shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.
- (j) *Stairways, decks, porches and balconies.* Every exterior stairway, deck, porch, balcony, railings and all other appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
- (k) *Chimneys and towers.* All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair.
- (l) *Handrails and guards.* Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
- (m) *Window and doorframes.* Every window, door and frame shall be kept in sound condition, good repair and weather tight.
 - (1) *Glazing.* All glazing materials shall be maintained free from cracks and holes.
 - (2) *Openable window.* Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
- (n) *Doors.* All exterior doors and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door.
- (o) *Holiday lights and decorations.* erected during the appropriate holiday season, shall comply with all applicable building and electrical codes. Holiday lights and decorations may be erected no earlier than 30 days prior to the subject holiday, with the exception of the Christmas/Hanukkah holidays. Christmas/Hanukkah lights and decorations may be erected no earlier than October 15.

All Christmas/Hanukkah lights and decorations must be removed within 30 days following the holiday. All other holiday lights and decorations shall be removed within 14 days following the holiday.

- (p) Protection from windborne debris is encouraged for all structures certified for occupancy in the village. Storm shutters, or hurricane protection devices, shall be designed and installed in conformance with the building code in effect at the time such hurricane protection was permitted by the building department.
- (q) It is prohibited to maintain any device (including but not limited to wood, aluminum, or approved hurricane shutters) used for securing property, which impede egress, light, and/or ventilation in a closed/secured position on occupied buildings after a designated hurricane watch or warning has terminated. In addition, it is prohibited to maintain any hurricane protective devices, with the exception of those covering clerestory windows, in a closed/secured position for periods in excess of ten consecutive days unless:
 - (1) A hurricane occurs during the ten-day period, at which point the ten-day period begins anew the day after hurricane conditions have subsided; or
 - (2) Hurricane or tropical storm watch conditions are predicted to occur within 48 hours after the tenth day; or
 - (3) The structure is used for residential purposes, but no person is in residence for a period in excess of ten consecutive days, except that (1) and (2), above, shall still apply during periods when a person is in residence.
 - (4) Clerestory windows exempted under this section, shall be removed ten days after the official conclusion of the hurricane season.
- (r) The owner of an occupied structure shall promptly repair any broken door or window so that a temporary boarded up condition is limited. Any such repair, other than in the case of a natural disaster, shall be made within ten (10) consecutive days. Any means of securing property including crime prevention devices shall be subject to review by the building official for safety and compliance with the Florida Building Code. In no instance shall safety bars, grating, or other similar apparatus be allowed over any window, door, or other opening of any building. Real property may be secured via boarding up windows, doors, or other openings upon the requirement of the building official provided a permit is issued by the village prior to securing a property.

(Ord. No. 2006-47, § 2, 11-9-2006; Ord. No. 2007-07, § 2, 9-13-2007)

CASE PRESENTATION

CASE No. CASE 2024-02

1. Good morning. My name is Joey Sanders and I'm a code enforcement officer for the Village of Palm Springs and I've been sworn in.

2. Case #2024-02 is concerning the property located at 137 Vanessa ST within the Village of Palm Springs.

3. According to the Palm Beach County Property Appraiser's records and the Palm Beach County Tax Collector's records, the current owner of the property is Carolina Lazo.

4. Pursuant to observation there are violations of the following local ordinances:

SECTION 34-914: Inoperative and/or Unregistered Vehicles

SECTION 14-32: No Residential Rental Permit

SECTION 34-1381: Open Storage

SECTION 10-8 & 10-9: Exterior Property Maintenance/Clean, Repair and Post Street Numbers on Broken Mailbox

Photos are included in the file.

5. On 06/06/2023, I inspected the property and observed multiple code violations to include an inoperative/unregistered red Toyota sedan parked in the driveway with no tag attached. I issued a code courtesy violation notice and posted it on the front door of the property. On 08/16/2023, I observed a grey Honda sedan bearing FL license plate #75BRRK parked in the driveway along with the red Toyota sedan. A records check revealed that the Honda was unregistered, uninsured and the attached tag/decal expired on 11/01/2022.

Throughout the duration of this case, both vehicles remained stored at the property and all of the other above noted code violations were discovered during subsequent inspections. It should be noted that I made contact with Lazo on multiple occasions via telephone and we discussed the violations together. Lazo advised that she would notify her tenant but the two vehicles were never removed. I mailed Lazo a total of 3 follow-up letters which included a "Final Notice Before Special Magistrate Hearing" warning notice dated 09/14/2023 with a compliance date of 09/28/2023. My last documented communication with Lazo was a phone conversation on 09/29/2023.

6. On December 12th, 2023, Notice of Violation/ Notice of Hearing 2024-02 was issued for the violations. The NOV/NOH notice was sent certified and regular mail to the respondent's address of record and posted at the property and at Village Hall. The Green Card from the certified mailing has not been signed and returned. Unfortunately, the property remains in non-compliance.

7. I request that the respondent be ordered to come into compliance by correcting all the property violations by February 1st, 2024. If not in compliance by February 1st, 2024, a \$100.00 PER DAY PER VIOLATION fine shall commence.

8. The Village has also incurred costs in the amount of \$276.91 conducting this investigation and hearing. I request that the respondent be ordered to reimburse those costs to the Village by no later than February 1st, 2024.

9. Subject to any questions you might have, this concludes the Village's testimony.



Case Administrative / Court Costs

January 18, 2024, 137 Vanessa ST		Case 2024-02		
Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	3.00	35.00	105.00
2	Additional Inspector Time - 1 hour Bldg	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	0.00	5.00	0.00
5	Additional photos re-inspections - 5 for 20.00	5.00	20.00	100.00
6	Additional certified copies for hearing	1.00	8.53	8.53
7	Additional clerk time - 1 hour	0.50	28.00	14.00
8	Additional Attorney Time - per hour	0.25	195.00	48.75
9	Subpoena Fees	0.00	0.00	0.00
10	Postage	1.00	0.63	0.63
11	Magistrate - per hour	0.00	195.00	0.00
12	Administrative Fees	0.00	127.45	0.00
13	Code Enforcement Private Inspector(min 3 hours)	0.00	45.00	0.00
14	Police Officer	0.00	41.00	0.00
15	Police Corporal	0.00	43.00	0.00
16	Police Sergeant	0.00	46.00	0.00
17	Additional Inspector Time -1 hour LD Planner	0.00	35.00	0.00
18		0.00	0.00	0.00
19		0.00	0.00	0.00
20		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
Total Costs for Case 2024-02				276.91



Courtesy Code Violation Notice

Case# _____

Date: 06/06/2003 Time: _____

Location: 137 Vanessa ST

The Village of Palm Springs is committed to improving our community. Well maintained property enhances the quality of life in neighborhoods and reduces crime.

Please address the listed code violations:

10-9 Street Number - Post house
ID numbers on the front of the property
Must be clearly visible and 4" height

34-914 Vehicles - Remove Unregistered
and/or inoperative vehicle (Red Toyota
Sedan) off the property.

Compliance Date: 06/13/2002

Thank you for your efforts to maintain your residence and property in excellent condition. We commend you for your continuing commitment to our community. Feel free to contact me if you have any questions.

Code officer J Sanders # 211
Name I.D. #

Palm Springs Police Department
(561) 584-8300, ext. 8520

Ext: # 8525





PALM SPRINGS POLICE DEPARTMENT

230 Cypress Lane · Palm Springs, Florida 33461 · Phone 561-968-8243 · www.vpsfl.org

July 20th, 2023

Carolina Lazo
4360 Daliva Ter
Lake Worth, FL 33463

Dear Property Owner,

You have been issued a code courtesy violation notice due to code enforcement violations by the Palm Springs Police Department's Code Enforcement Division. This is regarding the property located at **137 Vanessa ST Palm Springs, FL 33461**

PCN: 70-43-44-19-35-000-0130

This property is in violation of the following Village of Palm Springs ordinances:

SECTION 34-914

Unregistered Vehicle: Red Toyota observed with no tag attached. Obtain valid registration for the vehicle or remove off the property.

SECTION 10-9

Exterior Property/Street Numbers: Post house ID numbers on the front of the property. Must be clearly visible from the roadway and 4" height.

SECTION 30-141 & 30-142

Overgrowth/Landscape Maintenance: Trim all overgrown bushes, shrubbery and vegetation located in the front of the property.

Compliance Date: August 3rd, 2023

Failure to comply may result in a citation fine, court costs or a potential lien on the property.

Please contact me if you have any questions and/or need further assistance.

Respectfully,


Joey Sanders
Code Enforcement Officer ID #211
Palm Springs Police Department
Phone: 561-584-8300 Ext: 8525
Email: jsanders@vpsfl.org

Professionalism · Respect · Integrity · Duty · Excellence



PALM SPRINGS POLICE DEPARTMENT

230 Cypress Lane · Palm Springs, Florida 33461 · Phone 561-968-8243 · www.vpsfl.org

September 14th, 2023

Carolina Lazo
4360 Daliva TER
Lake Worth, FL 33463

Final Notice Before Special Magistrate Hearing

Dear Property Owner,

You have been issued a code courtesy violation notice due to code enforcement violations by the Palm Springs Police Department's Code Enforcement Division. This is regarding the property located at **137 Vanessa ST Palm Springs, FL 33461**
PCN: 70-43-44-19-35-000-0130

This property is in violation of the following Village of Palm Springs ordinances:

Section 34-914

Vehicles: Remove all inoperative and/or unregistered vehicles off the property. Grey Honda sedan's attached FL Tag #75BRRK expired on 11-2022 and the red Toyota sedan was observed with no tag attached.

Section 30-143 & 34-1381

Materials/Open Storage: Remove all misc. items stored in the front and right side of the property (silver mirror and pieces of wood/bricks).

Section 14-32

No Residential Rental Permit: No residential rental permit on file with the Village of Palm Springs. Contact the PZB Department at 561-584-8200 Ext: 8460 for further assistance.

Compliance Date: September 28th, 2023

Failure to comply may result in a citation fine, court costs or a potential lien on the property.

Please contact me if you have any questions and/or need any further assistance.

