



**AGENDA
CODE ENFORCEMENT MAGISTRATE HEARING DOCKET
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
JULY 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. 2024-41 - 3921 A Street - Pascal Cadet
CE Officer Joey Sanders
Violation of Village Code of Ordinances
Section 10-5: Occupancy Limitations - Reduce the number of unrelated occupants living inside the residence
Section 14-32: No Residential Rental Permit - Obtain rental permits for each room being rented
Section 10-31 (FBC 105.1 & 110.1): Work w/o Permits - Obtain an after-the-fact permit for the installation of pavers, windows, and doors
Section 30-141: Overgrowth - Trim all overgrown trees/vegetation
Section 34-221: Landscape Maintenance - Replace all sections of dead grass
Section 30-143: Remove all trash/debris/rubbish/materials located in the front of the property
Section 34-1381: Open Storage - Remove all miscellaneous items stored in the front of the property
Section 10-9: Exterior Property Maintenance - Repair/replace broken garage door, clean/repair broken mailbox and post "3921" house ID numbers and post "3921" house ID numbers on the front of the property
Citation Fine: N/A
Admin Cost: \$276.75
Recommendation: \$100.00 per day, per violation
Compliance Date: August 1, 2024

2. Case No. 2024-42 - 3750 43rd Drive South - Abel Oria
CE Officer Joey Sanders

Violation of Village Code of Ordinances

Section 10-31 (FBC 105.1 & 110.1): Work without Permits - Obtain an after-the-fact permit for the installation of the fence

Section 14-32: No Residential Rental Permit - Obtain rental permits for each unit

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

Section 34-914: Parking - Remove all vehicles parked on the grass

Section 10-9: Exterior Property Maintenance - Paint all raw sections of fascia (right side)

Section 30-141: Overgrowth - Trim all overgrown trees/vegetation (rear)

Section 30-142: Landscape Maintenance - Trim all overgrown trees/vegetation encroaching over the property line (rear)

Section 10-8: Driveway Maintenance - Driveway needs to be pressure washed

Section 30-143: Trash/Debris - Remove all trash/debris (front)

Citation Fine: N/A

Admin Cost: \$375.75

Recommendation: \$100.00 per day, per violation

Compliance Date: August 1, 2024

3. Case No. 2024-45 - 3584 Corrigan Court - Bradley Lewis
CE Officer Joey Sanders

Violation of Village Code of Ordinances

Section 34-914: Vehicles/Parking - Remove all inoperative and/or unregistered vehicles off the property and remove all vehicles parked on the grass

Section 34-225: Fence Maintenance - Repair broken section of the fence (left side) and remove a small fence (right side)

Section 30-141: Overgrowth - Mow the grass and remove tree obstructing the front door

Section 34-221: Landscape Maintenance - Replace all sections of dead grass

Section 30-143: Trash/Debris/Materials - Remove all trash/debris/materials stored in the front of the property

Section 34-1381: Open Storage - Remove all miscellaneous items stored in the front of the property

Section 10-9: Exterior Property Maintenance - Remove all metal shutters and wood boards covering the windows - post "3584" house ID numbers on the mailbox

Citation Fine: N/A

Admin Cost: \$235.75

Recommendation: \$100.00 per day, per violation

Compliance Date: August 1, 2024

4. CIT Case 2024-43 - 3035 Floweva St - L & R Investments Group LLC
CE Officer Tom Gehrman
Violation of Village Code of Ordinances
Section 10-28: No required reasonable accommodation approval on file
Section 34-765: Prohibited use of multi-family
Section 10-5: Occupancy limitations, over three unrelated adults
Citation Fine: N/A
Admin Cost: TBD
Recommendation: \$100.00 per day, per violation
Compliance Date: August 15, 2024
5. CIT Case 2024-44 - 1856 Emilio Lane - Alejandrina Navarro
CE Officer Tom Gehrman
Violation of Village Code of Ordinances
Section 10-31 (FBC 105.1): Gazebo-Pergola, No Required Issued Permits
Section 10-31 (FBC 110.1): No Required Building Inspections
Citation Fine: N/A
Admin Cost: TBD
Recommendation: \$100.00 per day, per violation
Compliance Date: August 15, 2024
6. Case No. 2024-48 - 309 Henthorne Drive - Rodelci Santos Leon
CE Officer Henry Stout
Violation of Village Code of Ordinances
Section 10-31 (FBC 105.1): Work Without Permit
Section 10-31 (FBC 110.1): Required Inspections
Citation Fine: N/A
Admin Cost: \$160.75
Recommendation: \$100.00 Per Day, Per Violation
Compliance Date: August 18, 2024

PETITION FOR REDUCTION OR ABATEMENT OF FINE

7. CIT Case 2020-2442 - 2887 Lake Worth Road - IS & RG LLC
CE Officer Nanciann Cuenot
Violation of Village Code of Ordinances
Section 30-143: Public; trash & debris
Initial Violation: May 20, 2020
Order Finding Violation: June 18, 2020
Compliance Deadline: September 16, 2020
Compliance Date: June 18, 2024
Fine Amount: \$68,450.00
Citation Fine: Paid
Admin Cost: Paid

Recommendation: \$13,690.00
Compliance Date: August 14, 2024

8. Case 2022-43 - 2887 Lake Worth Road - IS & RG LLC

CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

Section 10-8 Exterior Property Areas

Initial Violation: September 20, 2022

Order Finding Violation: October 20, 2022

Compliance Deadline: November 21, 2022

Compliance Date: June 18, 2024

Fine Amount: \$57,400.00

Citation Fine: N/A

Admin Cost: Paid

Recommendation: \$11,480.00

Compliance Date: August 14, 2024

MOTIONS FOR EXTENSION OF TIME FOR COMPLIANCE

9. Case No. 2024-15 - 316 Alemeda Drive - Jean Joseph & Azema Elivat Joseph

CE Officer Nicole Tamayo

Violation of Village Code of Ordinances

Section 10-8: Exterior property area. Driveway maintenance/repair required.

Section 66-112: General maintenance requirements. Broken sidewalk repair required, responsibility of the property owner to pressure wash the sidewalk-use area.

Section 34-221: Responsibility of the owner; Practices enumerated. Owner is responsible for maintaining all landscape in good condition.

Initial Violation: February 05, 2024

Order Finding Violation: February 15, 2024

Compliance Deadline: April 01, 2024

Compliance Date: Not In Compliance

Fine Amount: N/A

Citation Fine: N/A

Admin Cost: Paid

Recommendation: Extend 60 days

Compliance Date: September 01, 2024

**Next Magistrate Hearing is Thursday, August 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. 2024-41

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,
V.

Pascal Cadet
3921 A ST
Palm Springs, FL 33461

Respondent(s).

70-43-44-19-19-003-0020

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 **July 2nd, 2024**, the Respondent(s), **Pascal Cadet** owner(s) of the property at **3921 A ST, PALM SPRINGS, FL, 33461** is in violation of local ordinances.

SECTION 10-5: Occupancy Limitations-Reduce the amount of unrelated occupants living inside the residence

SECTION 14-32: No Residential Rental Permit-Obtain rental permits for each room being rented

SECTION 10-31 (FBC 105.1 & 110.1): Work w/o Permits-Obtain an after the fact permit for the installation of pavers, windows and doors

SECTION 30-141: Overgrowth-Trim all overgrown trees/vegetation

SECTION 34-221: Landscape Maintenance-Replace all sections of dead grass

SECTION 30-143: Remove all trash/debris/rubbish/materials located in the front of the property

SECTION 34-1381: Open Storage-Remove all misc. items stored in the front of the property

SECTION 10-9: Exterior Property Maintenance-Repair/replace broken garage door, clean/repair broken mailbox and post "3921" house ID numbers and post "3921" house ID numbers on the front of the property

These violations must be corrected on or before **July 16th, 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 July 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

Date Issued: _____ July 2nd, 2024 _____

Joey Sanders
Printed Name of Officer

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

**VILLAGE OF PALM SPRINGS,
FLORIDA,**

Petitioner

Case No. 2024-41

RETURN OF SERVICE

**PASCAL CADET
3921 A ST
PALM SPRINGS, FL 33461 3536**
_____ /

Respondent

On the **2nd Day of July 2024 at 6:38PM**, I served the attached NOV/NOH on the within named Respondent, **Pascal Cadet** at **3921 A 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

NOTICE TO THE PUBLIC
Palm Springs Police Department
Palm Springs, CA 92262
Phone: (760) 325-4000
Fax: (760) 325-4001
Website: www.pspalm.org

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02.07.2024 18:38



02.07.2024 09:23



02.07.2024 09:31



02.07.2024 09:31





02.07.2024 09:23



02.07.2024 09:24



02.07.2024 09:24



02.07.2024 09:24





02.07.2024 09:26



02.07.2024 09:26



02.07.2024 09:28



02.07.2024 09:28





PALM SPRINGS POLICE DEPARTMENT

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

July 2nd, 2024

Pascal Cadet
3921 A ST
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 **3921 A ST in Palm Springs, FL.**

PCN: 70-43-44-19-19-003-0020

VIOLATION/HEARING CASE 2024-41

SECTION 10-5: Occupancy Limitations-Reduce the amount of unrelated occupants living inside the residence

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SECTION 10-9: Exterior Property Maintenance-Repair/replace broken garage door, clean/repair broken mailbox and post "3921" house ID numbers and post "3921" house ID numbers on the front of the property

The options available include coming into voluntary compliance on or before **July 16th, 2024 OR** arguing your case at the Special Magistrate Hearing, **Thursday July 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: 561-584-8200 Ext. 0535

Email: jsanders@vpsfl.org

Professionalism • Respect • Integrity • Duty • Excellence



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



9489 0178 9820 3019 8760 36

Label 880-QDT, March 2023

quadiënt

FIRST-CLASS MAIL

007.36⁰

07/03/2024 ZIP 33480
043M31255277

US POSTAGE

Pascal Cadet
3921 A ST
Palm Springs, FL 33461



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



quadiënt

FIRST-CLASS MAIL
IMI

\$000.64⁰

07/03/2024 ZIP 33480
043M31255277

US POSTAGE

Pascal Cadet
3921 A ST
Palm Springs, FL 33461

9E 0928 6T0E 0286 8270 6846

Sec. 10-5. Occupancy limitations.

- (a) *Definitions.* For purposes of this article, the following words, terms and phrases, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Building shall mean any structure built for the support, shelter, or enclosure of persons, animals, chattels, or property of any kind. The term "building" shall be construed as if followed by the words "or part thereof."

Department shall mean the land development department of the village.

Dwelling shall mean any building or structure, or part thereof, used and occupied for human habitation or intended to be so used, and includes any outhouses and appurtenances belonging thereto and enjoyed therewith.

Dwelling unit shall mean any room or group of rooms located within a dwelling and forming a single habitable unit with facilities which are used or intended to be used for living, sleeping, cooking and eating.

Dwelling, dwelling unit, rooming house, rooming unit, premises shall be construed as though they were followed by the words "or any part thereof."

Habitable room or space shall mean a room or enclosed floor space used or intended to be used for living, sleeping, cooking or eating purposes, excluding bathrooms, water closet compartments, laundries, pantries, foyers, communicating corridors, closets or storage spaces.

Let for occupancy or let shall mean to permit, provide or offer possession or occupancy of a dwelling, dwelling unit, rooming unit, building, premise or structure by a person who is or is not the legal owner of record thereof, pursuant to a written or unwritten lease, agreement or license, or pursuant to a recorded or unrecorded agreement of contract for the sale of land.

Multiple dwelling shall mean any dwelling containing more than two dwelling units.

Parts. Whenever the words "dwelling unit," "dwelling," "premises," "building," "rooming house," "rooming unit," or "story," are stated in this Code, they are to be construed as though they were followed by the words "or any part thereof."

Premises shall mean a platted lot or part thereof or unplatted lot or parcel of land or plot of land, either occupied or unoccupied by any dwelling or nondwelling structure.

Rooming unit shall mean any room or group of rooms forming a single habitable unit used or intended to be used for living and sleeping, but not for cooking or eating purposes.

Rooming house shall mean any dwelling, or that part of any dwelling containing one or more rooming units, in which space is let by the occupant to three or more persons who are not husband or wife, son or daughter, mother or father, sister or brother of the occupant.

Terms defined in other codes. Where terms are not defined in this Code and are defined in the building, electrical, plumbing or mechanical codes of the land development code adopted by the county, such terms shall have the meanings ascribed to them in those codes.

Terms not defined. Where terms are not defined through the methods authorized by this section, such terms shall have the ordinary accepted meanings such as the context implies.

- (b) Dwelling units, hotel units, rooming units and dormitory units shall be arranged to provide privacy and be separate from other adjoining spaces. A habitable room, other than a kitchen, shall be not less than seven feet (2,134 mm) in any plan dimension. Kitchens shall have a clear passageway of not less than three feet (914 mm) between counterfronts and appliances or counterfronts and wall.
- (c) Habitable spaces, hallways, corridors, laundry areas, bathrooms and toilet rooms shall have a clear ceiling height of not less than seven feet (2,134 mm).

Exceptions to these requirements shall be as follows:

- (1) In one- and two-family dwellings, beams or girders spaced not less than four feet (1,219 mm) on center and projecting not more than six inches (152 mm) below the required ceiling height.
- (2) Rooms occupied exclusively for sleeping, study or similar purposes and having a sloped ceiling over all or part of the room, with a clear ceiling height of at least seven feet (2,134 mm) over not less than one-third of the required minimum floor area. In calculating the floor area of such rooms, only those portions of the floor area with a clear ceiling height of five feet (1,524 mm) or more shall be included.
- (d) Every bedroom occupied by one person shall contain at least 70 square feet (6.5 m²) of floor area, and every bedroom occupied by more than one person shall contain at least 50 square feet (4.6 m²) of floor area for each occupant thereof.
- (e) Bedrooms shall not constitute the only means of access to other bedrooms or habitable spaces and shall not serve as the only means of egress from other habitable spaces. Exceptions to this requirement shall be for those units that contain fewer than two bedrooms.
- (f) Every bedroom shall have access to at least one water closet and one lavatory without passing through another bedroom. Every bedroom in a dwelling unit shall have access to at least one water closet and lavatory located in the same story as the bedroom or an adjacent story. Every dwelling unit shall be equipped with at least one flush water closet, one lavatory and one tub or shower for each six persons or fraction thereof.
- (g) Kitchens, living rooms, dining rooms and nonhabitable spaces shall not be counted as a sleeping area.
- (h) Dwelling units shall not be occupied by more occupants than permitted by the minimum area requirements of table 1.

TABLE 1
MINIMUM AREA REQUIREMENTS

Space	Minimum Area in Square Feet		
	1—2 Occupants	3—5 Occupants	6 or More Occupants
Living room ^{a,b}	No requirements	120	150
Dining room ^{a,b}	No requirements	80	100
Bedrooms	Shall comply with all of the requirements of section 10-5(d), (e) and (f)		

For SI: 1 square foot = 0.093 m²

- a. See Section 10-5(j) for combined living room/ dining room spaces.
- b. See Section 10-5(i) for limitations on determining the minimum occupancy area for sleeping purposes.
- (i) The minimum occupancy area required by Table 1 shall not be included as a sleeping area in determining the minimum occupancy area for sleeping purposes. All sleeping areas shall comply with section 10-5(d) through (f).
- (j) Combined living room and dining room spaces shall comply with the requirements of table 1 if the total area is equal to that required for separate rooms and if the space is located so as to function as a combination living room/dining room.
- (k) Nothing in this section shall prohibit an efficiency living unit which meets the following requirements:
 - (1) A unit occupied by not more than two occupants shall have a clear floor area of not less than 220 square feet (20.4 m²). A unit occupied by three occupants shall have a clear floor area of not less than

320 square feet (29.7 m²). These required areas shall be exclusive of the areas required by items 2 and 3.

- (2) The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities, each having a clear working space of not less than 30 inches (762 mm) in front. Light and ventilation conforming to this code shall be provided.
- (3) The unit shall be provided with a separate bathroom containing a water closet, lavatory, and bathtub or shower.
- (4) The maximum number of occupants shall be three.
- (l) All spaces to be occupied for food preparation purposes shall contain suitable space and equipment to store, prepare and serve foods in a sanitary manner. There shall be adequate facilities and service for the sanitary disposal of food wastes and refuse, including facilities for temporary storage.
- (m) That no more than three unrelated persons shall reside in any unit as further defined in the definition of "family" as provided in section 1-2 of this Code.

(Ord. No. 2006-47, § 2, 11-9-2006; Ord. No. 1601, § 3, 3-10-2016)

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.

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- (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. 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(s)—Regulatory fees authorized, F.S. § 166.221.

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. 34-1381. 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. 10-31. 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 components:
- 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

CASE PRESENTATION

CASE No. CASE 2024-41

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 #2024-41 is concerning the property located at 3921 A 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 Pascal Cadet.
4. Pursuant to observation there are violations of the following local ordinances:
SECTION 10-5: Occupancy Limitations-Reduce the amount of unrelated occupants living inside the residence
SECTION 14-32: No Residential Rental Permit-Obtain rental permits for each room being rented
SECTION 10-31 (FBC 105.1 & 110.1): Work w/o Permits-Obtain an after the fact permit for the installation of pavers, windows and doors
SECTION 30-141: Overgrowth-Trim all overgrown trees/vegetation
SECTION 34-221: Landscape Maintenance-Replace all sections of dead grass
SECTION 30-143: Remove all trash/debris/rubbish/materials located in the front of the property
SECTION 34-1381: Open Storage-Remove all misc. items stored in the front of the property
SECTION 10-9: Exterior Property Maintenance-Repair/replace broken garage door, clean/repair broken mailbox and post "3921" house ID numbers and post "3921" house ID numbers on the front of the property
Photos are included in the file.

5. On 07/01/2024, the Code Enforcement Division received a complaint from Detective Fequiere (ID #131) in reference to the above noted property. Det. Fequiere advised that she and several other Palm Springs Police Department road patrol officers recently responded to the property in reference to a domestic violence incident. While on scene conducting her criminal investigation, Det. Fequiere advised that she observed approximately 9 different people living inside the residence. When questioned, Detective Fequiere advised that all of the occupants stated that they were renting a room from their landlord Pascal Cadet. Based on the aforementioned information, Det. Fequiere requested for the Code Enforcement Division to investigate the matter which appeared to be a violation of VPS Ordinance 10-5 (overcrowding).

On 07/02/2024, I inspected the property and observed multiple code violations to include work performed without a permit and inspection as well as all the other above noted violations. Due to the severity of the violations, I made the decision to bypass issuing a courtesy code violation notice and proceeded to schedule the case for the next available Special Magistrate Hearing. As of this writing, I've received no response and Cadet has made no effort to communicate with me.

6. On July 2nd, 2024, Notice of Violation/ Notice of Hearing 2024-41 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 not signed and returned. Unfortunately, the property remains in non-compliance.

CASE No. _____

7. I request that the respondent be ordered to come into compliance by correcting all the property violations by **August 1st, 2024**. If not in compliance by **August 1st, 2024**, a **\$100.00 PER DAY PER VIOLATION** fine shall commence.

8. The Village has also incurred costs in the amount of **\$276.75** conducting this investigation and hearing. I request that the respondent be ordered to reimburse those costs to the Village by no later than **August 1st, 2024**.

9. Subject to any questions you might have, this concludes the Village's testimony.



The Village of Palm Springs FLORIDA



Case Administrative / Court Costs

July 18, 2024, 3921 A ST

Case 2024-41

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	3.00	20.00	60.00
6	Additional certified copies for hearing	1.00	7.36	7.36
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	0.64	0.64
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	1.00	41.00	41.00
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 2024-41				276.75

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT

CITATION NO: 2021-2319

XX AFFIDAVIT OF COMPLIANCE
AFFIDAVIT OF NON-COMPLIANCE
(Check One)

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner

vs.