Respectfully,

Joey Sanders
Code Enforcement Officer ID #211
Palm Springs Police Department
Phone: 561-584-8300 Ext: 8525
Email: jsanders@vpsfl.org

Professionalism · Respect · Integrity · Duty · Excellence



PALM SPRINGS POLICE DEPARTMENT

230 Cypress Lane • Palm Springs, Florida 33461 • Phone 561-968-8243 • www.vpsfl.org

December 12th, 2023

Carolina Lazo
4360 Daliva TER
Lake Worth, FL 33463

Dear Property Owner,

You have been issued a code courtesy violation notice due to code enforcement violations by the Palm Springs Police Department's Code Enforcement Division. This is regarding the property located at **137 Vanessa ST Palm Springs, FL 33461**

PCN: 70-43-44-19-35-000-0130

This property is in violation of the following Village of Palm Springs ordinances:

SECTION 34-914

Vehicles: Remove all inoperative and/or unregistered vehicles off the property (red Toyota with no tag attached and grey Honda sedan).

SECTION 14-32

No Residential Rental Permit: No residential rental permit on file with the Village of Palm Springs. Contact the PZB Department at 561-584-8200 Ext: 8460 for further assistance.

SECTION 34-1381

Open Storage: Remove all misc. items stored in the front and right side of the property.

SECTION 10-8 & 10-9

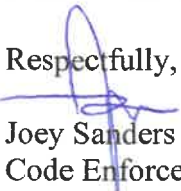
Exterior Property Maintenance/Street Numbers: Clean, repair and post "137" house ID numbers on the broken mailbox.

Compliance Date: January 15th, 2024

Failure to comply may result in a citation fine, court costs or a potential lien on the property.

Please contact me if you have any questions and/or need further assistance.

Respectfully,


Joey Sanders
Code Enforcement Officer ID #211
Palm Springs Police Department
Phone: 561-584-8300 Ext: 8525
Email: jsanders@vpsfl.org

Property Detail

Location Address 137 VANESSA ST
Municipality PALM SPRINGS
Parcel Control Number 70-43-44-19-35-000-0130
Subdivision ST GEORGE LANDINGS
Official Records Book 22772 Page 267
Sale Date JUL-2008
Legal Description ST GEORGE LANDINGS LT 13

Owner Information

Owners
LAZO CAROLINA

Mailing address
4360 DALIVA TER
LAKE WORTH FL 33463 4226

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
JUL-2008	\$10	22772 / 00267	QUIT CLAIM	LAZO CAROLINA
SEP-2006	\$259,900	21281 / 00169	WARRANTY DEED	LAZO CAROLINA &

Exemption Information

No Exemption information available

Property Information

Number of Units 1
*Total Square Feet 1728
Acres 0.0878
Use Code 0100 - SINGLE FAMILY
Zoning RM - RESIDENTIAL MULTI-FAMILY (70-PALM SPRINGS)

Appraisals

Tax Year	2023	2022	2021
Improvement Value	\$214,850	\$148,601	\$134,265
Land Value	\$113,100	\$159,584	\$100,035
Total Market Value	\$327,950	\$308,185	\$234,300

All values are as of January 1st each year

Assessed and Taxable Values

Tax Year	2023	2022	2021
Assessed Value	\$283,503	\$257,730	\$234,300
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$283,503	\$257,730	\$234,300

Taxes

Tax Year	2023	2022	2021
Ad Valorem	\$5,841	\$5,490	\$4,823
Non Ad Valorem	\$511	\$483	\$427
Total tax	\$6,352	\$5,973	\$5,250

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA



ANNE M. GANNON

CONSTITUTIONAL TAX COLLECTOR

Serving Palm Beach County • Serving you.



\$0.00

CHECK OUT



[Return](#)

[New Search](#)

[Print Page](#)

[View Assessment Data](#)



Account Information

Property Control Number:
70-43-44-19-35-000-0130

Mailing Address:
4360 DALIVA TER
Lake Worth, FL 33463-4226

Owner of Record:
LAZO CAROLINA

Property Type:
Real Property

Property Address:
137 VANESSA
PALM SPRINGS, FL 33461

Second Owner:

Status: Active

Legal Description:
ST GEORGE LANDINGS LT 13

Last updated: 12/12/2023 09:35:44 PM

2023 Real Estate and Tangible Personal Property Taxes will be delinquent as of April 2, 2024.

Delinquent Property Tax cannot be paid online.

Visit our Payment Options page to [view delinquent tax payment options](#).

Interest and associated costs for delinquent taxes are determined by the date payment is received to the Tax Collector.
A minimum charge of 3% is collected. Interest accrues at up to 1.5% per month (18% annually).



Tax Bills

Add Tax Bills to the cart then select cart icon (🛒) above to checkout.

Total Payable: \$0.00

[+ Recently Paid Bills](#)



Payment Info - Select to Expand Payment History for PIN

VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT

CODE CASE: 2024-02

VILLAGE OF PALM SPRINGS, FLORIDA

Petitioner,

Carolina Lazo

4360 Daliva TER

Lake Worth FL 33463 4226

Respondent(s).



ORDER FINDING VIOLATION

Re: Violation of the following Village of Palm Springs Code of Ordinances:

SECTION 34-914: Inoperative and/or Unregistered Vehicles

SECTION 14-32: No Residential Rental Permit

SECTION 34-1381: open Storage

SECTION 10-8 & 10-9: Exterior Property Maintenance/Clean, Repair and Post Street Numbers on Broken Mailbox

Address: 137 VANESSA STREET
Legal Description: ST GEORGE LANDINGS LT 13
PCN: 70-43-44-19-35-000-0130

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the 18th day of January 2024, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER are hereby entered:

FINDINGS OF FACT

1. The Respondent _____ was / was _____ not present at the hearing. There was a finding of proper notice.
2. The Code Inspector presented competent substantial evidence which included testimony and/or photographs to establish that the respondent is in violation of the code section(s) referenced above.

CONCLUSIONS OF LAW

☐ Respondent is in violation of the following Village of Palm Springs Code of Ordinances:

☐ **SECTION 34-914: Inoperative and/or Unregistered Vehicles**

☐ **SECTION 14-32: No Residential Rental Permit**

☐ **SECTION 34-1381: open Storage**

☐ **SECTION 10-8 & 10-9: Exterior Property Maintenance/Clean, Repair and Post Street Numbers on Broken Mailbox**

Respondent was in violation of the following Village of Palm Springs Code of Ordinances:

☐ **SECTION 34-914: Inoperative and/or Unregistered Vehicles**

☐ **SECTION 14-32: No Residential Rental Permit**

☐ **SECTION 34-1381: open Storage**

☐ **SECTION 10-8 & 10-9: Exterior Property Maintenance/Clean, Repair and Post Street Numbers on Broken Mailbox**

ORDER

It is the Order of the Code Enforcement Special Magistrate that:

- ☐ Respondent has brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **February 1st. 2024:**
- ☐ **Administrative costs of \$276.91**
 - ☐ **Citation fine of \$ N/A**
 - ☐ **Re-inspection fee of \$ N/A**
- ☐ Respondent has not brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before **February 1st. 2024.** If Respondent fails to comply within the time given, a fine of \$100.00 per day, per violation will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property is in compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **February 1st. 2024.**
- ☐ **Administrative costs of \$276.91**
 - ☐ **Citation fine of \$ N/A**
 - ☐ **Re-inspection fee of \$ N/A**

All payments shall be made to Village at 226 Cypress Lane, Palm Springs, Florida 33461.

A certified copy of this order may be immediately recorded in the Public Records of Palm Beach County and if recorded, shall constitute notice pursuant to section 162.07(4), Fla. Stat. Within twenty (20) days of the date of this order, the Respondent may submit a written request to Code Inspector/Officer **Joey Sanders** at the Village of Palm Springs, 226 Cypress Lane, Palm Springs, FL 33461, for a hearing to challenge the fine amount imposed by this order. If such a hearing is timely requested, the Village shall notify the Respondent of the hearing date and time by regular U.S. mail sent to the address provided in the written request for the hearing. The requested hearing will be limited to consideration of only those new findings necessary to impose an appropriate fine amount. The Respondent shall bear the burden of proof at such hearing and shall be required to show cause why this order and the fine amount stated herein shall not be imposed. However, if the Respondent fails to timely request a hearing as described above and fails to bring the violations into compliance and/or pay all administrative costs and fees as ordered herein, the Village, if it has not already done so pursuant to section 162.07(4) Fla. Stat., may record a certified copy of this order in the Public Records of Palm Beach County, Florida, and thereafter this order shall constitute a lien pursuant to section 162.09, Fla. Stat. If a certified copy of this order has previously been recorded pursuant to section 162.07(4) Fla. Stat., then that recorded order shall constitute a lien pursuant to section 162.09, Fla. Stat. The lien shall be assessed against the real property at issue (if applicable) and the real and personal property of the Respondent. After three (3) months from recording the lien which remains unpaid, the Special Magistrate may authorize the Village Attorney to foreclose on the lien or to sue to recover a money judgement for the amount of the lien plus accrued interest. Future violations of the aforementioned code section(s) may be considered a repeat violation for which a fine of up to five-hundred dollars (\$500.00) per day may be imposed beginning on the date the violation begins.

Upon complying, it is the responsibility of the Respondent to notify the Village of Palm Springs Code Inspector/Officer at (561)584-8300 Ext. 8525 to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this 18th day of January 2024.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

BY:_____

Special Magistrate

A copy of this order has been furnished to the respondent at the following statutory address:

[137 Vanessa Street](#)

[Palm Springs, FL 33461 6913](#)

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2024-04

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,
V.

Jorge A Trejo
3549 Corrigan CT
Palm Springs, FL 33461

Respondent(s).

70-43-44-19-11-003-0106

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that he has just and reasonable grounds to believe, and does believe that on January 2nd, 2024, the Respondent(s), Jose A Trejo owner(s) of the property at 3549 Corrigan CT, PALM SPRINGS, FL, 33461 is in violation of local ordinances.

SECTION 34-914: Inoperative and/or Unregistered Vehicles and Parking on the Grass

SECTION 34-913: Prohibited Commercial Vehicles

SECTION 34-221: Landscape Maintenance

SECTION 10-8: Driveway Maintenance

SECTION 34-893: Canopies

SECTION 10-9: Shutters

These violations must be corrected on or before January 15th, 2024, failing, this matter shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL. 33461, Tel. 561-584-8200 Ext 8430, at 10:00 A.M., on THURSDAY January 18th, 2024. IF THE VIOLATION IS CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.

YOU ARE HEREBY ORDERED to appear and answer the above charges. You may choose to waive your rights to this hearing and the costs as determined by the Special Magistrate. Your failure to appear may result in the Special Magistrate proceeding in your absence.

IMPORTANT: It is the responsibility of the Respondent to request an inspection as soon as compliance is achieved by calling the Code Enforcement Office at (561) 584- 8300 Ext 8520 and providing proof of Permits and Inspections. A request for inspection must be made at least 1 day(s) prior to the requested inspection.

If you are found in violation of the Village Code, the Special Magistrate has the legal authority to levy fines of up to \$500.00 per day, per violation, for each and every day that each violation continues, and to levy all administrative costs required to obtain compliance. **ALL FINES AND COSTS BECOME LIENS ON YOUR PROPERTY.**

You have the right to obtain an attorney, at your own expense, to represent you before the Special Magistrate at the hearing. All testimony at the hearing will be under oath and recorded. The Special Magistrate shall take testimony from the Code Compliance Officer and the Respondent. Formal rules of evidence shall not apply, but fundamental due process shall be observed and shall govern the proceedings. You will have the opportunity to present witnesses as well as question witnesses against you, prior to a final determination by the Magistrate. If you wish to have witnesses subpoenaed or if you have other questions, you may contact the Village Clerk's Office at (561)584-8200 EXT 8430. Any interested party seeking to appeal any decision of the Special Magistrate with respect to any matter considered at the hearing will need a record of the proceedings and will need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence presented. Persons who need a special accommodation in order to attend or participate in this hearing must advise the Village Clerk at (561) 584-8200 Ext 8430, at least 36 hours prior to the hearing.

Code Enforcement Office 561-584-8300 ext. 8525

Joey Sanders

Printed Name of Officer

Date Issued: January 2nd, 2024

**CODE ENFORCEMENT BOARD
VILLAGE OF PALM SPRINGS, FLORIDA**

**VILLAGE OF PALM SPRINGS,
FLORIDA,**

Petitioner

Case No. 2024-04

RETURN OF SERVICE

**JORGE A TREJO
3549 CORRIGAN CT
PALM SPRINGS, FL 33461 3515**
_____ /

Respondent

On the **2nd Day of January 2024 at 4:52PM**, I served the attached NOV/NOH on the within named Respondent, **Jorge A Trejo** at **3549 Corrigan CT**, Palm Springs, FL 33461 and posted the notice at Palm Springs Village Hall, 226 Cypress Lane, Palm Springs, FL 33461 Palm Beach County, Florida, by:

_____ **INDIVIDUAL SERVICE:** By serving the within named Respondent a true copy with the date and hour of service endorsed thereon by me.

_____ **SUBSTITUTE SERVICE:** By serving a true copy with the date and hour of service endorsed thereon by me, at the Respondent's usual place of abode with any person residing therein the age of 15 years or older, to-wit: _____ and informing such person of their contents pursuant to F.S. 48.031.

_____ **XX** **POSTED BY:** Securely affixing a copy to a conspicuous place on the property described within. PHOTO INCLUDED

VILLAGE OF PALM SPRINGS
DEPARTMENT OF PUBLIC SAFETY

By: Joey Sanders *10#211*
Code Enforcement Officer

3549

SARASOTA POLICE DEPARTMENT

01.02.2024 16:52

01.02.2024 16:52



DSCN2518.JPG



DSCN2517.JPG



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07.19.2023 11:40



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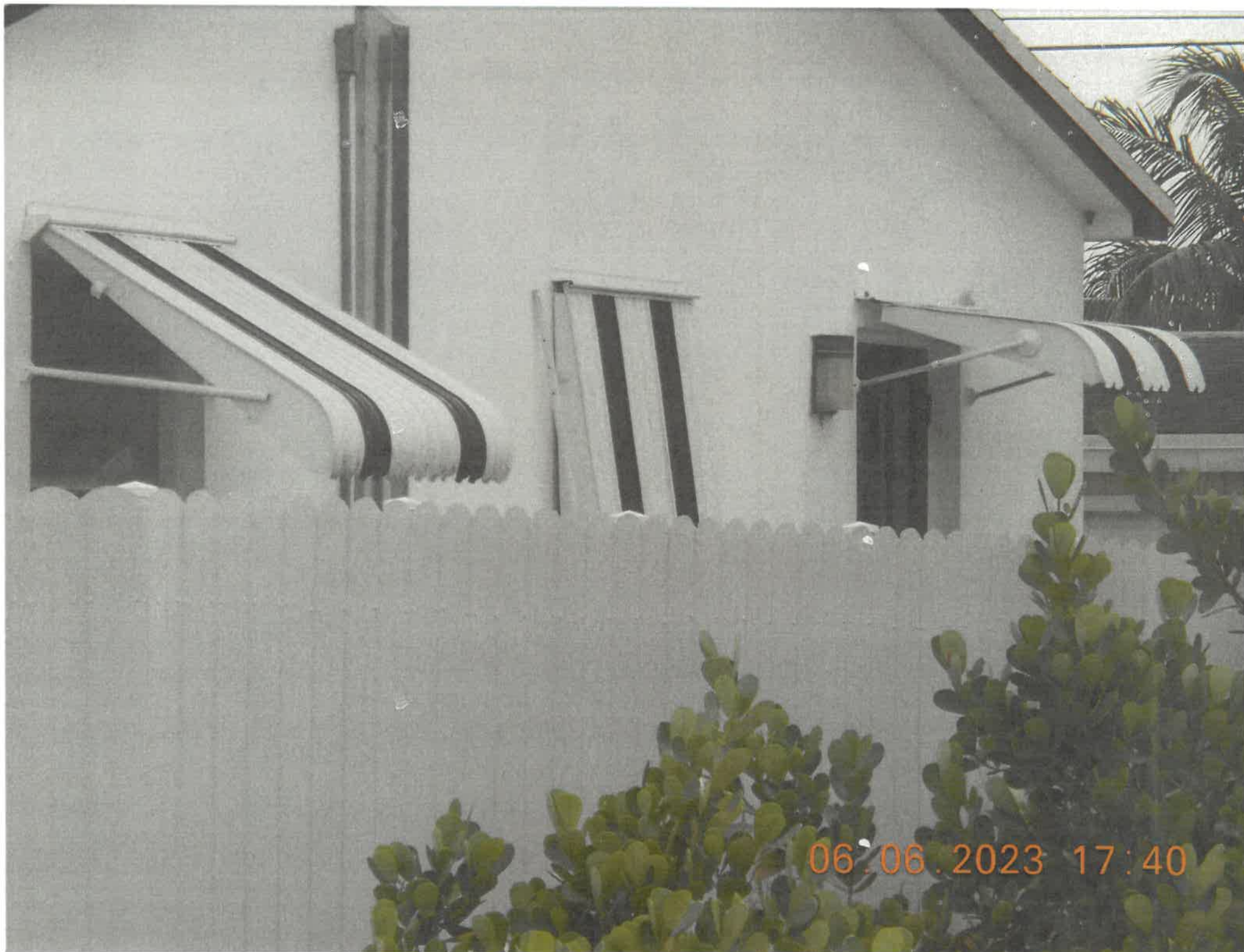
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06.06.2023 17:39



06.06.2023 17:40





05.25.2023 09:28



05.17.2023 10:30



05.09.2023 14:27



04.29.2023 12:48



04.21.2023 14:07

3513



04.13.2023 11:17



04.13.2023 11:17



04.05.2023 10:27





PALM SPRINGS POLICE DEPARTMENT

230 Cypress Lane • Palm Springs, Florida 33461 • Phone 561-968-8243 • www.vpsfl.org

January 2nd, 2024

Jorge A Trejo
3549 Corrigan CT
Palm Springs, FL 33461

Dear Property Owner,

A **NOTICE OF VIOLATION/NOTICE OF HEARING** has been issued by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property **3549 Corrigan CT in Palm Springs, FL.**

PCN: 70-43-44-19-11-003-0106

VIOLATION/HEARING CASE 2024-04

SECTION 34-914: Inoperative and/or Unregistered Vehicles and Parking on the Grass

SECTION 34-913: Prohibited Commercial Vehicles

SECTION 34-221: Landscape Maintenance

SECTION 10-8: Driveway Maintenance

SECTION 34-893: Canopies

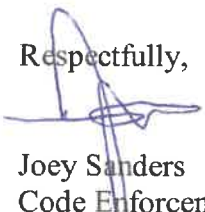
SECTION 10-9: Shutters

The options available include coming into voluntary compliance on or before **January 15th, 2024 OR** arguing your case at the Special Magistrate Hearing, **Thursday January 18th, 2024 at 10:00 AM** that is noted on your citation. This is part of your right under the judicial system.

Please be advised that if you present your case at the hearing and the Magistrate rules against you, there may be court costs assessed in addition to the citation amount. Court costs for a Code Enforcement case typically run from \$200.00 to \$300.00.

Please contact me if you have any questions and/or need further assistance.

Respectfully,


Joey Sanders
Code Enforcement Officer ID #211
Palm Springs Police Department
230 Cypress Lane Palm Springs, FL 33461
Phone: 561-584-8300 Ext. 8525
Email: jsanders@vpsfl.org

7019 1640 0000 7353 8475

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No. or PO Box No.

City, State ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

Postmark
Here

Jorge A Trejo
 3549 Corrigan CT
 Palm Springs, FL 33461

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Jorge A Trejo
 3549 Corrigan CT
 Palm Springs, FL 33461



9590 9402 7195 1284 2186 73

2. Article Number (Transfer from service label)

7019 1640 0000 7353 8475

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

fail
fail Restricted Delivery
0

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt



PALM SPRINGS POLICE DEPARTMENT
CODE ENFORCEMENT DIVISION
230 CYPRESS LANE
PALM SPRINGS, FL 33461

NEOPOST

FIRST-CLASS MAIL

01/02/2024

US POSTAGE \$000.63⁰



ZIP 33461
041M11460879

Jorge A Trejo
3549 Corrigan CT
Palm Springs, FL 33461



PALM SPRINGS POLICE DEPART
CODE ENFORCEMENT DIVISION
230 CYPRESS LANE
PALM SPRINGS, FL 33461

CERTIFIED MAIL[®]



7019 1640 0000 7353 8475

NEOPOST

FIRST-CLASS MAIL

01/02/2024

US POSTAGE \$008.53⁰



ZIP 33461
041M11460879

Jorge A Trejo
3549 Corrigan CT
Palm Springs, FL 33461

Sec. 10-8. Exterior property areas.