PASCAL CADET
3921 A ST
LAKE WORTH FL 33461

Respondent

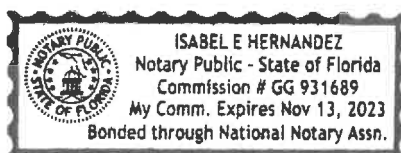
The property at 3921 A STREET in the Code Enforcement CITATION dated **NOVEMBER 23rd 2021**, in the above mentioned case, has been re-inspected and, I JOSE INOA state that said property is **NOW** in compliance with **Sec. 34-914 Parking violations** of the Ordinance Codes of the Village of Palm Springs on the (18th) **EIGHTEENTH** day of **JANUARY 2022**.


Code Enforcement Officer

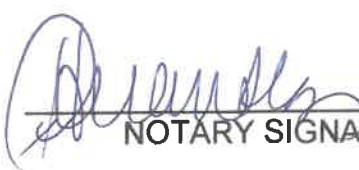
STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to, (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 7 day of April, 2022, by, Jose Inoa, who is personally known to me or who has produced _____ as identification.

My Commission expires:



CEB Forms Updated 9-29-2020


NOTARY SIGNATURE

Isabel Hernandez

PRINT NAME

Notary Public, State of Florida
Commission No.:

VILLAGE OF PALM SPRINGS, FLORIDA CODE CITATION

CITATION NO. 2319

DAY OF WEEK <u>Tuesday</u>	MONTH <u>11</u>	DAY <u>23</u>	YEAR <u>2021</u>	TIME <u>8:34 AM</u>
FIRST NAME <u>Pascal</u>	MID INT.	LAST NAME <u>Cadet</u>		
STREET ADDRESS <u>3921 Ast</u>				
CITY <u>Palm Springs</u>	STATE <u>FL</u>	ZIP CODE <u>33461</u>		
TAG NO.	DESCRIPTION			
VIOLATION CODE SECTION(S) & DESCRIPTION:				
<u>34-914 Parking violations</u>				
☐ REPEAT VIOLATION				

Jose Inoa 136
Code Enforcement Officer 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: Thursday

December 16 2021 at 10:00 AM
Hearing Date Time
January 20, 2022
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 \$ 50.00, plus a re-inspection fee of \$30.00 for a TOTAL Civil Penalty of \$ 80.00. 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 12-1-21, 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.

not there Posted
Respondent Signature Printed Name



PALM SPRINGS POLICE DEPARTMENT

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

November 23, 2021

PASCAL CADET
3921 A ST
LAKE WORTH FL 33461 3536

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 3921 A ST in Palm Springs, Florida.
PCN: 70-43-44-19-19-003-0020

Citation 2021-2319

Section 34-914 – Parking violations on property.

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, December 16, 2021 AT 10:00AM.
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,

A handwritten signature in black ink, appearing to be "J Inoa".

Jose Inoa
Palm Springs Public Safety
Code Enforcement Officer
(T) 561-304-4829
Jinoa@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 6, 2017

PASCAL CADET
3921 A STREET
LAKE WORTH, FL 33461 3536

Dear Property Owner,

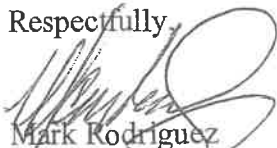
You have been issued a courtesy notice for code violations by the Code Enforcement unit of Palm Springs Public Safety. This is regarding the property at **3921 A STREET A PALM SPRINGS FL.**
Florida PCN: 70-43-44-19-19-003-0020

This property is in violation of local ordinances including **34-914 Parking in a Single Residential District: Unregistered vehicles in the rear of property again, 30-143 Trash & Debris in Back yard: These violations constitute a "REPEAT VIOLATION" WHICH NEEDS TO BE TAKEN CARE OF ASAP OR ANOTHER CITATION WILL BE ISSUED. Please have this matter taken care of as to avoid Citation fines, Court costs and possible Lien on the property.**

Compliance Date: FEBRUARY 9, 2017

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
Mrodriguez2@vpsfl.org
(T) 561-304-4829

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT

CITATION 2016-1962

XX AFFIDAVIT OF COMPLIANCE
AFFIDAVIT OF NON COMPLIANCE
(Check One)

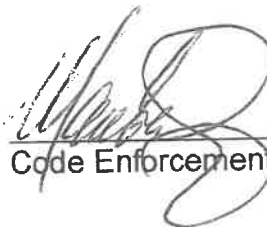
VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner

VS.

PASCAL CADET
3921 A STREET
LAKE WORTH, FL 33461 3536

Respondent

The property at 3921 A STREET described in the Code Enforcement CITATION dated JULY 14TH, 2016, in the above mentioned case, has been re-inspected and, I Mark Rodriguez state that said property is **NOW** in compliance **105.1 FAILURE TO OBTAIN BUILDING PERMITS, 110.1 FAILURE TO OBTAIN INSPECTIONS, 34-914 PARKING IN A SINGLE FAMILY DISTRICT, 34-745 PROHIBITED USE - RESIDENTIAL** of the Ordinance Codes of the Village of Palm Springs on the **TWENTYFOURTH (24TH) day of AUGUST 2016.**
CITAION AND ADMIN COSTS PAID.


Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing Affidavit acknowledged before me this ____ day of _____, 2016 by _____, who is personally known to me to be a Code Enforcement Officer of the Village of Palm Spring, Florida.

Witness my hand and seal the day and year first written above.

Notary Public - State of Florida
My Commission Expires:



PALM SPRINGS POLICE DEPARTMENT

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

JULY 18, 2016

PASCAL CADET
3921 A STREET
LAKE WORTH, FL 33461 3536

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 **3921 A STREET in Palm Springs, Florida.**
PCN: 70-43-44-19-19-003-0020

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, **AUGUST 9, 2016 AT 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. 1962

DAY OF WEEK <u>Thursday</u>	MONTH <u>7</u>	DAY <u>14</u>	YEAR <u>2016</u>	TIME <u>10:00 AM</u>
FIRST NAME <u>Paul</u>	MID INT.	LAST NAME <u>COET</u>		
STREET ADDRESS <u>3921 A STREET</u>				
CITY <u>LAKE WORTH</u>	STATE <u>FL</u>	ZIP CODE <u>33461 3536</u>		
TAG NO.	DESCRIPTION			
VIOLATION CODE SECTION(S) & DESCRIPTION: <u>105.1 FAILURE TO OBTAIN INSPECTION</u> <u>PLANT, 110.1 FAILURE TO OBTAIN INSPECTION</u> <u>34-914 FAILURE TO OBTAIN INSPECTION</u> <u>34-915 FAILURE TO OBTAIN INSPECTION</u> <u>105.1 FAILURE TO OBTAIN INSPECTION</u>				
☐ REPEAT VIOLATION				

Mark Conover
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:

August 9, 2016 at 10:00 AM
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 \$425.00, plus a re-inspection fee of \$30.00 for a TOTAL Civil Penalty of \$455.00. 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 8/10/16, 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.

NOT HERE
Respondent Signature

Printed Name



PALM SPRINGS POLICE DEPARTMENT

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

JUNE 28, 2016

PASCAL CADET
3921 A STREET
LAKE WORTH, FL 33461 3536

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 **39421 A STREET A PALM SPRINGS FL.**
Florida PCN: 70-43-44-19-19-003-0020

This property is in violation of local ordinances including **105.1 Failure to Obtain Building Permit, 110.1 Failure to Obtain Inspections: shed converted to radio station (no license), 34-914 Parking in a Single Residential District; Unregistered, untagged, disabled vehicles (rear of property).** The Village is **requesting an inspection of the property, failure to comply will result in a Citation Fine. Please have this matter taken care of as to avoid Citation fines, Court costs and possible Lien on the property.**

Compliance Date: JULY 5, 2016

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
Mrodriguez2@vpsfl.org
(T) 561-304-4829



PALM SPRINGS POLICE DEPARTMENT

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

APRIL 10, 2014

CADOT PASCAL
COMEILLE P. PASCAL
3921 A STREET
PALM SPRINGS, FL 33461 3536

Mailed Regular
4-10-14
TJ

Dear Property Owner,

This notice is regarding your property at **3921 A STREET IN PALM SPRINGS, FL.**
Florida PCN: 70-43-44-19-19-003-0020

The property is in violation of local ordinances for parking violations at zoned Family Residential Property (34-914). The property is being used as a parking and storage location for inoperable vehicles either with expired tags or no tags.

Please have inoperable cars removed and parking of vehicles for residents only.
All vehicles need to have current registration tags and be operable or removed, this includes boats and trailers.

COMPLIANCE DATE: APRIL 20, 2014

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

Thank you for your cooperation.

Respectfully,

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

3921 A Street - Pascal

Courtesy Code Violation Notice

Case # _____

Date: 4-9-14 Time: 3:00pm

Location: 3921 A Street

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:

Vehicles Require
CURRENT TAGS

-BOATS

-CARS

Register or Remove

Compliance Date: 4-19-14

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 Gertman 105

Name

I.D. #

Palm Springs Police Department
(561) 968-8243



Courtesy Code Violation Notice

Case # _____

Date: 10-18-13 Time: 9:30 AM

Location: 3921 A Street

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 AND STORING
PROHIBITED VEHICLE

IN RESIDENTIAL

-TOW TRUCK A-1 AUTOMATION

Remove Vehicle Avoid
CITATION

Compliance Date: 10-28-13

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 Gertman 105

Name

I.D. #

Palm Springs Police Department
(561) 968-8243



Property Detail

Location Address : 3921 A ST
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-19-19-003-0020
Subdivision : TALL PINES IN
Official Records Book/Page : 27298 / 174
Sale Date : DEC-2014
Legal Description : TALL PINES LT 2 BLK 3

Owner Information

Owner(s)	Mailing Address
CADET PASCAL	3921 A AVE LAKE WORTH BEACH FL 33461 3536

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
DEC-2014	\$130,500	27298 / 00174	QUIT CLAIM	CADET PASCAL
APR-2007	\$10	21696 / 01245	QUIT CLAIM	CADET PASCA L&
JUL-2005	\$244,000	18946 / 01451	WARRANTY DEED	PASCAL CADET
SEP-2003	\$140,000	15978 / 00517	WARRANTY DEED	GALARZA GABRIEL
SEP-1998	\$100	10668 / 00461	QUIT CLAIM	
AUG-1998	\$100	10603 / 01754	QUIT CLAIM	
APR-1998	\$27,500	10348 / 01268	LIFE ESTATE	THOMAS CHARLES LEE
MAY-1995	\$100	08778 / 00376	QUIT CLAIM	
JUN-1989	\$63,800	06120 / 00177	WARRANTY DEED	
MAR-1986	\$66,000	04817 / 01305	WARRANTY DEED	
JAN-1976	\$37,000	02530 / 01309		
JAN-1975	\$40,000	02455 / 01670	WARRANTY DEED	

Exemption Information

Applicant/Owner(s)	Year	Detail
PASCAL CADET	2024	HOMESTEAD
PASCAL CADET	2024	ADDITIONAL HOMESTEAD

Property Information

Number of Units : 1
***Total Square Feet :** 1770
Acres : 0.1496
Property Use Code : 0100—SINGLE FAMILY
Zoning : RM—RESIDENTIAL MULTI-FAMILY (70-PALM SPRINGS)

Appraisals

Tax Year	2023	2022	2021	2020	2019
Improvement Value	\$152,505	\$122,012	\$117,486	\$127,782	\$119,254
Land Value	\$164,370	\$162,103	\$71,077	\$60,500	\$55,550
Total Market Value	\$316,875	\$284,115	\$188,563	\$188,282	\$174,804

Assessed and Taxable Values

Tax Year	2023	2022	2021	2020	2019
Assessed Value	\$106,222	\$103,128	\$100,124	\$98,742	\$96,522
Exemption Amount	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Taxable Value	\$56,222	\$53,128	\$50,124	\$48,742	\$46,522

Taxes

Tax Year	2023	2022	2021	2020	2019
AD VALOREM	\$1,263	\$1,227	\$1,204	\$1,187	\$1,156
NON AD VALOREM	\$511	\$483	\$427	\$422	\$424
TOTAL TAX	\$1,773	\$1,709	\$1,630	\$1,609	\$1,580

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcpao.gov

Account Information

Property Control Number: 70-43-44-19-19-003-0020	Property Type: Real Property	Status: Active
Mailing Address: 3921 A AVE Lake Worth Beach, FL 33461-3536	Property Address: 3921 A PALM SPRINGS, FL 33461	Legal Description: TALL PINES LT 2 BLK 3
Owner of Record: CADET PASCAL	Second Owner:	

Last updated: 7/06/2024 03:59:19 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

Due Date	Net Tax	Last Paid	Amount Paid	Status
4/1/24	\$1,702.47 Net Tax: \$1,773.41 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$70.94	11/28/23	-\$1,702.47	Paid
3/31/23	\$1,640.95 Net Tax: \$1,709.32 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$68.37	11/29/22	-\$1,640.95	Paid
3/31/22	\$1,565.19 Net Tax: \$1,630.41 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$65.22	11/24/21	-\$1,565.19	Paid

Re: Possible Code Violation PSPD Case Number 24-011923

Odalis Fequiere <ofequiere@vpsfl.org>

Tue 7/2/2024 7:18 PM

To: Joey Sanders <joeysanders@vpsfl.org>

Cc: Thomas Gehrman <tgehrman@vpsfl.org>; Henry L. Stout <hstout@vpsfl.org>; Nicole Tamayo <ntamayo@vpsfl.org>;

Nanciann M. Cuenot <ncuenot@vpsfl.org>

Thanks, I'll there.

God bless,

Det. Fequiere #131
Palm Springs Police Department
Violent Crimes Unit
Crisis Assessment Team
Special Investigations Division
230 Cypress Lane
Palm Springs, FL 33461
561-584-8300 ext. 8555

On Jul 2, 2024, at 19:15, Joey Sanders <joeysanders@vpsfl.org> wrote:

Good evening Detective Fequiere,

CEO Cuenot and I are familiar with this property and I believe the property already has a lien on it for failure to connect to sewer.

I inspected the property this morning and observed additional code violations to go along with what you already reported to us. At 1838 hours, I posted an NOV/NOH on the front door of the property and the case is scheduled to be presented at the July 18th, 2024 Special Magistrate Hearing (reference attachment).

As previously stated by CES Gehrman, we would need for you to testify as you were the one who witnessed the violation. Thank you for bringing this matter to our attention.

Have a good night.

Respectfully,

<Outlook-
vnqzez0g.png>

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

From: Thomas Gehrman <tgehrman@vpsfl.org>

Sent: Tuesday, July 2, 2024 8:08 AM

To: Odalis Fequiere <ofequiere@vpsfl.org>; Joey Sanders <joey.sanders@vpsfl.org>; Henry L. Stout <hstout@vpsfl.org>

Subject: Re: Possible Code Violation PSPD Case Number 24-011923

RE: 3921 A STREET
Overcrowding

Odalis,
Thank you for the information!
Would you be willing to testify at the July 18th Code hearing?

Joey, Henry,
We have time to Issue a Notice of Hearing to Cadet Pascal (property owner) for the June 18th Code Hearing.
He Probably doesn't have a Rental Permit either.

Thank You,

<Outlook-
eqds5dfo.png>

Tom Gehrman
Code Enforcement Officer
Village of Palm Springs
Cell: 561-814-3208
Phone: (561) 584-8300, 8522
tgehrman@vpsfl.org

From: Odalis Fequiere <ofequiere@vpsfl.org>
Sent: Monday, July 1, 2024 10:42 AM
To: Thomas Gehrman <tgehrman@vpsfl.org>
Subject: Possible Code Violation PSPD Case Number 24-011923

Good morning,

I recently responded along with road patrol officers to 3921 A Street in reference to felony domestic battery and an alleged sexual battery call. I observed appx 9 different people living at the above address. When asked, the subjects stated they were renting a room from the landlord, Cadet Pascal.

Please look into this and let me know the outcome. My thanks in advance for your help.

God bless,

<Outlook-v2lkd4cr.png>

Detective Odalis Fequiere #131
Violent Crimes Unit
Crisis Assessment Team
Special Operations Division
Palm Springs Police Department
230 Cypress Lane | Palm Springs, FL 33461
561-584-8300 Ext. 8555

VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT



CODE CASE: 2024-41

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

PASCAL CADET
3921 A STREET
PALM SPRINGS, FL 33461 3536

Respondent(s).

ORDER FINDING VIOLATION

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

SECTION 10-5: Occupancy Limitations-Reduce the amount of unrelated occupants living inside the residence

SECTION 14-32: No Residential Rental Permit-Obtain rental permits for each room being rented

SECTION 10-31 (FBC 105.1 & 110.1): Work w/o Permits-Obtain an after the fact permit for the installation of pavers, windows and doors

SECTION 30-141: Overgrowth-Trim all overgrown trees/vegetation

SECTION 34-221: Landscape Maintenance-Replace all sections of dead grass

SECTION 30-143: Remove all trash/debris/rubbish/materials located in the front of the property

SECTION 34-1381: Open Storage-Remove all misc. items stored in the front of the property

SECTION 10-9: Exterior Property Maintenance-Repair/replace broken garage door, clean/repair broken mailbox and post "3921" house ID numbers and post "3921" house ID numbers on the front of the property

Address: 3921 A STREET
Legal Description: TALL PINES LT 2 BLK 3
PCN: 70-43-44-19-19-003-0020

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 July 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 10-5: Occupancy Limitations-Reduce the amount of unrelated occupants living inside the residence
- ☐ SECTION 14-32: No Residential Rental Permit-Obtain rental permits for each room being rented

- ☐ SECTION 10-31 (FBC 105.1 &110.1): Work w/o Permits-Obtain an after the fact permit for the installation of pavers, windows and doors
 - ☐ SECTION 30-141: Overgrowth-Trim all overgrown trees/vegetation
 - ☐ SECTION 34-221: Landscape Maintenance- Replace all sections of dead grass
 - ☐ SECTION 30-143: Remove all trash/debris/rubbish/materials located in the front of the property
 - ☐ SECTION 34-1381: Open Storage-Remove all misc. items stored in the front of the property
 - ☐ SECTION 10-9: Exterior Property Maintenance-Repair/replace broken garage door, clean/repair broken mailbox and post "3921" house ID numbers and post "3921" house ID numbers on the front of the property
- ☐ Respondent was in violation of the following Village of Palm Springs Code of Ordinances but is currently in compliance:
- ☐ SECTION 10-5: Occupancy Limitations-Reduce the amount of unrelated occupants living inside the residence
 - ☐ SECTION 14-32: No Residential Rental Permit-Obtain rental permits for each room being rented
 - ☐ SECTION 10-31 (FBC 105.1 &110.1): Work w/o Permits-Obtain an after the fact permit for the installation of pavers, windows and doors
 - ☐ SECTION 30-141: Overgrowth-Trim all overgrown trees/vegetation
 - ☐ SECTION 34-221: Landscape Maintenance- Replace all sections of dead grass
 - ☐ SECTION 30-143: Remove all trash/debris/rubbish/materials located in the front of the property
 - ☐ SECTION 34-1381: Open Storage-Remove all misc. items stored in the front of the property
 - ☐ SECTION 10-9: Exterior Property Maintenance-Repair/replace broken garage door, clean/repair broken mailbox and post "3921" house ID numbers and post "3921" house ID numbers on the front of the property

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 August 1st, 2024:
- ☐ Administrative costs of \$276.75
 - ☐ 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 August 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 August 1st, 2024.
- ☐ Administrative costs of \$276.75
 - ☐ 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 July 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:

3921 A STREET
PALM SPRINGS, FL 33461 3536

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2024-42

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,
V.

Abel Oria
1112 Wandering Willow Way
Loxahatchee, FL 33470

Respondent(s).