- (a) *Sanitation.* All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which the occupant occupies or controls in a clean, neat, and sanitary condition.
- (b) *Sidewalks and driveways.* All sidewalks, walkways, stairs, driveways, parking lots, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. Stairs shall comply with the requirements of subsection 10-10(g).
- (c) *Weeds.* All premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 inches, as set forth in chapter 30. All noxious weeds shall be prohibited. This term shall not include cultivated flowers and gardens, or native vegetation.
- (d) *Accessory structures.* All accessory structures, including detached garages, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.
 - (1) *Water clarity in swimming pools.* Water clarity shall be maintained. When standing at the pool's edge at the deep end, the deepest portion of the swimming pool floor shall be visible.

(Ord. No. 2006-47, § 2, 11-9-2006)

Sec. 10-9. Exterior of structure or building.

- (a) *General.* The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.
- (b) *Exterior painting.* All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated, and surfaces repainted.
- (c) *Street numbers.* One address sign shall be required for each principal building or use on premises showing only the numerical address designation on the premises upon which they are maintained or multi-unit buildings which utilize a roadside marquee/signboard, the full building address shall be posted on such marquee/signboard. The address shall be posted in a color contrasting that of the marquee/signboard or building a minimum of four inches for residential and six inches for commercial structure, and of sufficient size to be plainly visible and legible from the roadway. When the building utilizes multiple addresses, such as multiple occupant mercantile buildings, the address range shall be posted as indicated above. Signs shall be plainly visible from the street or right-of-way providing access to the lot and shall be installed and maintained pursuant to the county building security code. This requirement shall apply to all new and existing structures.
- (d) *Structural members.* All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
- (e) *Foundation walls.* All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rats.
- (f) *Exterior walls.* All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
- (g) *Roofs and drainage.* The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates an adjacent public nuisance.

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- (h) *Decorative features.* All cornices, belt courses, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.
- (i) *Overhang extensions.* All canopies, marquees, signs, metal awnings, fire escapes, stand pipes, exhaust ducts and similar overhang extensions shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.
- (j) *Stairways, decks, porches and balconies.* Every exterior stairway, deck, porch, balcony, railings and all other appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
- (k) *Chimneys and towers.* All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair.
- (l) *Handrails and guards.* Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
- (m) *Window and doorframes.* Every window, door and frame shall be kept in sound condition, good repair and weather tight.
- (1) *Glazing.* All glazing materials shall be maintained free from cracks and holes.
- (2) *Openable window.* Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
- (n) *Doors.* All exterior doors and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door.
- (o) Holiday lights and decorations, erected during the appropriate holiday season, shall comply with all applicable building and electrical codes. Holiday lights and decorations may be erected no earlier than 30 days prior to the subject holiday, with the exception of the Christmas/Hanukkah holidays. Christmas/Hanukkah lights and decorations may be erected no earlier than October 15. All Christmas/Hanukkah lights and decorations must be removed within 30 days following the holiday. All other holiday lights and decorations shall be removed within 14 days following the holiday.
- (p) Protection from windborne debris is encouraged for all structures certified for occupancy in the village. Storm shutters, or hurricane protection devices, shall be designed and installed in conformance with the building code in effect at the time such hurricane protection was permitted by the building department.
- (q) It is prohibited to maintain any device (including but not limited to wood, aluminum, or approved hurricane shutters) used for securing property, which impede egress, light, and/or ventilation in a closed/secured position on occupied buildings after a designated hurricane watch or warning has terminated. In addition, it is prohibited to maintain any hurricane protective devices, with the exception of those covering clerestory windows, in a closed/secured position for periods in excess of ten consecutive days unless:
- (1) A hurricane occurs during the ten-day period, at which point the ten-day period begins anew the day after hurricane conditions have subsided; or
- (2) Hurricane or tropical storm watch conditions are predicted to occur within 48 hours after the tenth day; or
- (3) The structure is used for residential purposes, but no person is in residence for a period in excess of ten consecutive days, except that (1) and (2), above, shall still apply during periods when a person is in residence.

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- (4) Clerestory windows exempted under this section, shall be removed ten days after the official conclusion of the hurricane season.
- (r) The owner of an occupied structure shall promptly repair any broken door or window so that a temporary boarded up condition is limited. Any such repair, other than in the case of a natural disaster, shall be made within ten (10) consecutive days. Any means of securing property including crime prevention devices shall be subject to review by the building official for safety and compliance with the Florida Building Code. In no instance shall safety bars, grating, or other similar apparatus be allowed over any window, door, or other opening of any building. Real property may be secured via boarding up windows, doors, or other openings upon the requirement of the building official provided a permit is issued by the village prior to securing a property.

(Ord. No. 2006-47, § 2, 11-9-2006; Ord. No. 2007-07, § 2, 9-13-2007)

Sec. 34-221. Responsibility of owner; practices enumerated.

The owner or his agent shall be responsible for maintaining all landscaping in good condition so as to present a healthy, neat and orderly appearance. Such areas shall be maintained so as to be free of disease, pests, weeds, refuse, overgrowth and debris. Maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching and other activities as needed in accordance with accepted horticultural practices. Landscaping shall be inspected periodically by the village to ensure proper maintenance. The owner, tenant or their agent shall be notified in writing, of any areas which are not being properly maintained and shall provide corrective action within 30 calendar days from the time of notification.

(Code 1994, § 30-146; Ord. No. 2015-12, § 6, 4-9-2015)

Sec. 34-893. Canopies prohibited.

Canopies and freestanding canopies, as defined in section 1-2 of this Code, (excluding tree canopies), are prohibited within the village, unless the village building official has determined that the canopy meets the requirements of the Florida Building Code, and the village has issued a building permit and certificate of completion for the canopy. Any canopy existing within the village at the time of the adoption of the ordinance from which this section derives shall be deemed to be a nonconforming use, and shall be removed no later than June 31, 2007, unless an after-the-fact building permit is applied for and issued for the canopy by the village on or before June 31, 2007. This amortization period was adopted by the Village council, based upon the commencement of the 2007 hurricane season on June 1, 2007; the degree of nuisance, and other adverse effects that this nonconforming use creates; the relative ease and minor expense with which this nonconforming use may be eliminated; and a finding that this period of amortization will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare, and will not substantially diminish or impair property values during the amortization period. The owner of real property on which any freestanding canopy is located, which has not been permitted or completely removed as of July 1, 2007, shall be subject to code enforcement action and/or other legal action by the village.

(Ord. No. 2007-08, § 7, 4-26-2007)

Sec. 34-913. Parking in all residential land use districts; certain parking prohibited.

- (a) All vehicles permitted to be parked on any residential premises, as provided in this section, must be primarily operated by a resident of the premises or a guest, or business invitee of the said resident.

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- (b) The following vehicles shall not be parked in any residential land use district except for the purpose of loading or unloading materials or persons engaged in providing a commercial service at the premises or for the purpose of the driver to make a temporary convenience stop at the residence (a temporary convenience stop shall be limited to no more than one hour in any 24-hour period and shall not be between the hours of 11:00 p.m. and 7:00 a.m.):
- (1) Tractor trailers, and semi-trailer trucks;
 - (2) Tow trucks, wreckers or flat bed vehicle carriers;
 - (3) Commercial buses, school buses, or vans accommodating more than 16 passengers;
 - (4) Dump trucks;
 - (5) Construction equipment and vehicles, whether self-propelled or towed, including farm tractors, backhoes, front-end loaders, cranes, cement mixers, pitch buckets or similar items;
 - (6) Step vans and panel trucks, and any vehicle used for the commercial sale of food or beverages;
 - (7) More than three, in total, of any taxi, car service vehicle, limousine, or stretch limousine provided the allowable vehicles are able to be parked on a paved surface and not obstructing any sidewalk or extending into any swale or public right-of-way areas;
 - (8) Boom or bucket trucks;
 - (9) Swamp buggies and half-tracks;
 - (10) Any vehicle that exceeds the roof height of the principal building on the lot.
- (c) No mobile unit shall be parked or stored on private property within the village, unless provided for in a properly approved site plan.

(Ord. No. 2005-25, § 2(30-627), 10-13-2005; Ord. No. 2017-19, § 2, 9-28-2017)

Sec. 34-914. Parking in single-family residential land use districts; use of portable storage containers and roll-off dumpsters in all zoning districts.

- (a) Parking or storage locations for cars, light trucks, motorcycles, and other vehicles not otherwise provided for in this subdivision, shall be permitted as provided below. Such parking shall first be accomplished, whenever physically possible, based on the layout of the lot and permanent building(s), as follows:
- (1) Within a garage, covered carport, or front driveway.
 - (2) In any interior, or side yard, behind the front building line, at the height of or below the roofline of the house,
 - (3) In the rear yard behind the setback line, at the height of or below the roofline of the house,
 - (4) In the swale portion of the public right of way, and not within the paved roadway, in front of a single-family residence. However, not more than two automobiles or light trucks may be parallel parked, and no vehicle so parked shall remain parked for more than 48 hours at a time.
- (b) No vehicle, boat and trailer, recreational vehicle, hobby vehicle or race vehicle shall exceed 40 feet in length.
- (c) The use of a shipping container, a portable storage container, or any type or brand of portable/mobile storage container (collectively referred to herein as "storage container(s)" or a roll-off construction dumpster ("dumpster") within any zoning district in the village, is subject to the following regulations:

-
- (1) Neither a storage container nor a construction dumpster, shall be located on any property, for more than 72 consecutive hours, unless the occupant-owner or occupant-lessee, first obtains a permit from the village land development department. Applicants for such a permit, must complete and submit a permit application, on a form prescribed by the village, and pay a permit fee as established by resolution of the village council. A permit for a roll-off dumpster and the related permit fee is not required by this section, if the roll-off dumpster is separately permitted pursuant to a valid building permit issued by the village. The land development department may require the applicant to submit documentary evidence to demonstrate that the applicant is either an occupant-owner, or and occupant-lessee of the property on which the storage container or dumpster will be located, such as a deed, lease agreement, utility bill, etc.
 - (2) Not more than one standard size (eight-foot height × eight-foot width × 16-foot length) storage container or one roll-off construction dumpster in a size not to exceed (4.5-foot height × eight-foot width × 22-foot length) (20-yard capacity), may be located on an impervious or semi-pervious surface, at a single-family residence, multi-family residential property or commercial property, for a time period not to exceed 30 consecutive days. In the event of exceptional circumstances, the permit holder may request an extension of an additional 30 consecutive days time. Any request for an extension of time must be in writing, and must include a written justification statement demonstrating "good cause" as to why the 30-day period should be extended for up to an additional 30 consecutive days. The decision to grant or deny the request for an extension, shall be within the sole discretion of the village. Not more than one permit, per year, for a storage container or a dumpster, shall be issued by the village for the same property.
 - (3) No storage container or dumpster shall exceed the height of the roofline of the house or building. No storage container or dumpster, shall be located within a utility easement, drainage easement, right-of-way, front yard area (except for driveways), alley right-of-way or street right-of-way. No storage container or dumpster shall be stored within a required side yard setback between a building and an adjacent street or property line. The storage container or dumpster, must be owned or leased by the occupant-owner or occupant-lessee of the property, and may not be used for living or sleeping purposes, or for any other use except storage.
 - (4) Upon the issuance of a tropical storm watch and/or a hurricane watch by the National Weather Service, the occupant-owner or occupant-lessee of property on which a storage container or roll-off dumpster is located, shall use every reasonable and best effort to remove, or to arrange for the removal of, the storage container or roll-off dumpster from the property. In the event removal is not possible, the storage container or the roll-off dumpster and its contents, shall be secured against windloads up to 150 mph. The occupant-owner and/or occupant-lessee of property on which a storage container or roll-off dumpster is located, shall be subject to civil liability and/or code enforcement action, for damages and/or code violations caused by an unsecured storage container or roll-off dumpster and/or its contents.
- (d) Parking or storage locations for not more than the following:
- (1) One boat and trailer, or recreational vehicles, or any combination thereof, shall be permitted so that such parking shall first be accomplished, whenever physically possible, based on the layout of the lot and fixed obstructions as follows:
 - a. Within a garage or covered carport, if not otherwise used to park or store a vehicle such as a car, motorcycle, or light truck;
 - b. In any interior, or side yard, behind the front building line, at the height of or below the roofline of the house.
 - (2) Additional boats and trailers, or recreational vehicles or any combination thereof, shall be permitted in the side yard or rear yard behind the setback lines, at the height of or below the roofline of the house.

-
- (e) Each vehicle, boat and trailer, trailer, recreational vehicle, hobby vehicle or race vehicle must be parked on an impervious or semipervious surface.
 - (f) The maximum area of impervious and semipervious parking surface in the front yard in any residential zoning district, shall be 40 percent, unless the front yard shall contain a semicircular driveway, in which event, the maximum area of impervious and semipervious parking surface shall be 60 percent of the front yard. Paver blocks set in sand shall only be considered as 25 percent pervious and 75 percent impervious. See section 34-881 also.
 - (g) Each hobby vehicle or race vehicle must be completely and securely covered by a commercial, weatherproof, opaque fabric cover. Such vehicle shall be screened from view, if parked in an interior, side or rear yard.
 - (h) No major repairs or overhaul work on vehicles which constitutes either a public or private nuisance shall be made or performed on any property within the village, unless otherwise permitted by this Code.
 - (i) All parking areas shall be maintained in a clean, and neat manner, and the vehicles, boat and trailer, trailer, recreational vehicle, or combination thereof, shall be in usable and operable condition at all times, and shall have a current tag, if required by state law to have a registration and tag.
 - (j) Variances from the size, location, screening and distance requirements set forth in this section shall only be for good cause shown in an administrative variance application to the land development director, as set forth in section 34-607.

(Ord. No. 2005-25, § 2(30-629), 10-13-2005; Ord. No. 2006-15, § 1, 5-11-2006; Ord. No. 2007-08, § 7, 4-26-2007; Ord. No. 2011-12, § 1, 6-9-2011; Ord. No. 2016-21, § 10, 1-12-2017)

CASE PRESENTATION

CASE No. CASE 2024-04

1. Good morning. My name is **Joey Sanders** and I'm a code enforcement officer for the Village of Palm Springs and I've been sworn in.

2. **Case #2024-04** is concerning the property located at **3549 Corrigan CT** within the Village of Palm Springs.

3. According to the Palm Beach County Property Appraiser's records and the Palm Beach County Tax Collector's records, the current owner of the property is **Jorge A Trejo**.

4. Pursuant to observation there are violations of the following local ordinances:
SECTION 34-914: Inoperative and/or Unregistered Vehicles and Parking on the Grass
SECTION 34-913: Prohibited Commercial Vehicles
SECTION 34-221: Landscape Maintenance
SECTION 10-8: Driveway Maintenance
SECTION 34-893: Canopies
SECTION 10-9: Shutters
Photos are included in the file.

5. On 04/05/2023, I inspected the property and observed multiple code violations to include a maroon colored "WHITE DOGS LOGISTICS" semi-truck parked on the front lawn and a large grey canopy located on the left side of the property. I issued a code courtesy violation notice and posted it on the front door of the property. Throughout the duration of this case, I observed the semi-truck stored at the property on a regular basis which is prohibited within a residential zone. All of the other above noted code violations were discovered during subsequent inspections.

It should be noted that I made contact with Trejo's wife Lennys on several occasions and we discussed the violations together. Our methods of communication included in-person office visits and phone calls. On 11/02/2023, I posted my business card on the front door of the property and mailed Trejo a total of 2 follow-up letters. This included a notice dated 01/02/2024 which had a compliance date of 01/15/2024. On 01/08/2024, I made contact with Lennys via telephone and Lennys advised that all of the violations have been cured with the exception of the grey canopy.

6. On **January 2nd, 2024**, Notice of Violation/ Notice of Hearing **2024-04** was issued for the violations. The NOV/NOH notice was sent certified and regular mail to the respondent's address of record and posted at the property and at Village Hall. The Green Card from the certified mailing was signed by Lennys and returned. Unfortunately, the property remains in non-compliance.

7. I request that the respondent be ordered to come into compliance by correcting all the property violations by **February 1st, 2024**. If not in compliance by **February 1st, 2024**, a **\$100.00 PER DAY PER VIOLATION** fine shall commence.

8. The Village has also incurred costs in the amount of **\$296.91** conducting this investigation and hearing. I request that the respondent be ordered to reimburse those costs to the Village by no later than **February 1st, 2024**.

9. Subject to any questions you might have, this concludes the Village's testimony.



Case Administrative / Court Costs

January 18, 2024, 3549 Corrigan CT		Case 2024-04		
Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	3.00	35.00	105.00
2	Additional Inspector Time - 1 hour Bldg	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	0.00	5.00	0.00
5	Additional photos re-inspections - 5 for 20.00	6.00	20.00	120.00
6	Additional certified copies for hearing	1.00	8.53	8.53
7	Additional clerk time - 1 hour	0.50	28.00	14.00
8	Additional Attorney Time - per hour	0.25	195.00	48.75
9	Subpoena Fees	0.00	0.00	0.00
10	Postage	1.00	0.63	0.63
11	Magistrate - per hour	0.00	195.00	0.00
12	Administrative Fees	0.00	127.45	0.00
13	Code Enforcement Private Inspector(min 3 hours)	0.00	45.00	0.00
14	Police Officer	0.00	41.00	0.00
15	Police Corporal	0.00	43.00	0.00
16	Police Sergeant	0.00	46.00	0.00
17	Additional Inspector Time -1 hour LD Planner	0.00	35.00	0.00
18		0.00	0.00	0.00
19		0.00	0.00	0.00
20		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
Total Costs for Case 2024-04				296.91

Joey Sanders
Code Enforcement Officer ID #211
Palm Springs Police Department
Phone: 561-584-8300 Ext: 8525
Email: jsanders@vpsfl.org

Professionalism · Respect · Integrity · Duty · Excellence



PALM SPRINGS POLICE DEPARTMENT

230 Cypress Lane · Palm Springs, Florida 33461 · Phone 561-968-8243 · www.vpsfl.org

January 2nd, 2024

Jorge A Trejo
3549 Corrigan CT
Palm Springs, FL 33461

Dear Property Owner,

You have been issued a code courtesy violation notice due to code enforcement violations by the Palm Springs Police Department's Code Enforcement Division. This is regarding the property located at **3549 Corrigan CT Palm Springs, FL 33461**

PCN: 70-43-44-19-11-003-0106

- This property is in violation of the following Village of Palm Springs ordinances:

SECTION 34-914

Vehicles: Remove all inoperative and/or unregistered vehicles off the property (white Toyota sedan). Also, all vehicles must be parked on an impervious surface (no grass).

SECTION 34-913

Commercial Vehicles: Remove prohibited maroon colored "WHITE DOGS LOGISTICS" semi-truck off the property.

SECTION 34-221

Landscape Maintenance: Improve the appearance of all areas of damaged/dead grass (front).

SECTION 10-8

Driveway Maintenance: Remove all black discoloration off both driveways (pressure wash).

SECTION 34-893

Canopies: Remove prohibited grey canopy off the property (left side).

SECTION 10-9

Shutters: Open all shutters located throughout the property.

Compliance Date: January 15th, 2024

Failure to comply may result in a citation fine, court costs or a potential lien on the property.

Please contact me if you have any questions and/or need further assistance.

Respectfully,

A handwritten signature in blue ink, appearing to be "J. Trejo", written over a horizontal line.



PALM SPRINGS POLICE DEPARTMENT

230 Cypress Lane · Palm Springs, Florida 33461 · Phone 561-968-8243 · www.vpsfl.org

June 6th, 2023

Jorge A Trejo
3549 Corrigan CT
Palm Springs, FL 33461

Dear Property Owner,

You have been issued a code courtesy violation notice due to code enforcement violations by the Palm Springs Police Department's Code Enforcement Division. This is regarding the property located at **3549 Corrigan CT Palm Springs, FL 33461**

PCN: 70-43-44-19-11-003-0106

This property is in violation of the following Village of Palm Springs ordinances:

SECTION 105.1 & 110.1

Work w/o Permits or Inspections: Permit #2022-00941 was previously issued for installation of a galvanized steel fence but the fence never passed inspection. Contact the PZB Department at 561-584-8200 Ext: 8460 for further assistance.