70-42-44-24-00-000-5760

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 **July 3rd, 2024**, the Respondent(s), **Abel Oria** owner(s) of the property at **3750 43rd DR S, PALM SPRINGS, FL, 33461** is in violation of local ordinances.

SECTION 10-31 (FBC 105.1 & 110.1): Work w/o Permits-Obtain an after the fact permit for the installation of the fence

SECTION 14-32: No Residential Rental Permit-Obtain rental permits for each unit

SECTION 34-225: Fence Maintenance-Repair or remove all broken sections of the fence

SECTION 34-914: Parking-Remove all vehicles parked on the grass

SECTION 10-9: Exterior Property Maintenance-Paint all raw sections of fascia (right side)

SECTION 30-141: Overgrowth-Trim all overgrown trees/vegetation (rear)

SECTION 30-142: Landscape Maintenance-Trim all overgrown trees/vegetation encroaching over the property line (rear)

SECTION 10-8: Driveway Maintenance- Driveway needs to be pressure washed

SECTION 30-143: Trash/Debris- Remove all trash/debris (front)

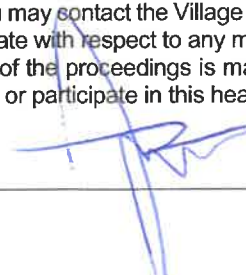
These violations must be corrected on or before **July 16th, 2024**, failing, this matter shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL. 33461, Tel. 561-584-8200 Ext 8430, **at 10:00 A.M., on THURSDAY July 18th, 2024**. 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

Date Issued: July 2nd, 2024

Joey Sanders
Printed Name of Officer

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

**VILLAGE OF PALM SPRINGS,
FLORIDA,**

Petitioner

Case No. 2024-42

RETURN OF SERVICE

**ABEL ORIA
1112 WANDERING WILLOW WAY
LOXAHATCHEE, FL 33470 6131**
_____ /

Respondent

On the **3rd Day of July 2024 at 4:19PM**, I served the attached NOV/NOH on the within named Respondent, **Abel Oria** at **3750 43rd DR S**, 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 *10/2/24*
Code Enforcement Officer

3750

Form with multiple sections and text, partially obscured by blue tape. The text is mostly illegible due to the tape and image quality.

CHALAPONGA POLICE DEPARTMENT
CHALAPONGA POLICE DEPARTMENT
CHALAPONGA POLICE DEPARTMENT

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06.08.2023 14:12





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PALM SPRINGS POLICE DEPARTMENT

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

July 3rd, 2024

Abel Oria
1112 Wandering Willow Way
Loxahatchee, FL 33470

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 **3750 43rd DR S in Palm Springs, FL.**

PCN: 70-42-44-24-00-000-5760

VIOLATION/HEARING CASE 2024-42

SECTION 10-31 (FBC 105.1 & 110.1): Work w/o Permits-Obtain an after the fact permit for the installation of the fence

SECTION 14-32: No Residential Rental Permit- Obtain rental permits for each unit

SECTION 34-225: Fence Maintenance-Repair or remove all broken sections of the fence

SECTION 34-914: Parking-Remove all vehicles parked on the grass

SECTION 10-9: Exterior Property Maintenance-Paint all raw sections of fascia (right side)

SECTION 30-141: Overgrowth-Trim all overgrown trees/vegetation (rear)

SECTION 30-142: Landscape Maintenance-Trim all overgrown trees/vegetation encroaching over the property line (rear)

SECTION 10-8: Driveway Maintenance-Driveway needs to be pressure washed

SECTION 30-143: Trash/Debris-Remove all trash/debris (front)

The options available include coming into voluntary compliance on or before **July 16th, 2024** OR arguing your case at the Special Magistrate Hearing, **Thursday July 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



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

UNITED STATES
POSTAL SERVICE

CERTIFIED MAIL



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Label 880-QDT, March 2023

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FIRST-CLASS MAIL

IMI

\$007.36⁰

07/03/2024 ZIP 33480
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US POSTAGE

Abel Oria
1112 Wandering Willow Way
Loxahatchee, FL 33470



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



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FIRST-CLASS MAIL

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07/03/2024 ZIP 33480
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US POSTAGE

Abel Oria
1112 Wandering Willow Way
Loxahatchee, FL 33470

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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 components:
- 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. 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. 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(s)—Regulatory fees authorized, F.S. § 166.221.

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(s)—Nuisance abatement, F.S. § 60.05.

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. 34-914. 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.

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- (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 2024-42

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 #2024-42 is concerning the property located at 3750 43rd DR S 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 Abel Oria.

4. Pursuant to observation there are violations of the following local ordinances:
SECTION 10-31 (FBC 105.1 & 110.1): Work w/o Permits-Obtain an after the fact permit for the installation of the fence

SECTION 14-32: No Residential Rental Permit-Obtain rental permits for each unit

SECTION 34-225: Fence Maintenance-Repair or remove all broken sections of the fence

SECTION 34-914: Parking-Remove all vehicles parked on the grass

SECTION 10-9: Exterior Property Maintenance-Paint all raw sections of fascia (right side)

SECTION 30-141: Overgrowth-Trim all overgrown trees/vegetation (rear)

SECTION 30-142: Landscape Maintenance-Trim all overgrown trees/vegetation encroaching over the property line (rear)

SECTION 10-8: Driveway Maintenance-Driveway needs to be pressure washed

SECTION 30-143: Trash/Debris-Remove all trash/debris (front)

Photos are included in the file.

5. On 05/06/2023, I inspected the property and observed multiple code violations to include no house ID numbers posted on the front of the property and a fence installed without a permit and inspection. I issued a code courtesy violation notice and posted it on the front door of each unit. All of the other above noted violations were also discovered throughout the duration of this case. I mailed the PO a total of three follow-up letters which included a "Final Notice Before Special Magistrate Hearing" warning notice dated 06/25/2024 with a compliance date of 07/05/2024.

It should be noted that I've had extensive communication with the PO to include several phone calls, emails and letters in an effort to offer assistance in resolving the matter. My last documented communication with the PO was an email sent on 07/03/2024. The PO has been receptive and cured several code violations but has failed to rectify the remaining code violations within a timely manner.

6. On July 3rd, 2024, Notice of Violation/ Notice of Hearing 2024-42 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 not 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 August 1st, 2024. If not in compliance by August 1st, 2024, a **\$100.00 PER DAY PER VIOLATION** fine shall commence.

8. The Village has also incurred costs in the amount of \$375.75 conducting this investigation and hearing. I request that the respondent be ordered to reimburse those costs to the Village by no later than August 1st, 2024.

CASE No. _____

9. Subject to any questions you might have, this concludes the Village's testimony.



The Village of Palm Springs FLORIDA



Case Administrative / Court Costs

July 18, 2024, 3750 43rd DR S

Case 2024-42

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	10.00	20.00	200.00
6	Additional certified copies for hearing	1.00	7.36	7.36
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	0.64	0.64
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 2024-42				375.75



PALM SPRINGS POLICE DEPARTMENT

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

June 25th, 2024

Abel Oria
1112 Wandering Willow Way
Loxahatchee, FL 33470

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 **3750 43rd DR S Palm Springs, FL 33461 (Unit #3750 and #3758)**
PCN: 70-42-44-24-00-000-5760

This property is in violation of the following Village of Palm Springs ordinances:

SECTION 30-141 & 30-142

Overgrowth/Landscape Maintenance: Trim all overgrown trees/vegetation (rear).

SECTION 10-9

Exterior Property Maintenance/Fascia: Paint raw section of fascia (right side).

SECTION 34-225

Fence Maintenance: Repair, replace or remove broken wood fence (right side).

SECTION 105.1, 110.1 & 14-32

Work w/o Permits/No Residential Rental Permit: Fence installed without a permit and inspection.

Also, 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: July 5th, 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

Professionalism · Respect · Integrity · Duty · Excellence



PALM SPRINGS POLICE DEPARTMENT

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

July 15th, 2023

Abel Oria
1112 Wandering Willow Way
Loxahatchee, FL 33470

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 **3750 43rd DR S Palm Springs, FL 33461 (Unit #3758)**

PCN: 70-42-44-24-00-000-5760

This property is in violation of the following Village of Palm Springs ordinances:

SECTION 105.1 & 110.1

Work w/o Permits: Fence installed without a permit and inspection. Contact the PZB Department at 561-584-8200 Ext: 8460 for further assistance.

Compliance Date: July 25th, 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,

A handwritten signature in blue ink, appearing to read "Joey Sanders".

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

July 15th, 2023

Abel Oria
1112 Wandering Willow Way
Loxahatchee, FL 33470

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 **3750 43rd DR S Palm Springs, FL 33461**
PCN: 70-42-44-24-00-000-5760

This property is in violation of the following Village of Palm Springs ordinances:

SECTION 10-9 & 10-8

Exterior Property/Weeds:

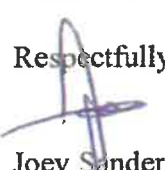
- Remove all weeds and/or vegetation attached to the fence (rear).
- Paint exterior wall (north side).

Compliance Date: July 25th, 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

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Courtesy Code Violation

-10-9(P)+(M). **Notice**

Shutter/windows- Remove all boards covering the windows. Repair windows if broken.

Case#

Date: 05/06/2023 Time: _____

Location: 3758 43RD DR S

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:

105.1/110-1- Work w/o Permits- Fence

and Structure (Behind fence) installed with a permit and inspection. Contact the PZB Department at 561-584-8200 Ext. #8460 for assistance on obtaining a permit. Structure behind the fence must be removed as well as the blue tarp.

10-9(C)-Street Number- Post must be 10' high on the front of the property. Must be visible and 4" high.

34-714- Parking- Remove all vehicles off the grass (Red Sedan and Red Ford pickup).

Compliance Date: 05/13/2023

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



Courtesy Code Violation Notice

Case#

Date: 05/05/2023 Time: _____

Location: 375043 RD S

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(c) - Street names. Not new rule. It

numbers on the front of the property. Not a

clearly marked and 4 height

30-245 - Trees, etc. - Not a rule. Remove all

kind of trees - planted to the rear of the property

(to the rear of the property)

10-9(b) - Ext. - Property. Remove all of it

which are on the left side of the

property (Ext. wall)

Compliance Date: 05/10/2023

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.

Name

I.D. #

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



RE: Abel Oria 3750 43rd dr South, Lake Worth 33461

Abel Oria <abel@evergreeninsurance.com>

Wed 7/3/2024 4:40 PM

To: Joey Sanders <joey.sanders@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.

My Pleasure Joe, Happy 4th to you as well!

Abel Oria

Vice President

Evergreen Insurance

583 105th Ave. N, Suite #2

Royal Palm Beach, FL. 33411

(561) 966-8883 - X108 - office

(561) 964-8885 – fax



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Please keep us in mind for all your insurance needs including home, auto, life, health, commercial, and employee benefits. A no obligation quote is as close as a phone call away.

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From: Joey Sanders <joey.sanders@vpsfl.org>

Sent: Wednesday, July 3, 2024 4:33 PM

To: Abel Oria <abel@evergreeninsurance.com>

Subject: Re: Abel Oria 3750 43rd dr South, Lake Worth 33461

Good afternoon Abel,

Thank you for the update.

Have a Happy 4th of July.

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

From: Abel Oria <abel@evergreeninsurance.com>

Sent: Wednesday, July 3, 2024 1:38 PM

To: Joey Sanders <joey.sanders@vpsfl.org>

Subject: Abel Oria 3750 43rd dr South, Lake Worth 33461

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.

Hello Joe, my landscaper will trim overgrown trees close to the property and fence this coming week.

There are also several branches that are high up in the FPL cables/wires, we are not touching those, it's FPL's responsibility and also from a safety standpoint.

The tenants put in a request online for them to come in and trim anything around the cables, this part of it is on them and not me.

Painting the fascia and fixing the broken fence panel will also be done in the next week. There is a tree trunk smack in the middle of that panel so it has made it difficult to repair, we will figure it out and fix it.

I will go in person next week to the office to submit the paperwork for the landlord permits since no one there can direct me how to do this process online under my profile. As mentioned before, I cannot upload the application, the system does not allow for this to be done. I have asked for help several times and I have not gotten any from that office. You also tried to assist me and emailed instructions but what they gave you it's also wrong, since it's only applicable to Contractors pulling permits and not for the owners like my case.

As far as permits for a new fence I do not need permits, that fence has been there and nothing has been added or taken.

If you or anyone else have any proof in the form of pictures or any other legal documents showing a new fence was installed I would like to see such documents. I'm happy to go in front of any magistrate you would like to send me to and contest this issue.

I will do everything else above that is rightly asked of me to correct with my property but this fence permit issue I will not entertain, fence has been there and

nothing has been added or taken and/or no laws have been broken on my end.

Thank you.

Abel Oria

Vice President

Evergreen Insurance

583 105th Ave. N, Suite #2

Royal Palm Beach, FL. 33411

(561) 966-8883 - X108 - office

(561) 964-8885 – fax



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Please keep us in mind for all your insurance needs including home, auto, life, health, commercial, and employee benefits. A no obligation quote is as close as a phone call away.

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Fw: 3750 & 3758 43rd DR S

Joey Sanders <joey.sanders@vpsfl.org>

Tue 5/28/2024 7:38 AM

To: Abel Oria <abel@evergreeninsurance.com>

📎 1 attachments (925 KB)

Application.pdf;

Good morning Abel,

I apologize for the delayed response but I was out of the office attending a class for training purposes. Let me see what I can do to assist and I'll reach back out to you.

Please feel free to contact me if you have any questions and/or need any further assistance.

Have a good day.

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

From: Abel Oria <abel@evergreeninsurance.com>

Sent: Friday, May 24, 2024 9:03 AM

To: Joey Sanders <joey.sanders@vpsfl.org>

Subject: RE: 3750 & 3758 43rd DR S

You don't often get email from abel@evergreeninsurance.com. [Learn why this is important](#)

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.

Good morning Joey,

Just letting you know the people at the office where I need to apply for the rental permits are a bunch of inept people who do not want to help anyone.

Since yesterday I have been trying to get this uploaded to them under my profile that I had to create in their system.

RE: 3750 & 3758 43rd DR S

Abel Oria <abel@evergreeninsurance.com>

Wed 5/15/2024 10:31 AM

To: Joey Sanders <joey.sanders@vpsfl.org>

You don't often get email from abel@evergreeninsurance.com. [Learn why this is important](#)

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.

Tried calling several times for the permit and kept getting voice mail, I have left two messages as of this morning

Abel Oria

Vice President

Evergreen Insurance

583 105th Ave. N, Suite #2

Royal Palm Beach, FL. 33411

(561) 966-8883 - X108 - office

(561) 964-8885 – fax



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From: Joey Sanders <joey.sanders@vpsfl.org>

Sent: Tuesday, May 14, 2024 4:07 PM

To: Abel Oria <abel@evergreeninsurance.com>

Subject: 3750 & 3758 43rd DR S

Good afternoon Abel,

Please see the attached photos. The following violations still need to be corrected:

This office is so backwards that they tell me I have to upload the application on the site, cannot bring it in person. But the problem is that nowhere in there it gives me the capability to do scan it and upload it. Since yesterday I have been calling and also this morning, when I ask specifically where I need to go and upload it they have no clue, then they put me on hold and never pick up again.

I work for a living Joe, I don't have time to deal with these mediocre people who when they do not know an answer they put you on hold and just leave you there until you get tire and hang up.

Attached is the application I completed, if you can get it to the right dept to process please do so, if you have someone there with ½ a brain to contact me so they can tell me how to upload it to them please do me a favor and have them either call me or email me how to do it.

If not then it is what is and you can proceed however you want, I'm trying to do what you need me to do but this office has no idea nor do they want to help anyone, never seen anything like this, 3 times they have put me on hold and over 20 minutes holding no one ever picks up. Guess when you work for the government there is no accountability. Have a good weekend.

Abel Oria

Vice President

Evergreen Insurance

583 105th Ave. N, Suite #2

Royal Palm Beach, FL. 33411

(561) 966-8883 - X108 - office

(561) 964-8885 – fax



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Please keep us in mind for all your insurance needs including home, auto, life, health, commercial, and employee benefits. A no obligation quote is as close as a phone call away.

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3750 & 3758 43rd DR S

Joey Sanders <joey.sanders@vpsfl.org>

Tue 5/14/2024 4:06 PM

To:abel@evergreeninsurance.com <abel@evergreeninsurance.com>

📎 1 attachments (94 KB)

SKM_C300i24051415460.pdf;

Good afternoon Abel,

Please see the attached photos. The following violations still need to be corrected:

Section 14-32: No Residential Permit- No residential rental permit on file with the Village of Palm Springs. Obtain a rental permit for each unit by contacting the PZB Department at 561-584-8200 Ext: 8460 for further assistance.

Section 105.1, 110.1 & 34-225: Work w/o Permits/Fence Maintenance: Fence installed without a permit and inspection. Fence must be removed or obtain a permit by contacting the number listed above. Also, the right side of the fence needs to be repaired if you decide to keep the fence.

Section 34-914: Vehicles/Parking: Remove all inoperative and/or unregistered vehicles off the property (gold Chevy Impala). Also, remove all vehicles parked on the grass (blue JEEP SUV).

Section 10-8, 30-141 & 30-142: Weeds/Overgrowth/Landscape Maintenance: Remove all weeds along the separation fence (rear). Also, trim all overgrown trees/vegetation (rear-reference attached photos).

Section 10-9: Exterior Property Maintenance: Remove all pieces of unknown blue material along the fascia (right side).

It was nice to speak with you today and thank you for your assistance.

Have a great day.

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

Property Detail

Location Address : 3750 43RD DR S
Municipality : PALM SPRINGS
Parcel Control Number : 70-42-44-24-00-000-5760
Subdivision :
Official Records Book/Page : 22743 / 1369
Sale Date : JUN-2008
Legal Description : 24-44-42, N 90.8 FT OF S 630.8FT OF E 103.7 FT OF W 133.7 FT OF NW 1/4 OF SE 1/4 OF SE 1/4

Owner Information

Owner(s) **Mailing Address**
 ORIA ABEL 1112 WANDERING WILLOW WAY
 LOXAHATCHEE FL 33470 6131

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
JUN-2008	\$140,000	22743 / 01369	WARRANTY DEED	ORIA ABEL
DEC-2006	\$100	21232 / 00338	CERT OF TITLE	DEUTSCHE BANK NATIONAL TRUST COMPANY TRU
JAN-2006	\$295,000	19910 / 01655	WARRANTY DEED	ST LOUIS WILLIAM &
JUL-1998	\$100	10617 / 00369	WARRANTY DEED	
JUL-1998	\$76,600	10587 / 00566	WARRANTY DEED	
MAY-1992	\$73,400	07256 / 00540	WARRANTY DEED	
SEP-1988	\$75,000	05816 / 01741	WARRANTY DEED	
JAN-1980	\$64,000	03316 / 01064		

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 2
***Total Square Feet :** 2012
Acres : 0.2165
Property Use Code : 0800—MULTIFAMILY < 5 UNITS
Zoning : RM—RESIDENTIAL MULTI-FAMILY (70-PALM SPRINGS)

Appraisals

Tax Year	2023	2022	2021	2020	2019
Improvement Value	\$196,708	\$160,582	\$117,582	\$143,773	\$137,783
Land Value	\$156,379	\$162,731	\$90,641	\$78,000	\$61,200
Total Market Value	\$353,087	\$323,313	\$208,223	\$221,773	\$198,983

Assessed and Taxable Values

Tax Year	2023	2022	2021	2020	2019
Assessed Value	\$189,026	\$171,842	\$156,220	\$142,018	\$129,107
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$189,026	\$171,842	\$156,220	\$142,018	\$129,107

Taxes

Tax Year	2023	2022	2021	2020	2019
AD VALOREM	\$4,763	\$4,428	\$3,573	\$3,508	\$3,213
NON AD VALOREM	\$632	\$597	\$527	\$525	\$529
TOTAL TAX	\$5,394	\$5,025	\$4,100	\$4,033	\$3,741

Account Information

Property Control Number: 70-42-44-24-00-000-5760	Property Type: Real Property	Status: Active
Mailing Address: 1112 WANDERING WILLOW WAY Loxahatchee, FL 33470-6131	Property Address: 3750 43RD LAKE WORTH, FL 33461	Legal Description: 24-44-42, N 90.8 FT OF S 630.8FT OF E 103.7 FT OF W 133.7 FT OF NW 1/4 OF SE 1/4 OF SE 1/4
Owner of Record: ORIAABEL	Second Owner:	

Last updated: 7/06/2024 06:30:39 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

Due Date	Net Tax	Last Paid	Amount Paid	Status
4/1/24	\$5,178.39 Net Tax: \$5,394.16 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$215.77	11/28/23	-\$5,178.39	Paid
3/31/23	\$4,823.90 Net Tax: \$5,024.90 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$201.00	11/29/22	-\$4,823.90	Paid
3/31/22	\$3,935.96 Net Tax: \$4,099.95 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$163.99	11/24/21	-\$3,935.96	Paid

3750 43rd DR S-Most Recent Photo



01/01/2024

3750 43rd DR S-2009



12/30/2009

VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT



CODE CASE: 2024-42

VILLAGE OF PALM SPRINGS, FLORIDA

Petitioner,

ABEL ORIA

3750 43RD DRIVE SOUTH

PALM SPRINGS, FL 33461

ABEL ORIA

1112 WANDERING WILLOW WAY

LOXAHATCHEE, FL 33470 6131

ORDER FINDING VIOLATION

Respondent(s).