SECTION 34-983

Canopies: Remove prohibited grey canopy/structure constructed on the left side of the property.

SECTION 10-9

Shutters: Open all shutters located throughout the property (Reference attached photos).

Compliance Date: June 20th, 2023

Failure to comply may result in a citation fine, court costs or a potential lien on the property.

Please contact me if you have any questions and/or need further assistance.

Respectfully,


Joey Sanders
Code Enforcement Officer ID #211
Palm Springs Police Department
Phone: 561-584-8300 Ext: 8525
Email: jsanders@vpsfl.org

Courtesy Code Violation Notice

Case# _____

Date: 04/05/2023 Time: _____

Location: 3549 Corrigan Ct

The Village of Palm Springs is committed to improving our community. Well maintained property enhances the quality of life in neighborhoods and reduces crime.

Please address the listed code violations:

10-9 - Shutters

Open all shutters located throughout the property.

34-913/34-914 - Parking

NO vehicles may be parked on the grass. Additionally, remove prohibited Maroon "White Days Logistics" Semi truck off of the property.

Compliance Date: 04/12/2023

Thank you for your efforts to maintain your residence and property in excellent condition. We commend you for your continuing commitment to our community. Feel free to contact me if you have any questions.

Code Officer J. Sanders # 211
Name I.D. #

Palm Springs Police Department
(561) 584-8300, ext. 8520

EXT: #8525



Property Detail

Location Address 3549 CORRIGAN CT
Municipality PALM SPRINGS
Parcel Control Number 70-43-44-19-11-003-0106
Subdivision LAKEWOOD GARDENS PL 1 IN
Official Records Book 33708 Page 1481
Sale Date JUL-2022
Legal Description LAKEWOOD GARDENS PLAT 1 N 64 FT OF S 448.9 FT OF TR 10 (LESS E 20 FT RD R/W) BLK 3

Owner Information

Owners
TREJO JORGE A

Mailing address
3549 CORRIGAN CT
LAKE WORTH BEACH FL 33461 3515

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
JUL-2022	\$10	33708 / 01481	QUIT CLAIM	TREJO JORGE A
MAY-2022	\$10	33689 / 00251	WARRANTY DEED	TREJO JORGE A &
MAY-2022	\$350,000	33631 / 01356	WARRANTY DEED	TREJO JORGE A &
MAR-2010	\$65,500	23785 / 00121	WARRANTY DEED	POTTER JOHN E
FEB-2010	\$1	23704 / 00930	CERT OF TITLE	FEDERAL NATIONAL MRTG ASSN
JUL-1993	\$62,500	07799 / 00286	WARRANTY DEED	
OCT-1985	\$100	04698 / 01930	QUIT CLAIM	

Exemption Information

No Exemption information available

Property Information

Number of Units 1
*Total Square Feet 1663
Acres 0.2130
Use Code 0100 - SINGLE FAMILY
Zoning RM - RESIDENTIAL MULTI-FAMILY (70-PALM SPRINGS)

Appraisals

Tax Year	2023	2022	2021
Improvement Value	\$112,174	\$91,290	\$89,355
Land Value	\$172,516	\$170,924	\$101,123
Total Market Value	\$284,690	\$262,214	\$190,478

All values are as of January 1st each year

Assessed and Taxable Values

Tax Year	2023	2022	2021
Assessed Value	\$284,690	\$66,594	\$64,654
Exemption Amount	\$0	\$41,594	\$39,654
Taxable Value	\$284,690	\$25,000	\$25,000

Taxes

Tax Year	2023	2022	2021
Ad Valorem	\$5,578	\$609	\$615
Non Ad Valorem	\$511	\$483	\$427
Total tax	\$6,089	\$1,092	\$1,042



ANNE M. GANNON

CONSTITUTIONAL TAX COLLECTOR

Serving Palm Beach County • Serving you.



\$0.00

CHECK OUT

[Return](#)

[New Search](#)

[Print Page](#)

[View Assessment Data](#)



Account Information

Property Control Number:
70-43-44-19-11-003-0106

Mailing Address:
3549 CORRIGAN CT
Lake Worth Beach, FL 33461-3515

Owner of Record:
TREJO JORGE A

Property Type:
Real Property

Property Address:
3549 CORRIGAN
PALM SPRINGS, FL 33461

Second Owner:

Status: Active

Legal Description:
LAKEWOOD GARDENS PLAT 1 N 64 FT
OF S 448.9 FT OF TR 10 (LESS E 20 FT
RD R/W) BLK 3

Last updated: 1/02/2024 04:51:56 PM

2023 Real Estate and Tangible Personal Property Taxes will be delinquent as of April 2, 2024.

Delinquent Property Tax cannot be paid online.

Visit our [Payment Options](#) page to [view delinquent tax payment options](#).

Interest and associated costs for delinquent taxes are determined by the date payment is received to the Tax Collector.
A minimum charge of 3% is collected. Interest accrues at up to 1.5% per month (18% annually).



Tax Bills

Add Tax Bills to the cart then select cart icon (🛒) above to checkout.

Total Payable: \$0.00

[+ Recently Paid Bills](#)



Payment Info - Select to Expand Payment History for PIN

VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT

CODE CASE: 2024-04

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,



Jorge A Trejo

3549 Corrigan CT

Palm Springs, FL 33461 3515

Respondent(s).

ORDER FINDING VIOLATION

Re: Violation of the following Village of Palm Springs Code of Ordinances:

SECTION 34-914: Inoperative and/or Unregistered Vehicles and Parking on the Grass

SECTION 34-913: Prohibited Commercial Vehicles

SECTION 34-221: Landscape Maintenance

SECTION 10-8: Driveway Maintenance

SECTION 34-893: Canopies

SECTION 10-9: Shutters

Address:	3549 CORRIGAN COURT
Legal Description:	LAKEWOOD GARDENS PLAT 1 N 64 FT OF S 448.9 FT OF TR 10 (LESS E 20 FT RD BLK 3
PCN:	70-43-44-19-11-003-0106

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the 18th day of January 2024, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER are hereby entered:

FINDINGS OF FACT

- 1 The Respondent _____ was / was not _____ present at the hearing. There was a finding of proper notice.
2. The Code Inspector presented competent substantial evidence which included testimony and/or photographs to establish that the respondent is in violation of the code section(s) referenced above.

CONCLUSIONS OF LAW

- ☐ Respondent is in violation of the following Village of Palm Springs Code of Ordinances:
- ☐ **SECTION 34-914: Inoperative and/or Unregistered Vehicles and Parking on the Grass**
 - ☐ **SECTION 34-913: Prohibited Commercial Vehicles**
 - ☐ **SECTION 34-221: Landscape Maintenance**
 - ☐ **SECTION 10-8: Driveway Maintenance**
 - ☐ **SECTION 34-893: Canopies**
 - ☐ **SECTION 10-9: Shutters**

- ☐ Respondent was in violation of the following Village of Palm Springs Code of Ordinances:
- ☐ **SECTION 34-914: Inoperative and/or Unregistered Vehicles and Parking on the Grass**
 - ☐ **SECTION 34-913: Prohibited Commercial Vehicles**
 - ☐ **SECTION 34-221: Landscape Maintenance**
 - ☐ **SECTION 10-8: Driveway Maintenance**
 - ☐ **SECTION 34-893: Canopies**
 - ☐ **SECTION 10-9: Shutters**

ORDER

It is the Order of the Code Enforcement Special Magistrate that:

- ☐ Respondent **has** brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before February 1st, 2024:

- ☐ Administrative costs of \$296.91
- ☐ Citation fine of \$ N/A
- ☐ Re-inspection fee of \$ N/A

- ☐ Respondent **has not** brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before February 1st, 2024. If Respondent fails to comply within the time given, a fine of \$100.00 per day, per violation will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property is in compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by February 1st, 2024.

- ☐ Administrative costs of \$296.91
- ☐ Citation fine of \$ N/A
- ☐ Re-inspection fee of \$ N/A

All payments shall be made to Village at 226 Cypress Lane, Palm Springs, Florida 33461.

A certified copy of this order may be immediately recorded in the Public Records of Palm Beach County and if recorded, shall constitute notice pursuant to section 162.07(4), Fla. Stat. Within twenty (20) days of the date of this order, the Respondent may submit a written request to Code Inspector/Officer Joey Sanders at the Village of Palm Springs, 226 Cypress Lane, Palm Springs, FL 33461, for a hearing to challenge the fine amount imposed by this order. If such a hearing is timely requested, the Village shall notify the Respondent of the hearing date and time by regular U.S. mail sent to the address provided in the written request for the hearing. The requested hearing will be limited to consideration of only those new findings necessary to impose an appropriate fine amount. The Respondent shall bear the burden of proof at such hearing and shall be required to show cause why this order and the fine amount stated herein shall not be imposed. However, if the Respondent fails to timely request a hearing as described above and fails to bring the violations into compliance and/or pay all administrative costs and fees as ordered herein, the Village, if it has not already done so pursuant to section 162.07(4) Fla. Stat., may record a certified copy of this order in the Public Records of Palm Beach County, Florida, and thereafter this order shall constitute a lien pursuant to section 162.09, Fla. Stat. If a certified copy of this order has previously been recorded pursuant to section 162.07(4) Fla. Stat., then that recorded order shall constitute a lien pursuant to section 162.09, Fla. Stat. The lien shall be assessed against the real property at issue (if applicable) and the real and personal property of the Respondent. After three (3) months from recording the lien which remains unpaid, the Special Magistrate may authorize the Village Attorney to foreclose on the lien or to sue to recover a money judgement for the amount of

the lien plus accrued interest. Future violations of the aforementioned code section(s) may be considered a repeat violation for which a fine of up to five-hundred dollars (\$500.00) per day may be imposed beginning on the date the violation begins.

Upon complying, it is the responsibility of the Respondent to notify the Village of Palm Springs Code Inspector/Officer at (561)584-8300 Ext. 8525 to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this 18th day of January 2024.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

BY:_____

Special Magistrate

A copy of this order has been furnished to the respondent at the following statutory address:

[3549 Corriqan Court](#)
[Palm Springs, FL 33461 3515](#)

**VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT**

Case No 2017-16

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

v.

Roberto Pinoamador
Judith M. Pinoamador
BrandX LLC
4084 Linda Lane
West Palm Beach, FL 33406 8526
Respondent(s).

VOLUNTARY STIPULATION AND AGREED ORDER

STATE OF FLORIDA, COUNTY OF PALM BEACH

Respondents, Roberto Pinoamador, Judith Pinoamador, Brand X LLC, hereby voluntarily enter into this Stipulation with the Village of Palm Springs, Florida ("Village"), and in consideration of the settlement of this entire matter, the parties having been duly sworn, do stipulate as follows:

1. The above-named Respondent(s) are the owners or occupants of

THE PROPERTY LEGALLY DESCRIBED AS: MILITARY HILL LTS 7 TO 9 INC BLK F WITH PCN: 70-42-44-13-05-006-0070, and STREET ADDRESS of 4084 Linda Lane, Palm Springs, Florida 33406 8526.

2. On or about MARCH 30, 2017 Respondent(s) property was cited with violation(s) of the Village Code: Section 78-69 (Ordinance No. 2009-12 refusing, failing or neglecting to make connections to the Village of Palm Springs Water System).

3. On APRIL 20, 2017, this matter was brought before the Code Enforcement Special Magistrate for the Village of Palm Springs pursuant to the parties' dispute over compliance. The Special Magistrate determined that violations existed and entered an Order Setting Compliance date in which the Respondent(s) received until MAY 1, 2017 to bring the subject property into compliance or be assessed a fine amount of \$200.00 per each day thereafter the violations exist. The property remains in violation and the fines have now accrued to \$467,600.00 as of September 26, 2023.

4. Respondents have jointly applied to the Village Manager for lien reduction pursuant to the Manager's authority under section 2-238(a)(1) of the Village of Palm Springs Code of Ordinances. The Village Manager has determined that the lien should be reduced to promote redevelopment of the Property, provided that the property is first brought into full compliance and all administrative costs and the agreed-upon reduced lien amount are paid.

5. Pursuant to section 2-238(a) of the Village Code, the Respondents and the Village desire to enter into a stipulated order to implement the terms of their agreement. The Village and Respondent(s) agree as follows:

- (a) The Village agrees to reduce the total fees owed to \$11,288.71 and release the lien. The Respondents agree to pay the \$11,288.71 fee payable to Palm Springs Utilities.. The Respondent also agrees to comply with Village Codes Required for Property Improvement.
- (b) Roberto Pinoamador, Judith Pinoamador and Brand X LLC will bring 4084 Linda Lane into compliance by demolishing the building. Demolishing the building includes taking water & sewer lines out of Right of Way and capping them off. Compliance also includes complete grading, seeding, and maintenance of the Lot.
- (c) The Respondents agree to comply on or before 90 days after the order is signed, if a failure to comply, the liens will not be released and the accrued and running fines will be reinstated in full.
- (d) For the purpose of this Stipulation and Agreed Order, compliance by the Respondents shall consist of the following:
 - (1) obtaining a permit where required and complying with all applicable ordinances, laws and regulations;
 - (2) demolishing the structure as provided above, then having the lot properly graded and seeded/sodded; and
 - (3) paying the required amount to the Village.
- (e) Once the Respondent has fully and timely complied with this Stipulation and Agreed Order, the Village shall execute a release of lien on 4084 Linda Lane. The Respondent shall be responsible for recording the release of lien in the public records. Once recorded by the respondent a certified copy is to be provided to the Village of Palm Springs

5. The filing fee for this Stipulation and Agreed Order is \$95.00 and delinquent Administrative Cost (2017 hearing) \$136.73, and Voluntary Stipulation and Agreed Order preparation cost \$545.00 which is due at the time of signing.

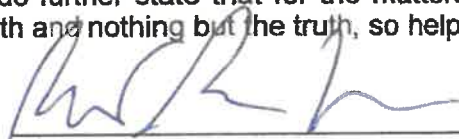
6. In addition, the Respondent voluntarily agrees that if he or she fails to comply with the above set forth herein, the fine shall return to the original amount of \$467,600.00 with daily fines added and shall remain a lien against the property.

7. The Respondent acknowledges and agrees that this Stipulation is being voluntarily entered into with the intent and for the purpose of being legally bound to its provisions, and that each of the individual agreements set forth in this Stipulation are understood by the Respondents, and represent a full settlement of all of the matters contained herein.

8. Upon complete execution of this Stipulation, it shall be presented to the Special Magistrate for approval and entry of an Agreed Order. The parties' compliance with the prospective provisions of this Stipulation (as applicable), shall be contingent upon its approval by the Special Magistrate. If this Stipulation is not approved by the Special Magistrate, this Stipulation is null and void and the Village may thereafter continue to pursue the fines and/or lien in accordance with its Code and Chapter 162, Fla. Stat. and the Respondent shall have the right to schedule a lien reduction hearing before the Special Magistrate

9. This Stipulation sets forth the entire agreement between the parties, and there are no promises or understandings other than those stated herein. None of the provisions, terms and conditions contained in this Stipulation may be added to, modified, superseded or otherwise altered, except by written instrument executed by the parties hereto and approved by the Special Magistrate.

IN WITNESS WHEREOF, the parties have signed and executed this Stipulation, freely and voluntarily and with full authority to do so, on the date acknowledged below, and with the full intent of being legally bound thereto, and do further state that for the matters covered above, this Stipulation to be the truth, the whole truth and nothing but the truth, so help them.



Respondent



Respondent (Brand X LLC)

VILLAGE OF PALM SPRINGS, FLORIDA

By: 

Code Enforcement Officer

Approved: 

Village Manager

AGREED ORDER

THIS MATTER having come before the Code Enforcement Special Magistrate on October 19, 2023, and the Special Magistrate having been presented with the Stipulation regarding the testimony, facts, and other evidence presented by the parties therein; and the parties agreeing that each has entered into the Stipulation freely and voluntarily, with the intent to be bound as a matter of fact and law, and having been fully apprised of the circumstances, does find and order as follows:

1. The Stipulation is adopted in full herein as a part of this Order; and

2. IT IS HEREBY ORDERED, that the Village and Respondent(s) shall comply with the Stipulation as if it were set forth below in full. *The stipulation is ratified and incorporated herein by reference.*

DONE AND ORDERED this 19th day of October, 2023



Special Magistrate

Copies furnished by Regular U.S. mail to the Respondent at:

VILLAGE OF PALM SPRINGS, FLORIDA

**STAFF RECOMMENDATION TO THE SPECIAL MAGISTRATE
ON REQUEST FOR EXTENSION OF TIME**

Code Enforcement Officer: Gehrman

Date: January 18, 2024

Case No.: 2017 - 16

Respondent(s): BrandX LLC

Violation Address (Subject Property): 4084 Linda Lane

BACKGROUND

On **October 19, 2023**, the Village of Palm Springs Code Enforcement Special Magistrate signed voluntary stipulation and agreed order finding the Respondents in agreement with the Village of Palm Springs to correct violations on the property and make payment of an agreed amount of fees owed to the Village. The Fees have been paid. The Respondent was given 90 days (January 18, 2024) from the October 19, 2023 signing of this agreement to be in compliance. The Respondent was given until **January 18, 2024**, to come into compliance. All fees owed agreed to in the Order have been paid.

RECOMMENDATION.

Code Enforcement Staff recommends the following actions pursuant to Florida Statute Section 162.06(2), for the Special Magistrate's consideration:

- A. ☒ That based upon the criteria of Section 162.06(2), Fla. Stat., that the Special Magistrate **approve** the Respondent's Request for an Extension of time.
- B. ☐ That based upon the criteria of Section 162.06(2), Fla. Stat., that the Special Magistrate **deny** the Respondent's Request for an Extension of time. This recommendation is based on the following fact:

STAFF JUSTIFICATION FOR RECOMMENDATION

Staff has based its recommendation to the Special Magistrate on the following factors which include, but are not limited to, the gravity of the violation(s), the actions taken by the Respondent to correct the violation(s), and any previous violations committed by the Respondent. The basis for Staff's recommendation is set forth as follows: The respondent has been taking actions to correct the violations and come into compliance. BrandX LLC (Hector Cabrera) has been in contact with code enforcement and has applied for permits to gain compliance. Due to delays in obtaining issued permits Hector Cabrera is asking for an extension of his compliance date. Delays are not unusual when applying for permits. Due to Mr. Cabrera's good faith actions Village Code Enforcement agrees that a 60 day extension to **MARCH 18, 2024** is acceptable.

Dated: January 18, 2024

By: Tom Gehrman,
Code Enforcement Officer

Village of Palm Springs
Code Enforcement Magistrate Hearing

CODE CASE: 2017-16

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

v.

Roberto Pinoamador

Judith Pinoamador

BrandX LLC

4084 Linda Lane

West Palm Beach, FL 33406 8526

Respondent(s).

PCN: 70-42-44-13-05-006-0070

ORDER GRANTING /DENYING EXTENSION OF TIME

THIS MATTER having come before the Village of Palm Springs Code Enforcement Special Magistrate on JANUARY 18, 2024, by the Respondent's request for an extension of time within which to come into compliance, the Magistrate, having heard the testimony and other evidence of the parties, and having been fully apprised of the circumstances:

1. The above Respondent is the owner or occupant of THE PROPERTY DESCRIBED AS: 4084 LINDA LANE;
Legal Description: MILITARY HILL LTS 7 TO 9 INC BLK F

2. On OCTOBER 19, 2023, the Village of Palm Springs Code Enforcement Special Magistrate signed voluntary stipulation and agreed order finding the Respondents in agreement with the Village of Palm Springs to correct violations on the property and make payment of an agreed amount of fees owed to the Village. The Fees have been paid. The Respondent was given 90 days from the October 19, 2023 signing of this agreement to be in compliance.

(see form attached).

IT IS HEREBY ORDERED, that

- A. Based upon the testimony of the parties, and viewing the facts presented in the light most favorable to the Respondent(s), shall/shall not be given an extension of 60 days, to comply on this matter on or about MARCH 18, 2024.
- B. If the Respondent shall not bring the alleged violations into compliance on or before the extended compliance date of MARCH 18, 2024, the fine and costs shall revert to the Original Compliance Date of JANUARY 18, 2024.