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

SECTION 10-31 (FBC 105.1 & 110.1): Work w/o Permits-Obtain an after the fact permit for the installation of the fence

SECTION 14-32: No Residential Rental Permit-Obtain rental permits for each unit

SECTION 34-225: Fence Maintenance-Repair or remove all broken sections of the fence

SECTION 34-914: Parking-Remove all vehicles parked on the grass

SECTION 10-9: Exterior Property Maintenance-Paint all raw sections of fascia (right side)

SECTION 30-141: Overgrowth-Trim all overgrown trees/vegetation (rear)

SECTION 30-142: Landscape Maintenance-Trim all overgrown trees/vegetation encroaching over the property line (rear)

SECTION 10-8: Driveway Maintenance-Driveway needs to be pressure washed

SECTION 30-143: Trash/Debris-Remove all trash/debris (front)

Address: 3750 43RD DRIVE SOUTH

Legal Description: 24-44-42, N 90.8 FT OF S 630.8 FT OF E 103.7 FT OF W 133.7 FT OF
NW ¼ OF SE ¼ OF SE 1/4

PCN: 70-42-44-24-00-000-5760

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 July 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 10-31 (FBC 105.1 & 110.1): Work w/o Permits-Obtain an after the fact permit for the installation of the fence
 - ☐ SECTION 14-32: No Residential Rental Permit-Obtain rental permits for each unit
 - ☐ SECTION 34-225: Fence Maintenance-Repair or remove all broken sections of the fence

- ☐ **SECTION 34-914: Parking-Remove all vehicles parked on the grass**
- ☐ **SECTION 10-9: Exterior Property Maintenance-Paint all raw sections of fascia (right side)**
- ☐ **SECTION 30-141: Overgrowth-Trim all overgrown trees/vegetation (rear)**
- ☐ **SECTION 30-142: Landscape Maintenance- Trim all overgrown trees/vegetation encroaching over the property line (rear)**
- ☐ **SECTION 10-8: Driveway Maintenance-Driveway needs to be pressure washed**
- ☐ **SECTION 30-143: Trash/Debris-Remove all trash/debris (front)**

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

- ☐ **SECTION 10-31 (FBC 105.1 & 110.1): Work w/o Permits-Obtain an after the fact permit for the installation of the fence**
- ☐ **SECTION 14-32: No Residential Rental Permit-Obtain rental permits for each unit**
- ☐ **SECTION 34-225: Fence Maintenance-Repair or remove all broken sections of the fence**
- ☐ **SECTION 34-914: Parking-Remove all vehicles parked on the grass**
- ☐ **SECTION 10-9: Exterior Property Maintenance-Paint all raw sections of fascia (right side)**
- ☐ **SECTION 30-141: Overgrowth-Trim all overgrown trees/vegetation (rear)**
- ☐ **SECTION 30-142: Landscape Maintenance- Trim all overgrown trees/vegetation encroaching over the property line (rear)**
- ☐ **SECTION 10-8: Driveway Maintenance-Driveway needs to be pressure washed**
- ☐ **SECTION 30-143: Trash/Debris-Remove all trash/debris (front)**

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 **August 1st, 2024:**
 - ☐ Administrative costs of **\$375.75**
 - ☐ 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 **August 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 **August 1st, 2024**.
 - ☐ Administrative costs of **\$375.75**
 - ☐ 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 July 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:

3750 43rd DR S PALM SPRINGS, FL 33461 3939

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2024-45

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,
V.

Bradley Lewis
3584 Corrigan CT
Palm Springs, FL 33461

Respondent(s).

70-43-44-19-11-003-0093

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 **July 7th, 2024**, the Respondent(s), **Bradley Lewis** owner(s) of the property at **3584 Corrigan CT, PALM SPRINGS, FL, 33461** is in violation of local ordinances.

SECTION 34-914: Vehicles/Parking-Remove all inoperative and/or unregistered vehicles off the property and remove all vehicles parked on the grass

SECTION 34-225: Fence Maintenance-Repair broken section of the fence (left side) and remove small fence (right side)

SECTION 30-141: Overgrowth-Mow the grass and remove tree obstructing the front door

SECTION 34-221: Landscape Maintenance-Replace all sections of dead grass

SECTION 30-143: Trash/Debris/Materials- Remove all trash/debris/materials stored in the front of the property

SECTION 34-1381: Open Storage-Remove all misc. items stored in the front of the property

SECTION 10-9: Exterior Property Maintenance-Remove all metal shutters and wood boards covering the windows/Post "3584" house ID numbers on the mailbox

These violations must be corrected on or before **July 16th, 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 July 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

Date Issued: July 7th, 2024

Joey Sanders
Printed Name of Officer

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

**VILLAGE OF PALM SPRINGS,
FLORIDA,**

Petitioner

Case No. 2024-45

RETURN OF SERVICE

**BRADLEY LEWIS
3584 CORRIGAN CT
PALM SPRINGS, FL 33461 3516**
_____ /

Respondent

On the **7th Day of July 2024 at 5:00PM**, I served the attached NOV/NOH on the within named Respondent, **Bradley Lewis** at **3584 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
Code Enforcement Officer
#211



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PALM SPRINGS POLICE DEPARTMENT

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

July 7th, 2024

Bradley Lewis
3584 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 **3584 Corrigan CT in Palm Springs, FL.**

PCN: 70-43-44-19-11-003-0093

VIOLATION/HEARING CASE 2024-45

SECTION 34-914: Vehicles/Parking-Remove all inoperative and/or unregistered vehicles off the property and remove all vehicles parked on the grass

SECTION 34-225: Fence Maintenance-Repair broken section of the fence (left side) and remove small fence (right side)

SECTION 30-141: Overgrowth-Mow the grass and remove tree obstructing the front door

SECTION 34-221: Landscape Maintenance-Replace all sections of dead grass

SECTION 30-143: Trash/Debris/Materials- Remove all trash/debris/materials stored in the front of the property

SECTION 34-1381: Open Storage-Remove all misc. items stored in the front of the property

SECTION 10-9: Exterior Property Maintenance-Remove all metal shutters and wood boards covering the windows/Post "3584" house ID numbers on the mailbox

The options available include coming into voluntary compliance on or before **July 16th, 2024 OR** arguing your case at the Special Magistrate Hearing, **Thursday July 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



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



UNITED STATES
POSTAL SERVICE

CERTIFIED MAIL®



9489 0178 9820 3019 8760 50

Label 880-QDT, March 2023



quadiant

FIRST-CLASS MAIL
IMI

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07/07/2024 ZIP 33480
043M31255277

US POSTAGE

Bradley Lewis
3584 Corrigan CT
Palm Springs, FL 33461



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



quadiant

FIRST-CLASS MAIL
IMI

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07/07/2024 ZIP 33480
043M31255277

US POSTAGE

Bradley Lewis
3584 Corrigan CT
Palm Springs, FL 33461

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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. 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.

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. 34-1381. 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 PRESENTATION

CASE No. CASE 2024-45

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 #2024-45 is concerning the property located at 3584 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 Bradley Lewis.
4. Pursuant to observation there are violations of the following local ordinances:
SECTION 34-914: Vehicles/Parking-Remove all inoperative and/or unregistered vehicles off the property and remove all vehicles parked on the grass
SECTION 34-225: Fence Maintenance-Repair broken section of the fence (left side) and remove small fence (right side)
SECTION 30-141: Overgrowth-Mow the grass and remove tree obstructing the front door
SECTION 34-221: Landscape Maintenance-Replace all sections of dead grass
SECTION 30-143: Trash/Debris/Materials- Remove all trash/debris/materials stored in the front of the property
SECTION 34-1381: Open Storage-Remove all misc. items stored in the front of the property
SECTION 10-9: Exterior Property Maintenance-Remove all metal shutters and wood boards covering the windows/Post "3584" house ID numbers on the mailbox
Photos are included in the file.
5. On 04/16/2024, I inspected the property and observed multiple code violations to include a broken fence and several inoperative/unregistered vehicles stored on the property. I issued a code courtesy violation notice and posted it on the front door of the property. All of the other above noted violations were also discovered throughout the duration of this case. I mailed the PO a follow up "Final Notice Before Special Magistrate Hearing" warning notice dated 06/04/2024 with a compliance date of 06/18/2024. As of this writing, I've received no response and the PO has made no effort to communicate with me.
6. On July 7th, 2024, Notice of Violation/ Notice of Hearing 2024-45 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 not 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 August 1st, 2024. If not in compliance by August 1st, 2024, a **\$100.00 PER DAY PER VIOLATION** fine shall commence.
8. The Village has also incurred costs in the amount of \$235.75 conducting this investigation and hearing. I request that the respondent be ordered to reimburse those costs to the Village by no later than August 1st, 2024.
9. Subject to any questions you might have, this concludes the Village's testimony.



Case Administrative / Court Costs

July 18, 2024, 3584 Corrigan CT

Case 2024-45

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	3.00	20.00	60.00
6	Additional certified copies for hearing	1.00	7.36	7.36
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	0.64	0.64
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 2024-45				235.75



PALM SPRINGS POLICE DEPARTMENT

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

June 4th, 2024

Bradley Lewis
3584 Corrigan CT
Palm Springs, FL 33461

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 **3584 Corrigan CT Palm Springs, FL 33461**
PCN: 70-43-44-19-11-003-0093

This property is in violation of the following Village of Palm Springs ordinances:

SECTION 34-225

Fence Maintenance: Repair, replace or remove broken fence (left side).

SECTION 30-143 & 34-1381

Trash/Debris/Materials/Open Storage: Remove all trash, debris, materials and open storage stored throughout the property.

SECTION 34-914

Vehicles/Parking: Remove all inoperative and/or unregistered vehicles off the property (black GMC SUV and all vehicles stored behind the fence).

SECTION 10-8, 30-141 & 30-142

Weeds/Overgrowth/Landscape Maintenance:

- Trim all overgrown trees/vegetation/bushes throughout the property.
- Remove all weeds attached to the exterior walls (left side).

SECTION 10-9

Exterior Property Maintenance/Fascia/Shutters/Mailbox:

- Remove all black/green discoloration off the exterior walls and fascia/trim (may need to be painted)
- Remove all metal shutters and wood boards covering the windows.
- Post "3584" house ID numbers on the mailbox. Must be visible from the roadway and a minimum of 4" height.

Compliance Date: June 18th, 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

Professionalism • Respect • Integrity • Duty • Excellence

Courtesy Code Violation Notice

Case# 34-225-Fence-Repair, replace or remove broken fence.

Date: 04/16/2024 Time: _____

Location: 3584 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:

34-141-Vehicles - Remove all inappropriate and/or unregistered vehicles off the property. Also, vehicles may not be stored in the backyard.

30-143/34-1381-Trash/Debris/Materials/Open Storage-

Remove all misc. items stored in the front of the property.

10-9-Exterior Property Maintenance/Slutters/Street Numbers/Mailbox

Post "3584" house ID numbers on the mailbox. Remove all black/green discoloration off the exterior walls. Remove all metal slutters and wood boards covering the windows.

Compliance Date: 04/26/2024

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



Property Detail

Location Address : 3584 CORRIGAN CT
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-19-11-003-0093
Subdivision : LAKEWOOD GARDENS PL 1 IN
Official Records Book/Page : 21935 / 1334
Sale Date : JUN-2007
Legal Description : LAKEWOOD GARDENS PLAT 1 N 67 FT OF S 268.96 FT OF TR 9 /LESS W 20 FT RD R/W/ BLK 3

Owner Information

Owner(s)	Mailing Address
LEWIS BRADLEY	3584 CORRIGAN CT LAKE WORTH BEACH FL 33461 3516

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
JUN-2007	\$215,000	21935 / 01334	WARRANTY DEED	LEWIS BRADLEY
JUL-1993	\$51,000	07815 / 00378	WARRANTY DEED	
APR-1986	\$49,000	04852 / 01424	WARRANTY DEED	
NOV-1982	\$47,500	03833 / 01101	WARRANTY DEED	
APR-1982	\$39,500	03709 / 01172	WARRANTY DEED	

Exemption Information

Applicant/Owner(s)	Year	Detail
LEWIS BRADLEY	2024	HOMESTEAD
LEWIS BRADLEY	2024	ADDITIONAL HOMESTEAD

Property Information

Number of Units : 1
***Total Square Feet :** 1092
Acres : 0.2230
Property Use Code : 0100—SINGLE FAMILY
Zoning : RM—RESIDENTIAL MULTI-FAMILY (70-PALM SPRINGS)

Appraisals

Tax Year	2023	2022	2021	2020	2019
Improvement Value	\$106,179	\$83,152	\$79,947	\$88,225	\$81,186
Land Value	\$173,386	\$172,311	\$104,473	\$66,000	\$60,600
Total Market Value	\$279,565	\$255,463	\$184,420	\$154,225	\$141,786

Assessed and Taxable Values

Tax Year	2023	2022	2021	2020	2019
Assessed Value	\$60,035	\$58,286	\$56,588	\$55,807	\$54,552
Exemption Amount	\$35,035	\$33,286	\$31,588	\$30,807	\$29,552
Taxable Value	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000

Taxes

Tax Year	2023	2022	2021	2020	2019
AD VALOREM	\$555	\$555	\$560	\$560	\$558
NON AD VALOREM	\$511	\$483	\$427	\$422	\$424
TOTAL TAX	\$1,065	\$1,037	\$987	\$982	\$981

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcpao.gov



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:
70-43-44-19-11-003-0093

Mailing Address:
3584 CORRIGAN CT
Lake Worth Beach, FL 33461-3516

Owner of Record:
LEWIS BRADLEY

Property Type:
Real Property

Property Address:
3584 CORRIGAN
PALM SPRINGS, FL 33461

Second Owner:

Status: Active

Legal Description:
LAKEWOOD GARDENS PLAT 1 N 67 FT
OF S 268.96 FT OF TR 9 /LESS W 20 FT
RD R/W/ BLK 3

Last updated: 7/07/2024 05:39:00 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: 2024-45

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

BRADLEY LEWIS
3584 CORRIGAN CT
PALM SPRINGS, FL 33461 3516

Respondent(s).

ORDER FINDING VIOLATION

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

SECTION 34-914: Vehicles/Parking-Remove all inoperative and/or unregistered vehicles off the property and remove all vehicles parked on the grass

SECTION 34-225: Fence Maintenance-Repair broken section of the fence (left side) and remove small fence (right side)

SECTION 30-141: Overgrowth-Mow the grass and remove tree obstructing the front door

SECTION 34-221: Landscape Maintenance-Replace all sections of dead grass

SECTION 30-143: Trash/Debris/Materials-Remove all trash/debris/materials stored in the front of the property

SECTION 34-1381: Open Storage-Remove all misc. items stored in the front of the property

SECTION 10-9: Exterior Property Maintenance-Remove all metal shutters and wood boards covering the windows/Post "3584" house ID numbers on the mailbox

Address: 3584 CORRIGAN CT
Legal Description: LAKEWOOD GARDENS PLAT 1 N 67 FT OF S 268.96 FT OF TR 9/
LESS W 20 FT RD R/W/ BLK 3
PCN: 70-43-44-19-11-003-0093

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 July 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: Vehicles/Parking-Remove all inoperative and/or unregistered vehicles off the property and remove all vehicles parked on the grass

☐ SECTION 34-225: Fence Maintenance-Repair broken section of the fence (left side) and remove small fence (right side)

- ☐ **SECTION 30-141: Overgrowth-Mow the grass and remove tree obstructing the front door**
- ☐ **SECTION 34-221: Landscape Maintenance-Replace all sections of dead grass**
- ☐ **SECTION 30-143: Trash/Debris/Materials-Remove all trash/debris/materials stored in the front of the property**
- ☐ **SECTION 34-1381: Open Storage-Remove all misc. items stored in the front of the property**
- ☐ **SECTION 10-9: Exterior Property Maintenance-Remove all metal shutters and wood boards covering the windows/Post "3584" house ID numbers on the mailbox**

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

- ☐ **SECTION 34-914: Vehicles/Parking-Remove all inoperative and/or unregistered vehicles off the property and remove all vehicles parked on the grass**
- ☐ **SECTION 34-225: Fence Maintenance-Repair broken section of the fence (left side) and remove small fence (right side)**
- ☐ **SECTION 30-141: Overgrowth-Mow the grass and remove tree obstructing the front door**
- ☐ **SECTION 34-221: Landscape Maintenance-Replace all sections of dead grass**
- ☐ **SECTION 30-143: Trash/Debris/Materials-Remove all trash/debris/materials stored in the front of the property**
- ☐ **SECTION 34-1381: Open Storage-Remove all misc. items stored in the front of the property**
- ☐ **SECTION 10-9: Exterior Property Maintenance-Remove all metal shutters and wood boards covering the windows/Post "3584" house ID numbers on the 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 **August 1st, 2024:**
 - ☐ Administrative costs of **\$235.75**
 - ☐ 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 **August 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 **August 1st, 2024.**
 - ☐ Administrative costs of **\$235.75**
 - ☐ 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 July 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:

3584 CORRIGAN CT PALM SPRINGS, FL 33461 3516

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2024 - 43

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

V.
L&R INVESTMENTS GROUP LLC
1021 EGREMONT DR
WEST PALM BEACH FL 33406 5032
Respondent.

PCN 70-43-44-07-01-002-0143

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 **JULY 1, 2024**, the Respondent, L&R INVESTMENTS GROUP LLC, owner of the property at 3035 FLOWEVA ST, PALM SPRINGS, FL, 33406 is in violation of local ordinances.

SECTION 10-28 No Reasonable Accommodation approval on file.

SECTION 34-765 Prohibited use multi-family.

SECTION 10-5 Occupancy limitations, over 3 unrelated adults

These violations must be corrected on or before **JULY 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 JULY 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)584-8200. 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, at least 36 hours prior to the hearing.