DONE AND ORDERED this 18TH day of JANUARY 2024

By: _____
Special Magistrate

Copies Furnished to the Parties by U. S. MAIL
BRAND X LLC
4084 LINDA LANE
West Palm Beach, FL 33406 8526

VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT

CODE CASE: 2023-57

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,



GENUINE INVESTMENTS LAND TRUST
4234 CANAL 8 ROAD
PALM SPRINGS, FL 33406

MAILING ADDRESS:

5810 SW 33RD TERRACE
FORT LAUDERDALE, FL 33312 6353

Respondent(s).

ORDER FINDING VIOLATION

Re: Violation of the following Village of Palm Springs Code of Ordinances:

- SECTION 30-143: PUBLIC NUISANCE: Trash, debris & overgrowth on vacant lot and right of way. No required property maintenance.
SECTION 30-141: Overgrown vacant lot
SECTION 34 225: Broken Fencing, repairs required.

Address: 4234 CANAL 8 ROAD
Legal Description: 13-44-42, W 1/2 OF NW 1/4 OF NE 1/4 OF NE 1/4 (LESS S 275 FT & NLY 24 FT LWDD L-8 CNL R/W, SLY 16 FT OF N 40 FT CANAL 8 RD & S 0.26 FT OF N 40.26 FT LWDD L-8 CNL R/WS) & W 55 FT OF E 1/2 OF NW 1/4 OF NE 1/4 OF NE 1/4 (LESS S 291.26 FT & NLY 24 FT LWDD L-8 CNL R/W, SLY 16 FT OF N 40 FT CANAL 8 RD & S 0.26 FT OF N 40.26 FT LWDD L-8 CNL R/WS)
PCN: 70-42-44-13-00-000-1020

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the 21st day of December 2023, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER are hereby entered:

FINDINGS OF FACT

1. The Respondent X was / was not present at the hearing. There was a finding of proper notice.
2. The Code Inspector presented competent substantial evidence which included testimony and/or photographs to establish that the respondent is in violation of the code section(s) referenced above.

CONCLUSIONS OF LAW

Respondent is in violation of the following Village of Palm Springs Code of Ordinances:

- X SECTION 30-143: Public nuisance, trash, debris & overgrowth on vacant lot and right of way. No required property maintenance
X SECTION 30-141: Overgrown vacant lot
X SECTION 34 225: Broken Fencing, repairs required.

Respondent **was in violation** of the following Village of Palm Springs Code of Ordinances:

- ☐ **SECTION 30-143: Public nuisance, trash, debris & overgrowth on vacant lot and right of way. No required property maintenance**
- ☐ **SECTION 30-141: Overgrown vacant lot**
- ☐ **SECTION 34 225: Broken fencing, repairs required**

ORDER

It is the Order of the Code Enforcement Special Magistrate that:

- ☐ Respondent **has** brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **JANUARY 8, 2024**:

- ☐ Administrative costs of **\$251.91**
- ☐ Citation fine of **\$ N/A**
- ☐ Re-inspection fee of **\$ N/A**

- ☒ Respondent **has not** brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before **JANUARY 8, 2024**. If Respondent fails to comply within the time given, a fine of \$100.00 per day, per violation will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property is in compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **JANUARY 8, 2024**.

- ☒ Administrative costs of **\$251.91**
- ☐ Citation fine of **\$ N/A**
- ☐ Re-inspection fee of **\$ N/A**

All payments shall be made to Village at 226 Cypress Lane, Palm Springs, Florida 33461.

A certified copy of this order may be immediately recorded in the Public Records of Palm Beach County and if recorded, shall constitute notice pursuant to section 162.07(4), Fla. Stat. Within twenty (20) days of the date of this order, the Respondent may submit a written request to Code Inspector/Officer Tom Gehrman at the Village of Palm Springs, 226 Cypress Lane, Palm Springs, FL 33461, for a hearing to challenge the fine amount imposed by this order. If such a hearing is timely requested, the Village shall notify the Respondent of the hearing date and time by regular U.S. mail sent to the address provided in the written request for the hearing. The requested hearing will be limited to consideration of only those new findings necessary to impose an appropriate fine amount. The Respondent shall bear the burden of proof at such hearing and shall be required to show cause why this order and the fine amount stated herein shall not be imposed. However, if the Respondent fails to timely request a hearing as described above and fails to bring the violations into compliance and/or pay all administrative costs and fees as ordered herein, the Village, if it has not already done so pursuant to section 162.07(4) Fla. Stat., may record a certified copy of this order in the Public Records of Palm Beach County, Florida, and thereafter this order shall constitute a lien pursuant to section 162.09, Fla. Stat. If a certified copy of this order has previously been recorded pursuant to section 162.07(4) Fla. Stat., then that recorded order shall constitute a lien pursuant to section 162.09, Fla. Stat. The lien shall be assessed against the real property at issue (if applicable) and the real and personal property of the Respondent. After three (3) months from recording the lien which remains unpaid, the Special Magistrate may authorize the Village Attorney to foreclose on the lien or to sue to recover a money judgement for the amount of the lien plus accrued interest. Future violations of the aforementioned code section(s) may be considered a repeat violation for which a fine of up to five-hundred dollars (\$500.00) per day may be imposed beginning on the date the violation begins. Upon complying, it is the responsibility of the Respondent to notify the Village of Palm

Springs Code Inspector/Officer at (561)584-8300 Ext. 8522 to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this 21st day of December 2023.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

BY: 
Special Magistrate

A copy of this order has been furnished to the respondent
at the following statutory address:

4234 CANAL ROAD
PALM SPRINGS, FL 33406

VILLAGE OF PALM SPRINGS, FLORIDA

**STAFF RECOMMENDATION TO THE SPECIAL MAGISTRATE
ON REQUEST FOR EXTENSION OF TIME**

Code Enforcement Officer: Gehrman

Date: January 18, 2024

Case No.: 2023-57

Respondent(s): Genuine Investments land Trust

Violation Address (Subject Property): 4234 Canal 8 Road

BACKGROUND

On **DECEMBER 21, 2023**, the above referenced case was adjudicated by the Special Magistrate/Code Enforcement Board as being in violation of Code Section(s): Section 34-225 Broken fence, repairs or replacement required, Section 30-143 Nuisance Debris visible, overgrowth visible, Section 30-141 overgrown vacant lot. The Respondent was given until January 8, 2024, to come into compliance. Administration fees have been paid.

RECOMMENDATION.

Code Enforcement Staff recommends the following actions pursuant to Florida Statute Section 162.06(2), for the Special Magistrate's consideration:

- A. ☒ That based upon the criteria of Section 162.06(2), Fla. Stat., that the Special Magistrate **approve** the Respondent's Request for an Extension of time.
- B. ☐ That based upon the criteria of Section 162.06(2), Fla. Stat., that the Special Magistrate **deny** the Respondent's Request for an Extension of time. This recommendation is based on the following fact:

STAFF JUSTIFICATION FOR RECOMMENDATION

Staff has based its recommendation to the Special Magistrate on the following factors which include, but are not limited to, the gravity of the violation(s), the actions taken by the Respondent to correct the violation(s), and any previous violations committed by the Respondent. The basis for Staff's recommendation is set forth as follows: The respondent has been taking actions to correct the violations and come into compliance. Genuine Investments Land Trust has been in contact with code enforcement and has begun cleanup of this large vacant lot property. Genuine Investments Land Trust is asking for an extension of the compliance date. Due to the new Owners good faith actions Village Code Enforcement agrees that an extension to **FEBRUARY 15, 2024** is acceptable.

Dated: January 18, 2024

By: Tom Gehrman,
Code Enforcement Officer

Village of Palm Springs
Code Enforcement Magistrate Hearing

CODE CASE: 2023-57

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

v.
Genuine Investments land Trust
5810 SW 33RD TERRACE
Fort Lauderdale, FL 33312 6353

Respondent(s).

PCN: 70-42-44-13-00-000-1020

ORDER GRANTING /DENYING EXTENSION OF TIME

THIS MATTER having come before the Village of Palm Springs Code Enforcement Special Magistrate on JANUARY 18, 2024, by the Respondent's request for an extension of time within which to come into compliance, the Magistrate, having heard the testimony and other evidence of the parties, and having been fully apprised of the circumstances:

1. The above Respondent is the owner or occupant of THE PROPERTY DESCRIBED AS: 4234 CANAL 8 ROAD; Legal Description; 13-44-42, W 1/2 OF NW 1/4 OF NE 1/4 OF NE 1/4 (LESS S 275 FT & NLY 24 FT LWDD L-8 CNL R/W, SLY 16 FT OF N 40 FT CANAL 8 RD & S 0.26 FT OF N 40.26 FT LWDD L-8 CNL R/WS) & W 55 FT OF E 1/2 OF NW 1/4 OF NE 1/4 OF NE 1/4 (LESS S 291.26 FT & NLY 24 FT LWDD L-8 CNL R/W, SLY 16 FT OF N 40 FT CANAL 8 RD & S 0.26 FT OF N 40.26 FT LWDD L-8 CNL R/WS)DREW MANOR S 128 FT OF LOT 17

2. On DECEMBER 21, 2023, the Village of Palm Springs Code Enforcement Special Magistrate entered an order finding the Respondent in violation of Section 30-143 Nuisance Debris visible, overgrowth visible, Section 30-141 overgrown vacant lot, Section 34-225 broken fence visible, Section 30-141 overgrown vacant lot. The Respondent was given until January 8, 2024, within which to comply with the code, failing which a fine of \$100 per day, per violation was to be assessed against respondent.

(see form attached).

IT IS HEREBY ORDERED, that

- A. Based upon the testimony of the parties, and viewing the facts presented in the light most favorable to the Respondent(s), shall/shall not be given an extension until, February 15, 2024, to comply on this matter.
- B. If the Respondent shall not bring the alleged violations into compliance on or before the extended compliance date of February 15, 2024, the fine and costs shall revert to the Original Compliance Date of January 8, 2024.

DONE AND ORDERED this 18TH day of January 2024

By: _____
Special Magistrate

Copies Furnished to the Parties by U. S. MAIL
Genuine Investments land Trust
4234 Canal 8 Road
West Palm Beach, Fl 33406