Code Enforcement Officer 561-814-3208

TOM GEHRMAN

Printed Name of Officer

Date Issued: JULY 7, 2024

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2024 - 43

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

V.
L&R INVESTMENTS GROUP LLC
1021 EGREMONT DR
WEST PALM BEACH FL 33406 5032
Respondent.

Notice
Certified 7-8-24
9489-0178-9820-3319-8762-81
Regular 7-8-24
Posting 7-8-24
PCN 70-43-44-07-01-002-0143

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 JULY 1, 2024, the Respondent, L&R INVESTMENTS GROUP LLC, owner of the property at 3035 FLOWEVA ST, PALM SPRINGS, FL, 33406 is in violation of local ordinances.

SECTION 10-28 No Reasonable Accommodation approval on file, sober home.

SECTION 34-765 Prohibited use multi-family.

SECTION 10-5 Occupancy limitations, over 3 unrelated adults

These violations must be corrected on or before JULY 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 JULY 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)584-8200. 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, at least 36 hours prior to the hearing.

Tom Gehrmann
Code Enforcement Officer 561-814-3208

TOM GEHRMAN

Printed Name of Officer

Date Issued: JULY 7, 2024

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

**VILLAGE OF PALM SPRINGS,
FLORIDA,**

Petitioner

Case No. 2024-43

RETURN OF SERVICE

**L&R INVESTMENTS GROUP LLC
1021 EGREMONT DRIVE
WEST PALM BEACH, FL 33406 5032**
_____ /

Respondent

On the **8th Day of July 8, 2024 at 1:41pm**, I served the attached Notice of Violation/Notice of Hearing on the within named Respondent, **L&R Investments Group LLC** at **3035 FLOWEVA STREET**, 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 Hehman



PALM SPRINGS POLICE DEPARTMENT

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

JULY 7, 2024

L&R INVESTMENTS GROUP LLC
1021 EGREMONT DR
WEST PALM BEACH, FL 33406 5032

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 **3035 FLOWEVA ST in Palm Springs, FL**
PCN: 70-43-44-07-01-002-0143

CASE 2024-43

Violations:

SECTION 10-28 No Reasonable Accommodation approval on file, sober home.
SECTION 34-765 Prohibited use multi-family.
SECTION 10-5 Occupancy limitations, over 3 unrelated adults

The options available include coming into voluntary compliance OR arguing your case at the Special Magistrate hearing, **THURSDAY JULY 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

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

7/8/2024 1:41



7/8/2024 1:41



PALM SPRINGS POLICE DEPARTMENT

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

JULY 7, 2024

L&R INVESTMENTS GROUP LLC
1021 EGREMONT DR
WEST PALM BEACH, FL 33406 5032

Dear Property Owner,

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PCN: 70-43-44-07-01-002-0143

CASE 2024 -43

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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

Professionalism · Respect · Integrity · Duty · Excellence



PALM SPRINGS POLICE
230 CYPRESS LANE
PALM SPRINGS, FL 334

Ref



9489 0178 9820 3019 8760 81

Label 890-QDT, March 2023



quadiant

FIRST-CLASS MAIL
IMI

\$007.36⁰

07/08/2024 ZIP 33480
043M31255277

US POSTAGE

L&R INVESTMENTS GROUP LLC
1021 EGREMONT DR
WEST PALM BEACH, FL 33406 5032

9489 0178 9820 3019 8760 81



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



quadiant

FIRST-CLASS MAIL
IMI

\$000.64⁰

07/08/2024 ZIP 33480
043M31255277

US POSTAGE

L&R INVESTMENTS GROUP LLC
1021 EGREMONT DR
WEST PALM BEACH, FL 33406 5032

Sec. 10-5. - Occupancy limitations.

- (a) *Definitions.* For purposes of this article, the following words, terms and phrases, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Building shall mean any structure built for the support, shelter, or enclosure of persons, animals, chattels, or property of any kind. The term "building" shall be construed as if followed by the words "or part thereof."

Department shall mean the land development department of the village.

Dwelling shall mean any building or structure, or part thereof, used and occupied for human habitation or intended to be so used, and includes any outhouses and appurtenances belonging thereto and enjoyed therewith.

Dwelling unit shall mean any room or group of rooms located within a dwelling and forming a single habitable unit with facilities which are used or intended to be used for living, sleeping, cooking and eating.

Dwelling, dwelling unit, rooming house, rooming unit, premises shall be construed as though they were followed by the words "or any part thereof."

Habitable room or space shall mean a room or enclosed floor space used or intended to be used for living, sleeping, cooking or eating purposes, excluding bathrooms, water closet compartments, laundries, pantries, foyers, communicating corridors, closets or storage spaces.

Let for occupancy or let shall mean to permit, provide or offer possession or occupancy of a dwelling, dwelling unit, rooming unit, building, premise or structure by a person who is or is not the legal owner of record thereof, pursuant to a written or unwritten lease, agreement or license, or pursuant to a recorded or unrecorded agreement of contract for the sale of land.

Multiple dwelling shall mean any dwelling containing more than two dwelling units.

Parts. Whenever the words "dwelling unit," "dwelling," "premises," "building," "rooming house," "rooming unit," or "story," are stated in this Code, they are to be construed as though they were followed by the words "or any part thereof."

Premises shall mean a platted lot or part thereof or unplatted lot or parcel of land or plot of land, either occupied or unoccupied by any dwelling or nondwelling structure.

Rooming unit shall mean any room or group of rooms forming a single habitable unit used or intended to be used for living and sleeping, but not for cooking or eating purposes.

Rooming house shall mean any dwelling, or that part of any dwelling containing one or more rooming units, in which space is let by the occupant to three or more persons who are not husband or wife, son or daughter, mother or father, sister or brother of the occupant.

Terms defined in other codes. Where terms are not defined in this Code and are defined in the building, electrical, plumbing or mechanical codes of the land development code adopted by the county, such terms shall have the meanings ascribed to them in those codes.

Terms not defined. Where terms are not defined through the methods authorized by this section, such terms shall have the ordinary accepted meanings such as the context implies.

- (b) Dwelling units, hotel units, rooming units and dormitory units shall be arranged to provide privacy and be separate from other adjoining spaces. A habitable room, other than a kitchen, shall be not less than seven feet (2,134 mm) in any plan dimension. Kitchens shall have a clear passageway of not less than three feet (914 mm) between counterfronts and appliances or counterfronts and wall.
- (c) Habitable spaces, hallways, corridors, laundry areas, bathrooms and toilet rooms shall have a clear ceiling height of not less than seven feet (2,134 mm).

Exceptions to these requirements shall be as follows:

- (1) In one- and two-family dwellings, beams or girders spaced not less than four feet (1,219 mm) on center and projecting not more than six inches (152 mm) below the required ceiling height.
- (2) Rooms occupied exclusively for sleeping, study or similar purposes and having a sloped ceiling over all or part of the room, with a clear ceiling height of at least seven feet (2,134 mm) over not less than one-third of the required minimum floor area. In calculating the floor area of such rooms, only those portions of the floor area with a clear ceiling height of five feet (1,524 mm) or more shall be included.
- (d) Every bedroom occupied by one person shall contain at least 70 square feet (6.5 m^2) of floor area, and every bedroom occupied by more than one person shall contain at least 50 square feet (4.6 m^2) of floor area for each occupant thereof.
- (e) Bedrooms shall not constitute the only means of access to other bedrooms or habitable spaces and shall not serve as the only means of egress from other habitable spaces. Exceptions to this requirement shall be for those units that contain fewer than two bedrooms.
- (f) Every bedroom shall have access to at least one water closet and one lavatory without passing through another bedroom. Every bedroom in a dwelling unit shall have access to at least one water closet and lavatory located in the same story as the bedroom or an adjacent story. Every dwelling unit shall be equipped with at least one flush water closet, one lavatory and one tub or shower for each six persons or fraction thereof.
- (g) Kitchens, living rooms, dining rooms and nonhabitable spaces shall not be counted as a sleeping

area.

- (h) Dwelling units shall not be occupied by more occupants than permitted by the minimum area requirements of table 1.

TABLE 1
MINIMUM AREA REQUIREMENTS

Space	Minimum Area in Square Feet		
	1—2 Occupants	3—5 Occupants	6 or More Occupants
Living room ^{a,b}	No requirements	120	150
Dining room ^{a,b}	No requirements	80	100
Bedrooms	Shall comply with all of the requirements of <u>section 10-5(d)</u> , (e) and (f)		

For SI: 1 square foot = 0.093 m²

- a. See Section 10-5(j) for combined living room/ dining room spaces.
- b. See Section 10-5(i) for limitations on determining the minimum occupancy area for sleeping purposes.
- (i) The minimum occupancy area required by Table 1 shall not be included as a sleeping area in determining the minimum occupancy area for sleeping purposes. All sleeping areas shall comply with section 10-5(d) through (f).
- (j) Combined living room and dining room spaces shall comply with the requirements of table 1 if the total area is equal to that required for separate rooms and if the space is located so as to function as a combination living room/dining room.
- (k) Nothing in this section shall prohibit an efficiency living unit which meets the following requirements:
- (1) A unit occupied by not more than two occupants shall have a clear floor area of not less than 220 square feet (20.4 m²). A unit occupied by three occupants shall have a clear floor area of not less than 320 square feet (29.7 m²). These required areas shall be exclusive of the areas required by items 2 and 3.
 - (2) The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities, each having a clear working space of not less than 30 inches (762 mm) in front. Light and

ventilation conforming to this code shall be provided.

(3) The unit shall be provided with a separate bathroom containing a water closet, lavatory, and bathtub or shower.

(4) The maximum number of occupants shall be three.

(l) All spaces to be occupied for food preparation purposes shall contain suitable space and equipment to store, prepare and serve foods in a sanitary manner. There shall be adequate facilities and service for the sanitary disposal of food wastes and refuse, including facilities for temporary storage.

(m) That no more than three unrelated persons shall reside in any unit as further defined in the definition of "family" as provided in section 1-2 of this Code.

(Ord. No. 2006-47, § 2, 11-9-2006; Ord. No. 1601, § 3, 3-10-2016)

Sec. 34-764. - Special exceptions.

The following shall be permitted as special exception uses in the RM residential multiple-family land development district:

- (1) Churches and places of worship.
- (2) Public uses and facilities.
- (3) Public utilities.
- (4) Recreation uses and facilities.
- (5) Assisted living facilities.
- (6) Special residential facilities *.
- (7) Child care facilities.
- (8) Family day care homes.
- (9) Satellite dish antennas.
- (10) Schools.
- (11) Mobile home developments, subject to the provisions set forth in subdivision XII of this division.
- (12) Community residential homes, subject to the provisions set forth in subdivision XI of this division.
- (13) Nursing homes.

* Restricted to parcels designated with the medium- or high-density residential future land use categories.

(Code 1994, § 30-524; Ord. No. 2010-05, § 4, 4-8-2010; Ord. No. 2013-08, § 5, 3-14-2013; Ord. No. 2017-05, § 4, 5-11-2017)

Sec. 34-765. - Prohibited uses.

The following uses shall be specifically prohibited in the RM residential multiple-family land development district:

- (1) Any use not specifically, provisionally or by reasonable implication permitted, or permitted by special exception.
- (2) Time share uses.

(Code 1994, § 30-525)

Sec. 10-28. - Reasonable accommodation procedures.

- (a) This section implements the policy of the village for processing requests for reasonable accommodation from the village's ordinances, rules, policies, practices, and procedures for persons with disabilities as provided by the Federal Fair Housing Amendments Act (42 U.S.C. 3601 et. seq.) ("FHA") and Title II of the Americans with Disabilities Act (42 U.S.C. 12131 et. seq.) ("ADA"), as amended from time to time. For purposes of this section, a "disabled individual" or a "disabled person" means an individual that qualifies as disabled and/or handicapped under the FHA and/or ADA. Any person who is disabled (or a qualifying entity) may apply for a reasonable accommodation with respect to the village's land use or applicable land development district's laws, rules, land use policies, or other relevant practices and/or procedures as provided by the FHA and the ADA by submitting an application for a reasonable accommodation pursuant to the procedures set forth in this section. For purposes of this section, a qualifying entity shall mean, a licensed service provider of the State of Florida as defined by F.S. § 397.311(18), as amended from time to time. All qualifying entities shall submit as part of an application for a reasonable accommodation, proof of the licensable service component the qualifying entity hold pursuant to F.S. Ch. 397, as amended from time to time. Applications for a reasonable accommodation whether individually, or, if through a qualifying entity, must submit proof that he/she requires a reasonable accommodation because he/she is disabled and/or handicapped under the FHA and/or ADA, including the person's legal name and documentation demonstrating the nature of the handicap or disability.
- (b) A request by a disabled person or individual ("applicant") for a reasonable accommodation under this section, shall be made in writing by completing a form which is a form available in the village's land development department. The form shall contain questions and requests for information, which are necessary for the village to process the reasonable accommodation request.
- (c) If the information required to be provided by the applicant to the village, includes medical information and/or records, including records relating to the medical condition, diagnosis or medical history of the applicant, the applicant at the time of the submission of the medical information, may request that the village treat the medical information as confidential information of the applicant. In such case, the village shall endeavor to keep the applicant's medical information confidential to the extent permitted by law. The village shall thereafter use its best efforts to provide written notice to the applicant and/or the applicant's authorized agent, attorney or representative, of any request received by the village for disclosure of the medical information or documentation which the applicant has previously requested be treated as confidential by the village. The village will cooperate with the applicant to the extent allowed by law, in actions initiated by persons or entities that challenge or oppose the village's nondisclosure of medical information or records of the applicant. However, the village shall have no obligation

to defend against any other action seeking to compel the production of public records or to incur any legal or other expenses in connection therewith, and may produce the records to the extent the village determines the records are not exempt from the Public Records Act, or to comply with any judicial or administrative order without prior notice to the applicant.

(d) When a reasonable accommodation request form has been completed and submitted to the land development department, it will be scheduled for a quasi-judicial hearing before the special magistrate appointed by the village council. The special magistrate may:

- (1) Grant the reasonable accommodation request in full;
- (2) Grant a portion of the reasonable accommodation request and deny a portion of the reasonable accommodation request, and may impose conditions upon the portion of the reasonable accommodation request that was granted; or
- (3) Deny the reasonable accommodation request. Any denial of a reasonable accommodation request shall be in writing, and shall state the grounds for the denial. All decisions of the special magistrate on a request for reasonable accommodation shall be in writing and shall give the applicant notice of the applicant's right to appeal. The written decision of the special magistrate shall be sent to the applicant (i.e., the disabled individual or his/her authorized agent, attorney, or representative) by regular mail at the address specified for notice by the applicant on the application form.

(e) In determining whether a reasonable accommodation request should be granted or denied, the applicant, or, if applicable, the qualifying entity, must establish that the applicant is protected under the provisions of the FHA and/or ADA by demonstrating that the applicant is handicapped or disabled, as defined in the FHA and/or ADA. Although the definition of disability is subject to judicial interpretation, for purposes of this section, the disabled individual who is the subject of the request for a reasonable accommodation must show:

- (1) A physical or mental impairment which substantially limits one or more major life activities;
- (2) A record of having such impairment; and
- (3) That the disabled individual is regarded as having such impairment.

After satisfying the foregoing three criteria, the applicant must demonstrate that the proposed accommodations being sought are reasonable and necessary to afford him/her an equal opportunity to use and enjoy housing.

(f) If denied an applicant may appeal, by writ of certiorari the special magistrate's written decision on a reasonable accommodation request within 30 days after the date on which the written decision is rendered.

(g)

No fee shall be imposed by the land development department in connection with a request for reasonable accommodation under this section, or for an appeal of a decision of the special magistrate. The village shall have no liability for or legal obligation to pay an applicant's attorney's fees or costs, including the attorney's fees and costs incurred in any appeal at any appellate level.

- (h) During the time when an application for reasonable accommodation is pending, the village shall not enforce the land development ordinance, rules, policies, and procedures which are the subject of the request for a reasonable accommodation against the applicant.
- (i) The following general provisions shall be applicable:
 - (1) The village shall display a notice in the village's public notice bulletin board (and shall maintain copies available for review in the land development department and the village clerk's office), advising the public that disabled individuals (and qualifying entities, if applicable) may request a reasonable accommodation as provided in this section.
 - (2) A disabled individual, or if applicable a qualifying entity who has applied for a reasonable accommodation, or may be represented at all stages of the reasonable accommodation process by a person designated by the disabled individual as their authorized agent, attorney, or representative. If any attorney, authorized agent, or other representative is representing the individual, or, if applicable, a qualifying entity, a written authorization designating the attorney, authorized agent, or representative shall be submitted together with the application.
 - (3) The village shall provide assistance and accommodation as is required pursuant to FHA and ADA in connection with a disabled person's request for reasonable accommodation, including without limitation, assistance with interpreting the reasonable accommodation application form and responding to the questions contained therein, assistance with completing the form, assistance with filing an appeal, and assistance in appearing at hearings to ensure the process is accessible.
- (j) Approvals of requests for reasonable accommodation shall expire within 180 days if not implemented.

(Ord. No. 2014-09, § 3, 7-10-2014; Ord. No. 2016-03, § 2, 3-10-2016)

CASE PRESENTATION
CASE No. CASE 2024- 43

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 3035 FLOWEVA ST 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 L&R INVESTMENTS GROUP LLC.
5. PERSUANT TO Complaints from the Palm Springs Police Department there are VIOLATIONS OF ORDINANCES,
Section 10-5 Exceeding Occupancy Limitations, over 3 unrelated Adults.
Section 10-28 No Required Reasonable Accommodations approval on file with Village for the property.
Section 34-765 Prohibited use of Residential Property.
On July 1, 2024, Code Enforcement received a notice from the Police Department (case # 24-15017) of a barricaded suspect at the residence with multiple persons living at the home that were not related to one another. Police Officers believe that this address and residence will continue to be an issue for the neighborhood and the Village.
5. On July 7, 2024, I WROTE Notice of Violation/Notice of Hearing 2024-43 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. Compliance is required An Application for Reasonable Accommodations must be submitted to Village PZ&B and the criteria for Reasonable Accommodations must be met and Approved by the Village. Failure to complete the Village Requirements for Reasonable Accommodations will result in a \$100.00 per day, per violation fine for non-compliance.
7. I REQUEST THAT THE RESPONDENT BE ORDERED to COME INTO COMPLIANCE by AUGUST 18, 2024.
8. THE VILLAGE HAS ALSO INCURRED COSTS IN THE AMOUNT OF \$201.08 CONDUCTING THIS INVESTIGATION AND HEARING. I REQUEST THAT THE RESPONDENT BE ORDERED TO REIMBURSE THOSE COSTS TO THE VILLAGE BY NO LATER THAN, AUGUST 18, 2024.
9. SUBJECT TO ANY QUESTIONS YOU MIGHT HAVE, THIS CONCLUDES THE VILLAGE TESTIMONY.



The Village of Palm Springs FLORIDA



Case Administrative Costs

JUNE 18, 2024, 3035 FLOWEVA STREET

Case 2024- 43

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	2.00	5.00	10.00
5	Additional photos re-inspections - 5 for 20.00	0.00	20.00	0.00
6	Additional certified copies for hearing	1.00	8.69	8.69
7	Additional clerk time - 1 hour	1.00	28.00	28.00
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	0.64	0.64
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	1.00	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 2024-43				201.08

Possible Code Violation PSPD Case Number 24-15017**Odalis Fequiere <ofequiere@vpsfl.org>**

Mon 7/1/2024 10:24 AM

To: Thomas Gehrman <tgehrman@vpsfl.org>

Good morning,

Road patrol officers along with CID, recently responded to 3035 Floweva Street, in reference to a barricaded suspect. We have reason to believe the home is being utilized as a **halfway house/sober home**. On the day of the incident, a man by the name of, Richard Katinger identified himself as the landlord. I checked PAPA and the property is owned by L&R INVESTMENTS GROUP LLC, with an address of 1021 Egremont Drive WPB, FL 33406. After running the LLC in Sunbiz, the registered agent is Mr. Katinger. According to the officers that were present on scene, there were multiple people living in the home that were not related to one another.

Please check this as soon as possible, as I do believe this address and residents will continue to be an ongoing issue for the city. My thanks in advance for your help with this.

God bless,



Detective Odalis Fequiere #131
Violent Crimes Unit
Crisis Assessment Team
Special Operations Division
Palm Springs Police Department
230 Cypress Lane | Palm Springs, FL 33461
561-584-8300 Ext. 8555

Record #	BT-2261-108070	☐ Within City Limits	Location	3035 N FLOWEVA STREET, Palm Springs, FL	Received	
Status	Active	☐ Out of Area	Folio		Approved	9/15/2023
Type	Munis			70434407010020143	Expires	09/30/2024
Bus. Type		Property Owner	3035 FLOWEVA ST TRUST		Closed	
Applicant	3035 FLOWEVA ST TRUST				CRA	Congress Ave CRA
Type of Business	BUSINESS PERMIT				Homestead	No

Company	3035 FLOWEVA ST TRUST		Receipt Year to Print	
DBA			Business Start	1/28/2010
Nature of Business	BUSI		Business Closed	
			# Employees	0
if appl. FEIN	000000000	Drivers License / ID #	Notes	
State Issued		Reason For Exempt.		
PBC License				
State License Type		Sales Tax #		
State License Type		Sales Tax #		
State License Type		Sales Tax #		

Tax Information

Tax 1	BUSI-DWELLING FOR RENT		Tax 2		
Status	Active	Renewal Year	2025	Status	
Tax 3			Tax 4		
Status		Renewal Year		Status	
Tax 5			Tax 6		
Status		Renewal Year		Status	
Tax 7			Tax 8		
Status		Renewal Year		Status	

Details Section

[Business Permit](#)
[Business Tax 2](#)
[Business Tax 3](#)
[Business Tax 4](#)
[Business Tax 5](#)
[Business Tax 6](#)
[Business Tax 7](#)
[Business Tax 8](#)

Property Detail

Location Address : 3035 FLOWEVA ST
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-07-01-002-0143
Subdivision : BRYANT PARK IN
Official Records Book/Page : 29545 / 469
Sale Date : DEC-2017
Legal Description : BRYANT PARK W 75 FT OF E 185.4 FT OF LT 14 BLK B

24-00721

Owner Information**Owner(s)**

L&R INVESTMENTS GROUP LLC

Mailing Address

1021 EGREMONT DR
WEST PALM BEACH FL 33406 5032

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
DEC-2017	\$10	29545 / 00469	QUIT CLAIM	L&R INVESTMENTS GROUP LLC
APR-2003	\$85,250	15051 / 01903	WARRANTY DEED	3035 FLOWEVA STREET TR
JUL-2000	\$72,000	11908 / 00086	WARRANTY DEED	DIAZ AARON A
DEC-1997	\$100	10167 / 01211	QUIT CLAIM	SHEPHERD DANIEL J
JAN-1993	\$18,500	07575 / 00212	WARRANTY DEED	
JAN-1993	\$100	07575 / 00211	WARRANTY DEED	
JUN-1992	\$29,000	07284 / 01060	CERT OF TITLE	
JAN-1980	\$34,900	03348 / 00804		
JAN-1978	\$13,500	02874 / 00361		

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 1
***Total Square Feet :** 1510
Acres : 0.1725
Property Use Code : 0801—MULTIFAMILY < 10 UNITS-COMM ZONING
Zoning : CG—COMMERCIAL GENERAL (70-PALM SPRINGS)

Appraisals

Tax Year	2023	2022	2021	2020	2019
Improvement Value	\$133,803	\$109,984	\$104,240	\$115,042	\$107,403
Land Value	\$9,916	\$9,014	\$8,188	\$8,188	\$8,188
Total Market Value	\$143,719	\$118,998	\$112,428	\$123,230	\$115,591

Assessed and Taxable Values

Tax Year	2023	2022	2021	2020	2019
Assessed Value	\$130,898	\$118,998	\$112,428	\$120,222	\$109,293
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$130,898	\$118,998	\$112,428	\$120,222	\$109,293

Taxes

Tax Year	2023	2022	2021	2020	2019
AD VALOREM	\$2,647	\$2,383	\$2,314	\$2,518	\$2,341
NON AD VALOREM	\$511	\$483	\$427	\$422	\$424
TOTAL TAX	\$3,158	\$2,865	\$2,741	\$2,939	\$2,765

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcapao.gov

Account Information

Property Control Number: 70-43-44-07-01-002-0143	Property Type: Real Property	Status: Active
Mailing Address: 1021 EGREMONT DR West Palm Beach, Fl 33406-5032	Property Address: 3035 FLOWEVA PALM SPRINGS, FL 33406	Legal Description: BRYANT PARK W 75 FT OF E 185.4 FT OF LT 14 BLK B
Owner of Record: L&R INVESTMENTS GROUP LLC	Second Owner:	

Last updated: 7/14/2024 10:32:12 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

Due Date	Net Tax	Last Paid	Amount Paid	Status
4/1/24	\$3,157.78 Net Tax: \$3,157.78 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: \$0.00	3/22/24	-\$3,157.78	Paid
3/31/23	\$2,750.68 Net Tax: \$2,865.30 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$114.62	11/28/22	-\$2,750.68	Paid
3/31/22	\$2,978.80 Net Tax: \$2,741.15 Interest: \$82.23 Penalty: \$0.00 Fees: \$155.42 Discount: \$0.00	11/28/22	-\$2,978.80	Paid

VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT

CODE CASE: 2024-43

VILLAGE OF PALM SPRINGS, FLORIDA

Petitioner,



L & R Investments Group LLC

3035 Floweva Street

Palm Springs, FL 33406

MAILING ADDRESS:

L & R INVESTMENTS GROUP LLC

1021 EGREMONT DRIVE

WEST PALM BEACH, FL 33406 5032

Respondent(s).

ORDER FINDING VIOLATION

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

SECTION 10-5 Exceeding Occupancy Limitations, over 3 unrelated Adults.

SECTION 10-28 No Required Reasonable Accommodations approval on file with Village for the property.

SECTION 34-765 Prohibited use of Residential Property.

Address: 3035 FLOWEVA STREET

Legal Description: BRYANT PARK W 75 FT OF E 185.4 FT OF LT 14 BLK B

PCN: 70-43-44-07-01-002-0143

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 JULY 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 10-5 - Exceeding occupancy limitations, over 3 unrelated adults.

☐ SECTION 10-28 - No required reasonable accommodations approval on file with Village for the property.

☐ SECTION 34-765 - Prohibited use of residential property.

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

☐ SECTION 10-5 - Exceeding Occupancy Limitations, over 3 unrelated Adults.

☐ SECTION 10-28 - No Required Reasonable Accommodations approval on file with Village for the property.

☐ SECTION 34-765 - Prohibited use of Residential Property.

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 **AUGUST 18, 2024:**
 - ☐ Administrative costs of **\$201.08**
 - ☐ 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 **AUGUST 18, 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 **AUGUST 18, 2024.**
 - ☐ Administrative costs of **\$201.08**
 - ☐ 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 JULY 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:

3035 FLOWEVA STREET
PALM SPRINGS, FL 33406 5032

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2024 - 44

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

V.
ALEJANDRINA NAVARRO
1856 EMILIO LANE
WEST PALM BEACH FL 33406 6517
Respondent.

NOTICES
Certified 7-8-24
9482-0178 - 9820-3019-876074
Regular 7-8-24
Posting 7-8-24 11:59
PCN 70-43-44-07-15-000-0352

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 **JULY 3, 2024**, the Respondent, ALEJANDRINA NAVARRO, owner of the property at 1856 EMILIO LANE, PALM SPRINGS, FL, 33406 is in violation of local ordinances.

SECTION 10-31 (FBC 105.1) Gazebo/Pergola, NO REQUIRED issued permits.
SECTION 10-31 (FBC 110.1) NO REQUIRED Building Inspections.

These violations must be corrected on or before **JULY 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 JULY 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)584-8200. 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, at least 36 hours prior to the hearing.


Code Enforcement Officer 561-814-3208

TOM GEHRMAN
Printed Name of Officer

Date Issued: JULY 7, 2024

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

**VILLAGE OF PALM SPRINGS,
FLORIDA,**

Petitioner

Case No. 2024-44

RETURN OF SERVICE

**ALEJANDRINA NAVARRO
1856 EMILIO LANE
WEST PALM BEACH, FL 33406 6517**

Respondent

On the **8th Day of July 8, 2024 at 11:59 am**, I served the attached Notice of Violation/Notice of Hearing on the within named Respondent, **ALEJANDRINA NAVARRO** at **1856 EMILIO LANE**, 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:

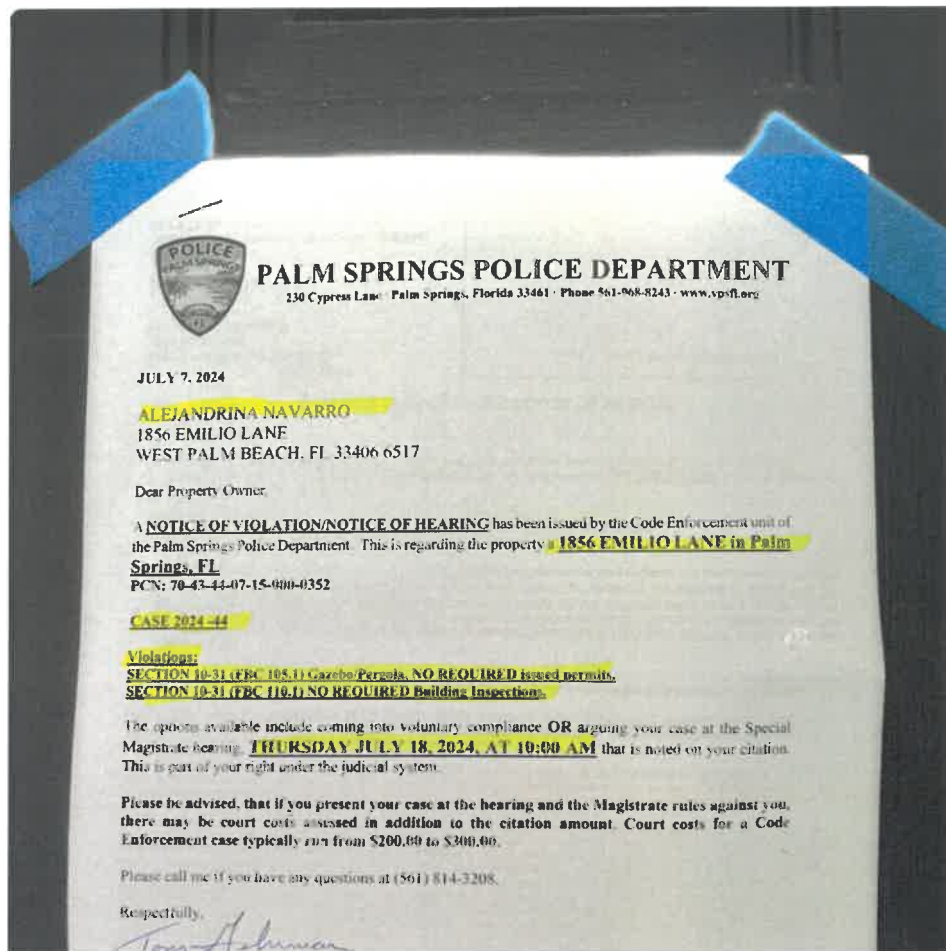
INDIVIDUAL SERVICE: By serving the within named Respondent a true copy with the date and hour of service endorsed thereon by me.

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 Achenman



Add a Caption

Monday • Jul 8, 2024 • 11:58 AM

[Adjust](#)

IMG_0347

Apple iPhone 13

HEIF

Wide Camera — 26 mm f1.6

12 MP • 3024 × 4032 • 2.5 MB

ISO 50

26 mm

0 ev

f1.6

1/121 s

[Add a location...](#)





1856 Emilio Ln

 Look Up **Ribbon Plant** >

Monday • Jul 8, 2024 • 11:58 AM

[Adjust](#)

IMG_0348

Apple iPhone 13

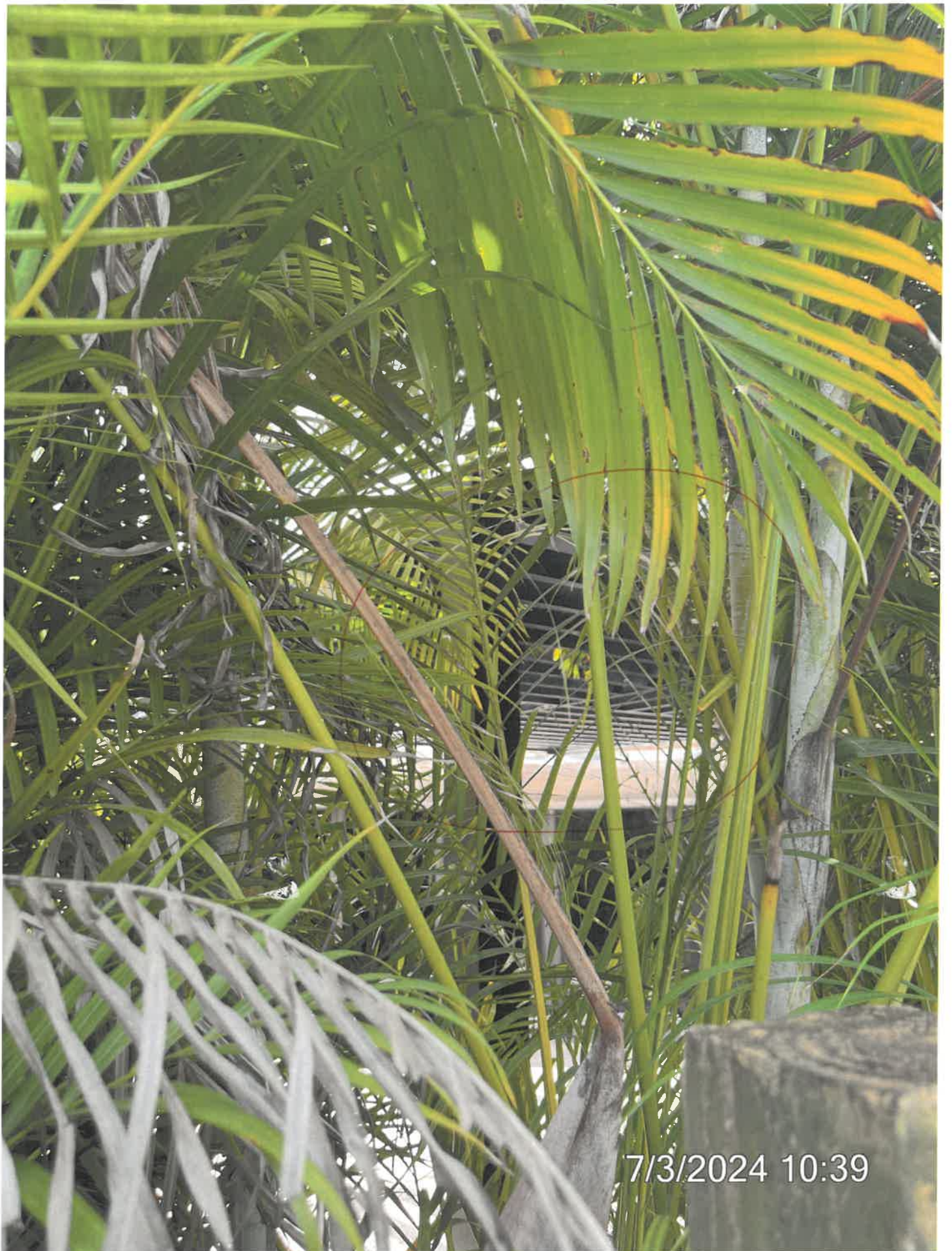
HEIF

Wide Camera — 26 mm *f*1.6
12 MP • 3024 × 4032 • 2.6 MB

ISO 40 | 26 mm | 0 ev | *f*1.6 | 1/284 s

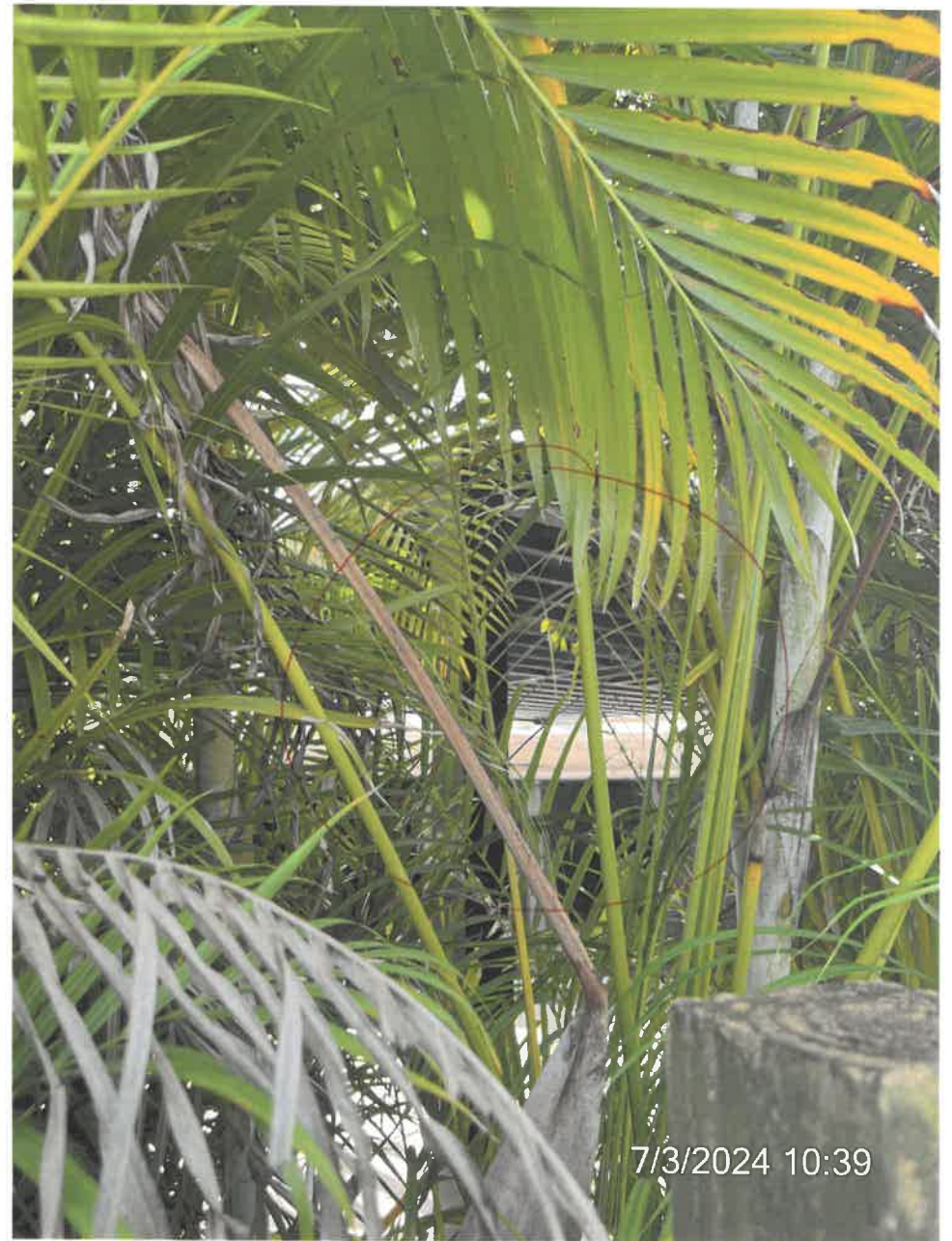
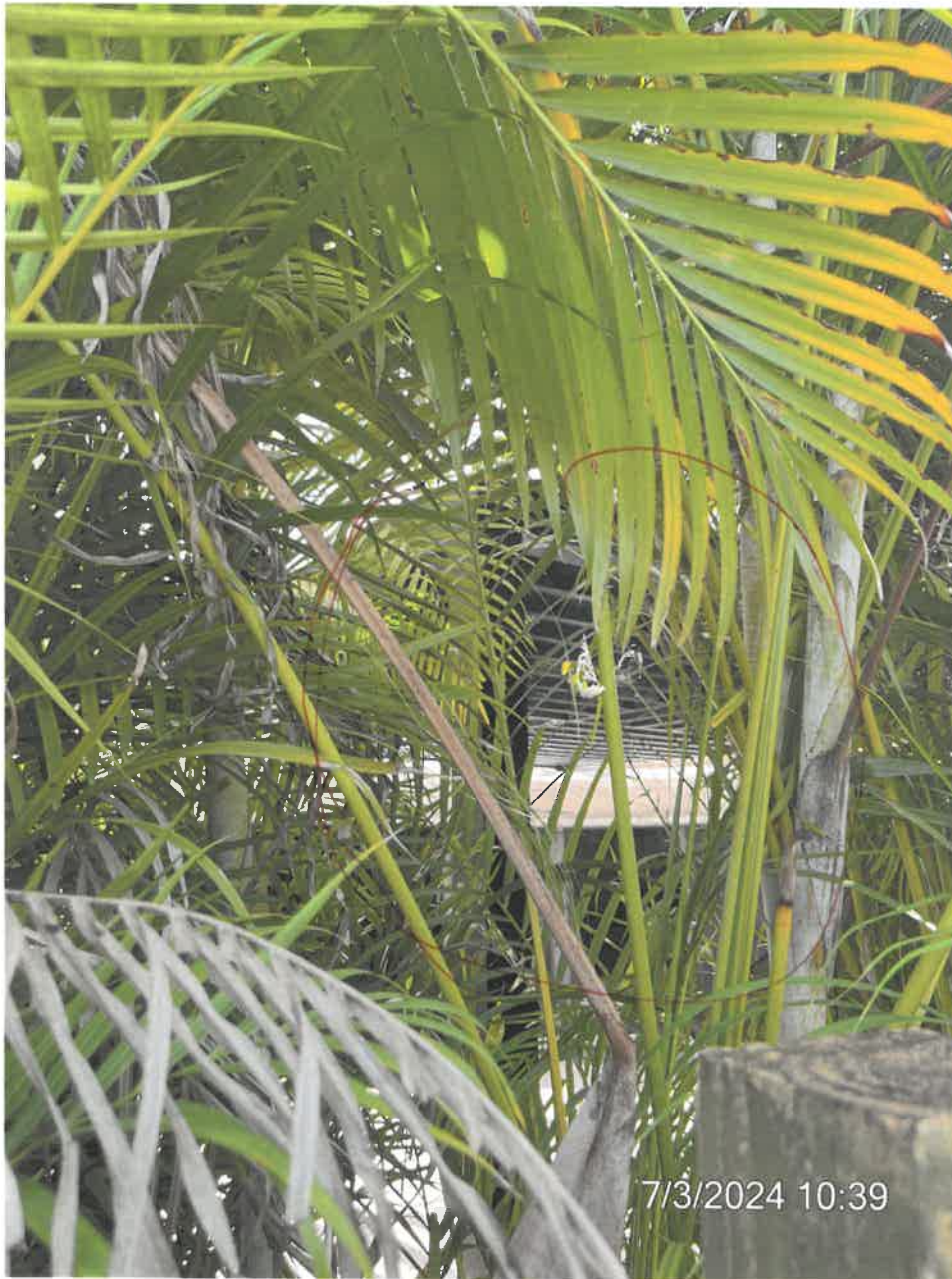
[Add a location...](#)



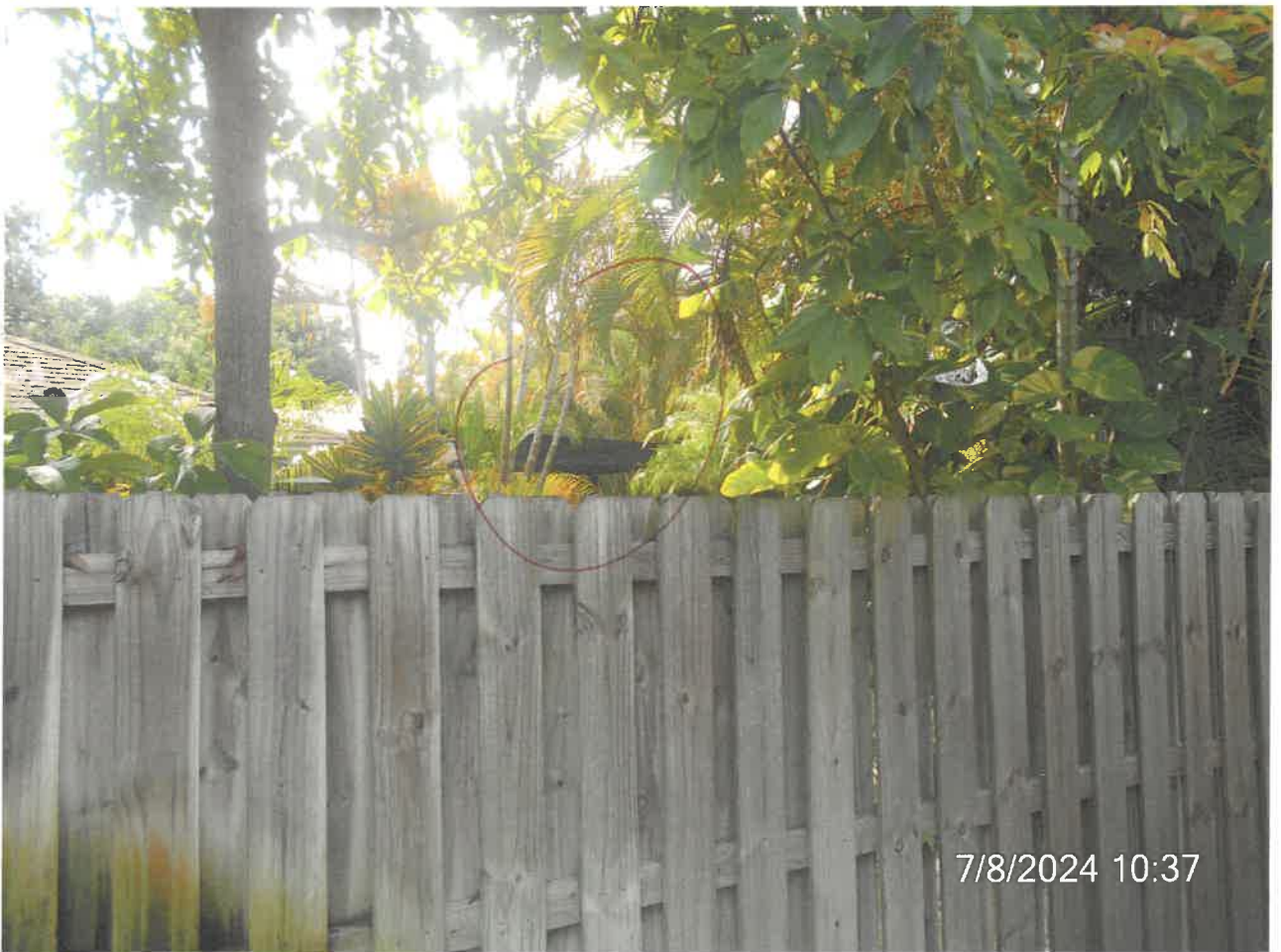
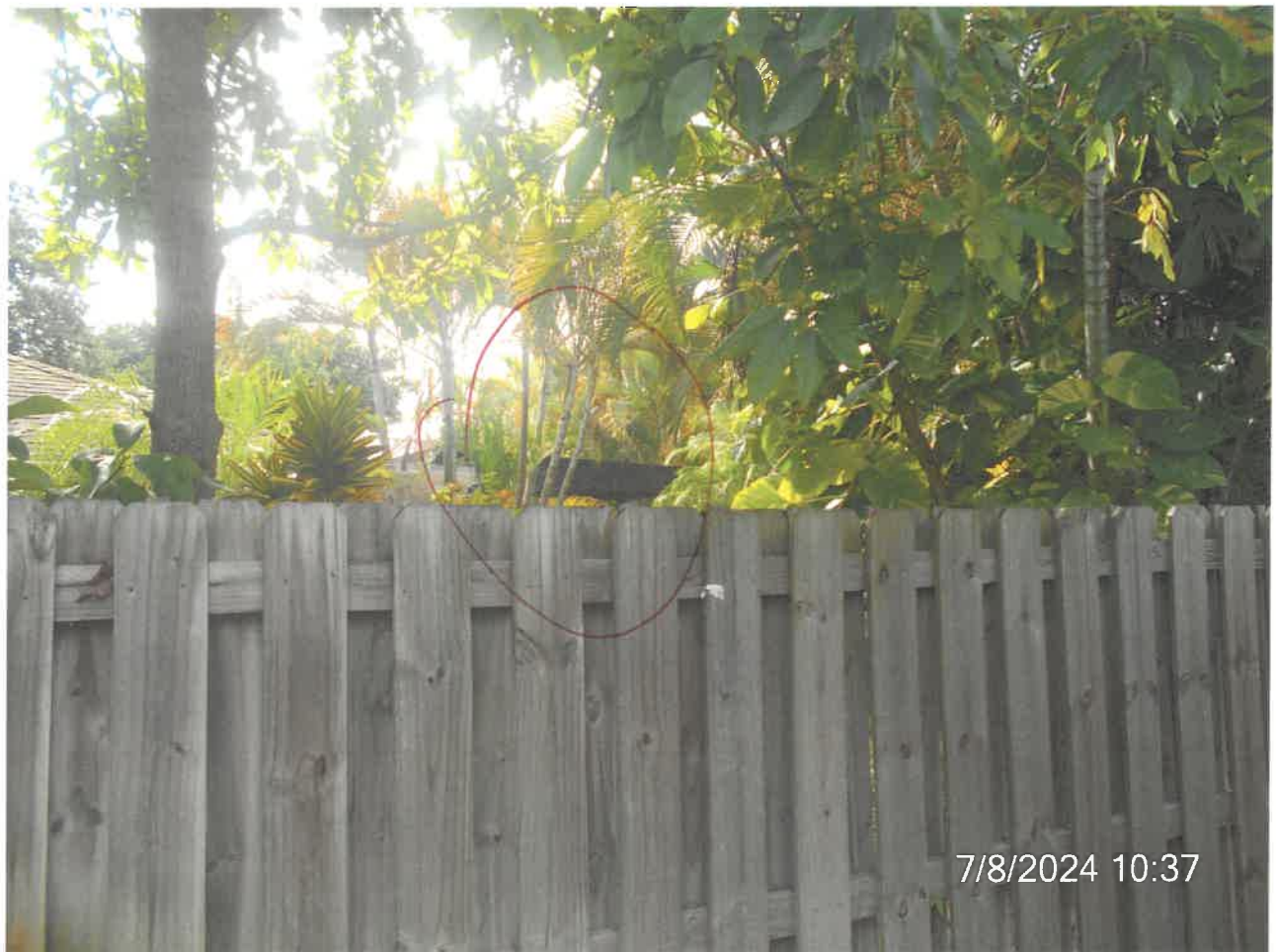


1856 Emilio Carré

Case 2024-44



1856 Emilio Lane Case 2024-44



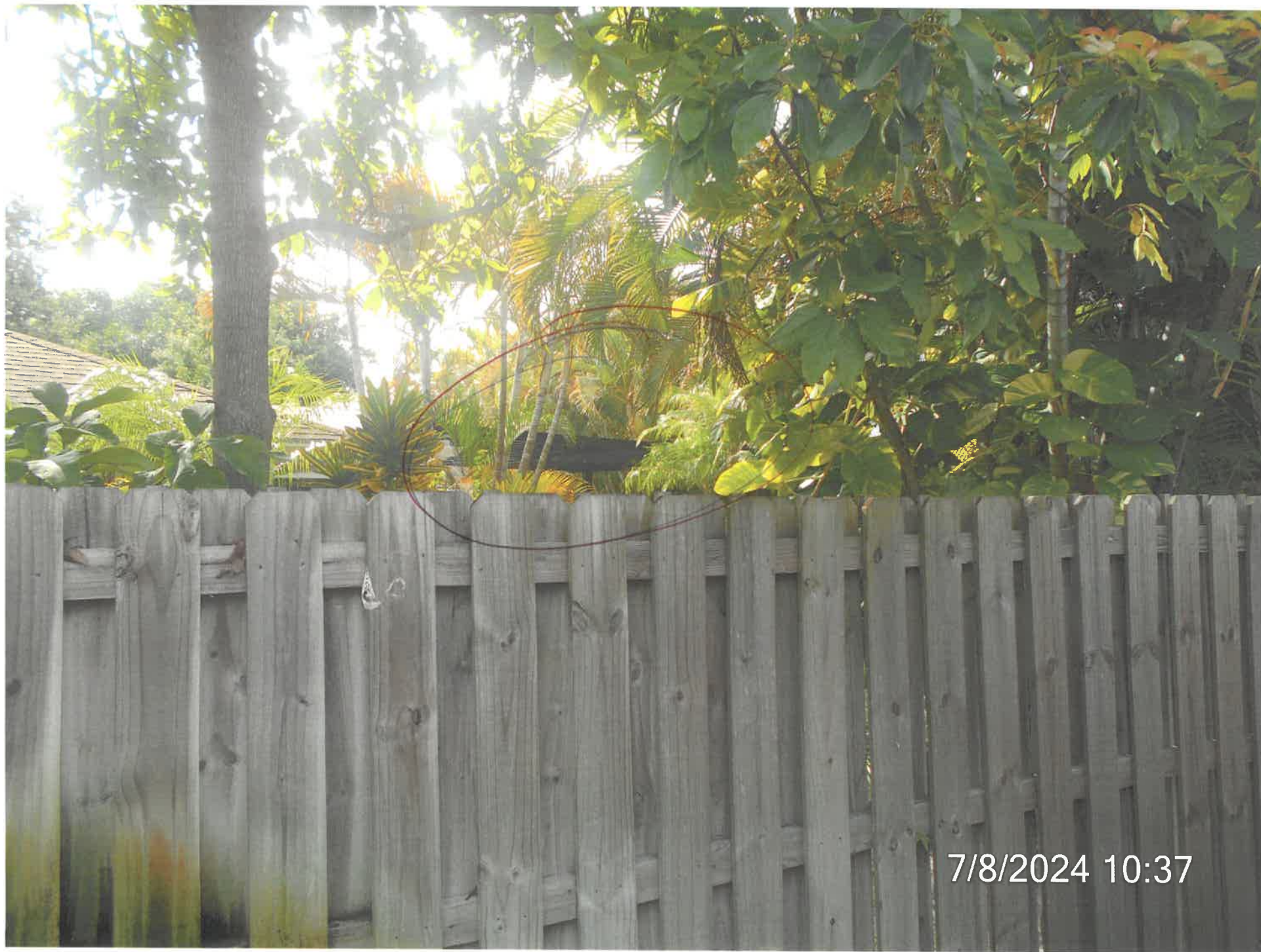
1856 Emilio Lane

Case 2024-44



1856 Emilio Lane

Case 2024-44



7/8/2024 10:37

1856 Emilio Lane

Case 202444



Photo prior to
installation of Gazebo - Pergola
structure.
TH



PALM SPRINGS POLICE DEPARTMENT

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

JULY 7, 2024

ALEJANDRINA NAVARRO
1856 EMILIO LANE
WEST PALM BEACH, FL 33406 6517

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 **1856 EMILIO LANE in Palm Springs, FL**

PCN: 70-43-44-07-15-000-0352

CASE 2024 -44

Violations:

SECTION 10-31 (FBC 105.1) Gazebo/Pergola, NO REQUIRED issued permits.

SECTION 10-31 (FBC 110.1) NO REQUIRED Building Inspections.

The options available include coming into voluntary compliance **OR** arguing your case at the Special Magistrate hearing, **THURSDAY JULY 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

Professionalism · Respect · Integrity · Duty · Excellence



PALM SPRINGS POLICE DEPARTMENT

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

JULY 7, 2024

ALEJANDRINA NAVARRO
1856 EMILIO LANE
WEST PALM BEACH, FL 33406 6517

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PCN: 70-43-44-07-15-000-0352

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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



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

RR

ALEJANDRINA NAVARRO
1856 EMILIO LANE
WEST PALM BEACH, FL 33406 6517



quadiant

FIRST-CLASS MAIL
IMI

\$007.36⁰

07/08/2024 ZIP 33480
043M31255277

US POSTAGE

9489 0178 9820 3019 8760 74



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



quadiant

FIRST-CLASS MAIL
IMI

\$000.64⁰

07/08/2024 ZIP 33480
043M31255277

US POSTAGE

ALEJANDRINA NAVARRO
1856 EMILIO LANE
WEST PALM BEACH, FL 33406 6517

CASE PRESENTATION
CASE No. CASE 2024- 44

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 1856 EMILIO LANE 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 Alejandrina Navarro.

5. PERSUANT TO Complaints and my personal Observation there are VIOLATIONS OF ORDINANCES.

SECTION 10-31 (FBC 105.1) Gazebo/Pergola, NO REQUIRED issued permits.
SECTION 10-31 (FBC 110.1) NO REQUIRED Building Inspections.

The property was in the process of building a backyard gazebo-pergola structure. The property was posted with a Red Tag Violation notice on July 3rd, 2024, that permits are required for the structure. Albert Lakes Garden Civic Association requires Board Approval before applying for a permit from the Village of Palm Springs, this Approval was not done. Construction continued after the warning to stop work and obtain the required permit and inspections. See current photos of the structure.

5. On July 7, 2024, I WROTE Notice of Violation/Notice of Hearing 2024-44 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. There has been no communication with the property owner and work has been reported as continuing. **I REQUEST THAT THE RESPONDENT BE ORDERED to COME INTO COMPLIANCE with the Permit and Inspection violations by AUGUST 18, 2024.** Failure to complete the Village Requirements for Reasonable Accommodations will result in a \$100.00 per day, per violation fine for non-compliance.

7. THE VILLAGE HAS ALSO INCURRED COSTS IN THE AMOUNT OF **\$229.75** CONDUCTING THIS INVESTIGATION AND HEARING. I REQUEST THAT THE RESPONDENT BE ORDERED TO REIMBURSE THOSE COSTS TO THE VILLAGE BY NO LATER THAN, **AUGUST 18, 2024**.

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



Case Administrative Costs

JUNE 18, 2024, 1856 EMILIO LANE		Case 2024- 44		
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	7.36	7.36
7	Additional clerk time - 1 hour	1.00	28.00	28.00
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	0.64	0.64
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	1.00	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 2024-44				229.75

PERMIT NO.

OWNER: ALEXANDRINA NAVARRO

**VIOLATION
DO NOT REMOVE**
CORRECTIONS MUST BE
MADE AS NOTED BELOW

1856 Emilio Ln

ADDRESS

☒ BLDG. ☐ ELEC. ☐ MECH. ☐ PLBG. ☐

BACKYARD GAZEBO/PERGOLA
STRUCTURE

• PERMITS REQUIRED! STOP WORK!

CONTACT VILLAGE BUILDING DEPT. FOR
PERMIT → 561-584-8200 EXT 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**

VILLAGE OF PALM SPRINGS, FLORIDA

DATE

7-3-24

Tom Gehrman

Code
INSPECTOR

(T) 561-814-3208

Record #	Status	Type	Location	Case Manager	Description	Created
24-00701	Warned	Code Enf.	1856 EMILIO LN, Palm Springs, FL 33406	tgehrman	10-31 (FBC 105.1 on permits & 110,1 no inspections	Jul 3
202201722	Closed	Permit	1856 EMILIO LANE, Palm Springs, FL 33461	1320cruiz	INSTALLATIONS OF SOLAR PANELS	10/12/2022
202000880	Closed	Permit	1856 EMILIO LANE, Palm Springs, FL 33461	1320mram	INSTALLING WOOD, CHAIN LINK & ALUMINUM FENCE ON SIDES & REAR OF PROPERTY	8/11/2020
10001248	Closed	Permit	1856 EMILIO LANE, Palm Springs, FL 33461	icc	REMOVE SHINGLES, 30 L FELT, GALU METAL, 50 YEARS SHINGLE	12/20/2010

Legend

**ALBERT LAKES GARDEN CIVIC ASSOCIATION
P.O. Box 19255
West Palm Beach, FL 33416**

Minutes for Board of Directors Meeting, Saturday, April 13, 2024

Board Members in Attendance: Nancy Sansalone, Archie Ammons, Steve Alexander, Richard Hughes, Jim Sansalone, Henry Suarez, Aime Alexander, Kaye Broadway, and Ken Gray. Resident David Brady also attended.

Quorum: A quorum was declared, and President Nancy Sansalone called the meeting to order.

General Discussions and Committee Reports

Meeting Minutes

Motion to Approve the February 24, 2024 Board Meeting minutes by Ken Gray with the addition of Steve Alexander's name, which was inadvertently omitted. Seconded by Dick Hughes. Unanimously approved.

Treasurer's Report/ Dick Hughes

- Richard reported we are "very healthy financially." He presented the financial data for the 1st Quarter and he presented the 2024 Budget (see attached). Motion to approve the budget by Jim Sansalone; seconded by Ken Gray. Unanimously approved.
- **Dues (\$600) are now due!** Dues paid after May 1, 2024 will accrue 18% interest for each day dues are late.

Mail your payment to: ALGCA, PO Box 19255, West Palm Beach, FL 33416

Committee Reports:

Architectural Review: Henry reported a new roof was approved for a residence on Bell Lane. New hurricane windows and doors were approved for a home on Richard Lane.

House & Grounds: Jim reported he plans to begin reconstruction on the common area property on the south side of the lake on Richard Lane. Work includes permanent installation of new sprinkler lines replacing the damaged ones and new plantings and lawn. Project previously approved.

Renovation and beautification of plantings at community entrance and along lake on Bell Lane by Florida Image Landscaping was presented (this is the company that is under contract to do the mow & blow of our common area property). Cost and scope of work in Quote presented. Motion to approve made by Richard; seconded by Ken. Unanimously approved (see attached).

Compliance: Ken reported the homeowner on Bell Lane parked her RV for an extended period of time and was told it needed to be relocated. She reported a mechanical problem that made it unsafe to operate and that it was being repaired. She was given a reasonable period to make the repairs, or have it towed to a shop, and the RV was removed.

Hospitality: Kay reported no activity. Budget for cards, basket and flowers appropriate for the occasion was confirmed.

Social Media: no report.

Old Business:

- Richard spoke with officials at the Village of Palm Springs regarding maintenance of our roads. While they are in reasonably good repair at this time, he wanted to insure our community is on their budgeting schedule for maintenance.

New Business:

- David Brady presented a survey of his property and requested we search our files for a communication from a past president regarding his property. His survey matches the boundary survey obtained by the Board.

 IMPORTANT REMINDERS:

- Submit all your major landscaping projects or tree removal projects to Jim Sansalone at jim.sansalone@gmail.com or call him at (703)470-0871.
- If you are planning architectural work to the exterior of your home, you must complete two forms and email them to Henry Suarez at hvasuarez@aol.com for Board approval. Board  approval is required **before applying for a permit from the Village of Palm Springs.** Attached to these minutes are the Architectural Review Forms for reference.
- The HOA has a Facebook page. Members of the community may join the page by searching for "Albert Lakes HOA Group" and answering a brief questionnaire to confirm residential status.

Adjourn: Motion to adjourn declared by Aime: seconded by Jim.

Mark your calendar: The next Board Meeting is scheduled for June 15, 2024 at 9:00 am in Eleanor Weigel Park. Bring your own chair. In the event of rain, we will meet at Steve Alexander's residence -1882 Emilio Lane.

Property Detail

Location Address : 1856 EMILIO LN
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-07-15-000-0352
Subdivision : ALBERT LAKES GARDEN UNREC ON
Official Records Book/Page : 33635 / 1552
Sale Date : JUN-2022
Legal Description : ALBERT LAKES GARDEN (UNREC) LT 35 (LESS SLY 12 FT OF ELY 96.71 FT)

Owner Information**Owner(s)**

NAVARRO ALEJANDRINA

Mailing Address

1856 EMILIO LN
 WEST PALM BEACH FL 33406 6517

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
JUN-2022	\$100	33635 / 01552	QUIT CLAIM	NAVARRO ALEJANDRINA
OCT-2018	\$350,000	30169 / 00682	WARRANTY DEED	CASTRO JUAN CARLOS &
JUN-2014	\$0	26886 / 01566	WARRANTY DEED	KOSTURI BERTRAND JR &
MAR-1981	\$141,000	03482 / 00618	WARRANTY DEED	SCURRY MATHEW C
JAN-1979	\$23,000	03193 / 00637		
JAN-1978	\$20,000	02873 / 00080		

Exemption Information**Applicant/Owner(s)**

NAVARRO ALEJANDRINA

NAVARRO ALEJANDRINA

Year

2024

2024

Detail

HOMESTEAD

ADDITIONAL HOMESTEAD

Property Information

Number of Units : 1
***Total Square Feet :** 3272
Acres : 0.3515
Property Use Code : 0100—SINGLE FAMILY
Zoning : RS—RESIDENTIAL SINGLE-FAMILY (70-PALM SPRINGS)

Appraisals

Tax Year	2023	2022	2021	2020	2019
Improvement Value	\$279,961	\$243,312	\$206,301	\$214,257	\$235,661
Land Value	\$248,778	\$226,094	\$141,349	\$144,000	\$156,000
Total Market Value	\$528,739	\$469,406	\$347,650	\$358,257	\$391,661

Assessed and Taxable Values

Tax Year	2023	2022	2021	2020	2019
Assessed Value	\$303,724	\$294,878	\$286,289	\$282,336	\$391,661
Exemption Amount	\$50,000	\$50,000	\$50,000	\$50,000	\$0
Taxable Value	\$253,724	\$244,878	\$236,289	\$232,336	\$391,661

Taxes

Tax Year	2023	2022	2021	2020	2019
AD VALOREM	\$5,132	\$5,066	\$5,036	\$5,000	\$8,227
NON AD VALOREM	\$511	\$483	\$427	\$422	\$424
TOTAL TAX	\$5,643	\$5,549	\$5,463	\$5,422	\$8,651

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcapao.gov

Property Detail

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 WEST PALM BEACH FL 33406 6517

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JAN-1978	\$20,000	02873 / 00080		

Exemption Information

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NAVARRO ALEJANDRINA	2024	HOMESTEAD
NAVARRO ALEJANDRINA	2024	ADDITIONAL HOMESTEAD

Property Information

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Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcpcapao.gov

Account Information

Property Control Number:

70-43-44-07-15-000-0352

Mailing Address:

1856 EMILIO LN

West Palm Beach, FL 33406-6517

Owner of Record:

NAVARRO ALEJANDRINA

Property Type:

Real Property

Property Address:

1856 EMILIO

PALM SPRINGS, FL 33406

Second Owner:

Status: Active

Legal Description:

ALBERT LAKES GARDEN (UNREC) LT 35
(LESS SLY 12 FT OF ELY 96.71 FT)

Last updated: 7/15/2024 10:07:39 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

Due Date	Net Tax	Last Paid	Amount Paid	Status
4/1/24	\$5,417.08 Net Tax: \$5,642.79 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$225.71	11/28/23	-\$5,417.08	Paid
3/31/23	\$5,382.41 Net Tax: \$5,548.88 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$166.47	12/23/22	-\$5,382.41	Paid
3/31/22	\$5,353.56 Net Tax: \$5,462.82 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$109.26	1/31/22	-\$5,353.56	Paid

VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT



CODE CASE: 2024-48

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

RODELCI SANTOS LEON
309 HENTHORNE DRIVE
LAKE WORTH BEACH, FL 33461-2011

MAILING ADDRESS:
(SAME AS ABOVE)

Respondent(s).

ORDER FINDING VIOLATION

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

SECTION 10-31 (FBC 105.1) - WORK WITHOUT PERMITS
SECTION 10-31 (FBC 110.1) - REQUIRED INSPECTIONS

Address: 309 HENTHORNE DRIVE
Legal Description: VILLAGE OF PALM SPRINGS PLAT 1LT 11 BLK 65
PCN: 70-43-44-18-06-065-0110

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 July 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 10-31 (FBC 105.1) – Work Without Permits.**
 - ☐ **SECTION 10-31 (FBC 110.1) – Required Inspections.**
- ☐ Respondent **was in violation** of the following Village of Palm Springs Code of Ordinances but is currently in compliance:
- ☐ **SECTION 10-31 (FBC 105.1) – Work Without Permits.**
 - ☐ **SECTION 10-31 (FBC 110.1) – Required 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 **July 25, 2024:**
 - ☐ Administrative costs of \$160.75
 - ☐ 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 **August 18th, 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 **July 25th, 2024.**
 - ☐ Administrative costs of \$160.75
 - ☐ 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 Henry L. Stout 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 July 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:

309 HENTHORNE DRIVE
LAKE WORTH BEACH, FL 33461 2011

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
CASE NO. 2024-00412

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,
V.

LEON RODELCI SANTOS

309 HENTHORNE DR
LAKE WORTH BEACH FL 33461 2011

PCN 70-43-44-18-06-065-0110

Respondent(s).

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 **JULY 08, 2024**, the Respondent (**LEON RODELCI SANTOS** owner(s) of the property at **309 HENTHORNE DR, PALM SPRINGS, FL, 33461** is in violation of local ordinances.

SECTION 10-31 (FBC 105.1)- WORK WITHOUT A VALID PERMIT.

SECTION 10-31 (FBC 110.1)- REQUIERED INSPECTIONS.

These violations must be corrected on or before **JULY 13, 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 8523, on THURSDAY JULY 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 8523 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. 8523

HENRY L. STOUT

Printed Name of Officer

Date Issued: July 08, 2024.

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

**VILLAGE OF PALM SPRINGS,
FLORIDA,**

Petitioner

Case No. 2024-48

RETURN OF SERVICE

**RODEL CI SANTOS LEON
309 HENTHORNE DRIVE
LAKE WORTH BEACH, FL 33461 2011**

Respondent

_____/

On the **08th Day of JULY 2024 at 10:33 AM**, I served the attached NOTICE OF HEARING on the within named Respondent(s), **RODEL CI SANTOS LEON** at **309 HENTHORNE DRIVE**, 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: _____



309

[illegible]













PALM SPRINGS POLICE DEPARTMENT

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

JULY 08, 2024

LEON RODELCI SANTOS
309 HENTHORNE DR
LAKE WORTH BEACH FL 33461 2011

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 **309 HENTHORNE DR LAKE WORTH BEACH FL 33461 2011**

PCN: 70-43-44-18-06-065-0110

VIOLATION/HEARING CASE 2024-00412

SECTION 10-31 (FBC 105.1)- WORK WITHOUT A VALID PERMIT.

SECTION 10-31 (FBC 110.1)- REQUIRED INSPECTIONS.

The options available include coming into voluntary compliance on or before **JULY 13, 2024, OR** arguing your case at the Special Magistrate hearing, **THURSDAY JULY 18TH, 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)801-9217.
Respectfully,

HENRY L. STOUT
Code Enforcement Officer
Palm Springs Police Department
Cell: 561-801-9217
Office: 561-584-8300 ext. 8523
HSTOUT@vpsfl.org
www.vpsfl.org

Professionalism • Respect • Integrity • Duty • Excellence



CODE ENFORCEMENT
230 CYPRESS LANE
PALM SPRINGS, FL 33461



quadiant
FIRST-CLASS MAIL
IMI
\$000.64⁹
07/08/2024 ZIP 33480
043M31255277

US POSTAGE

LEON RODELCI SANTOS
309 HENTHORNE DR
LAKE WORTH BEACH FL 33461 2011

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE



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



quadiant
FIRST-CLASS MAIL
IMI
\$007.36⁹
07/08/2024 ZIP 33480
043M31255277

US POSTAGE

LEON RODELCI SANTOS
309 HENTHORNE DR
LAKE WORTH BEACH FL 33461 2011

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.

Temporary testing systems: A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

Gas:

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Mechanical:

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any part that does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds (5 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.
8. The installation, replacement, removal, or metering of any electrical load management control device where installed by a utility service provider.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.
3. The replacement of common household plumbing fixtures to existing supply lines and outlets in One- and Two-Family Dwellings. This does not include water heaters, bathtubs and showers.

105.2.1 Emergency repairs. Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the Building Official. Notification shall be given to the Building Official, including the work address, nature of emergency, and scope of work immediately, or by the next business day.

105.2.2. Minor repairs. Ordinary minor repairs may be made with the approval of the Building Official without a permit, provided the repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring

systems or mechanical equipment or other work affecting public health or general safety, and such repairs shall not violate any of the provisions of the technical codes.

105.2.3 Public service agencies. A permit shall not be required for the installation, alteration or repair of generation, transmission, distribution or metering or other related equipment that is under the ownership and control of public service agencies by established right.

105.3 Application for permit. To obtain a permit, the applicant shall first file an application therefore in writing on a form furnished by the building department for that purpose.

Permit application forms shall be in the format prescribed by a local administrative board, if applicable, and must comply with the requirements of Section 713.135(5) and (6), Florida Statutes.

Each application shall be inscribed with the date of application, and the code in effect as of that date. For a building permit for which an application is submitted prior to the effective date of the Florida Building Code, the state minimum building code in effect in the permitting jurisdiction on the date of the application governs the permitted work for the life of the permit and any extension granted to the permit.

Effective October 1, 2017, a local enforcement agency shall post each type of building permit application on its website. Completed applications must be able to be submitted electronically to the appropriate building department. Accepted methods of electronic submission include, but are not limited to, e-mail submission of applications in portable document format or submission of applications through an electronic fill-in form available on the building department's website or through a third-party submission management software. Payments, attachments, or drawings required as part of the permit application may be submitted in person in a non-electronic format, at the discretion of the Building Official.

105.3.1 Action on application. The Building Official shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time after filing. If the application or the construction documents do not conform to the requirements of pertinent laws, the Building Official shall reject such application in writing, stating the reasons therefore. If the Building Official is satisfied that the proposed work conforms to the requirements of this code and laws and ordinances applicable thereto, the Building Official shall issue a permit therefore as soon as practicable. When authorized through contractual agreement with a school board, in acting on applications for permits, the Building Official shall give first priority to any applications for the construction of, or addition or renovation to, any school or educational facility.

105.3.1.1 If a state university, Florida college or public school district elects to use a local government's code enforcement offices, fees charged by counties and municipalities for enforcement of the Florida Building Code on buildings, structures, and facilities of state universities, state colleges, and public school districts shall not be more than the actual labor and administrative costs incurred for plans review and inspections to ensure compliance with the code.

105.3.1.2 No permit may be issued for any building construction, erection, alteration, modification, repair, or addition unless the applicant for such permit provides to the enforcing agency which issues the permit any of the following documents which apply to the construction for which the permit is to be issued and which shall be prepared by or under the direction of an engineer registered under Chapter 471, Florida Statutes:

1. Plumbing documents for any new building or addition which requires a plumbing system with more than 250 fixture units or which costs more than \$125,000.
2. Fire sprinkler documents for any new building or addition which includes a fire sprinkler system which contains 50 or more sprinkler heads. Personnel as authorized by chapter 633 Florida Statutes, may design a fire sprinkler system of 49 or fewer heads and may design the alteration of an existing fire sprinkler

system if the alteration consists of the relocation, addition or deletion of not more than 49 heads, notwithstanding the size of the existing fire sprinkler system.

3. Heating, ventilation, and air-conditioning documents for any new building or addition which requires more than a 15-ton-per-system capacity which is designed to accommodate 100 or more persons or for which the system costs more than \$125,000. This paragraph does not include any document for the replacement or repair of an existing system in which the work does not require altering a structural part of the building or for work on a residential one, two, three or four-family structure.

An air-conditioning system may be designed by an installing air-conditioning contractor certified under Chapter 489, Florida Statutes, to serve any building or addition which is designed to accommodate fewer than 100 persons and requires an air-conditioning system with a value of \$125,000 or less; and when a 15-ton-per system or less is designed for a singular space of a building and each 15-ton system or less has an independent duct system. Systems not complying with the above require design documents that are to be sealed by a professional engineer.

Example 1: When a space has two 10-ton systems with each having an independent duct system, the contractor may design these two systems since each unit (system) is less than 15 tons.

Example 2: Consider a small single-story office building which consists of six individual offices where each office has a single three-ton package air conditioning heat pump. The six heat pumps are connected to a single water cooling tower. The cost of the entire heating, ventilation and air-conditioning work is \$47,000 and the office building accommodates fewer than 100 persons. Because the six mechanical units are connected to a common water tower this is considered to be an 18-ton system.

NOTE: It was further clarified by the Commission that the limiting criteria of 100 persons and \$125,000 apply to the building occupancy load and the cost for the total air-conditioning system of the building.

4. Any specialized mechanical, electrical, or plumbing document for any new building or addition which includes a medical gas, oxygen, steam, vacuum, toxic air filtration, halon, or fire detection and alarm system which costs more than \$5,000.
5. Electrical documents. See Florida Statutes 471.003(2)(h). Any electrical or plumbing or air-conditioning and refrigeration system meeting the following thresholds are required to be designed by a Florida Registered Engineer. Any system which:
 1. Requires an electrical or plumbing or air-conditioning and refrigeration system with a value greater than \$125,000; and
 2. a. Requires an aggregate service capacity of greater than 600 amperes (240 volts) on a residential electrical system or greater than 800 amperes (240 volts) on a commercial or industrial electrical system;
 - b. Requires a plumbing system with more than 250 fixture units; or
 - c. Requires a heating, ventilation, and air-conditioning system which exceeds a 15-ton-per-system capacity, or if the project is designed to accommodate more than 100 persons. Documents requiring an engineer seal by this part shall not be valid unless a professional engineer who possesses a valid certificate of registration has signed, dated, and stamped such document as provided in Section 471.025, Florida Statutes.
6. All public swimming pools and public bathing places defined by and regulated under Chapter 514, Florida Statutes.

105.3.2 Time limitation of application. An application for a permit for any proposed work shall be deemed to have been abandoned becoming null and void 180 days after the date of filing, or for any 180 day period of abandonment or suspension during the application process, unless such application has been pursued in good faith or a permit has been issued; except that the Building Official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing prior to the abandonment date, with justifiable cause demonstrated. Abandoned applications shall be subject to destruction in accordance with state law. The fee for renewal, re-issuance, and extension of a permit application shall be set forth by the administrative authority. There may be fees or requirements from other government agencies for permit application extensions and renewals.

105.3.3 An enforcing authority may not issue a building permit for any building construction, erection, alteration, modification, repair or addition, unless the permit either includes on its face or there is attached to the permit the following statement: "NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, such as the requirement for Home or Property Owners Association approval, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies."

105.3.4 A building permit for a single-family residential dwelling must be issued within 30 working days of application therefore unless unusual circumstances require a longer time for processing the application or unless the permit application fails to satisfy the Florida Building Code or the enforcing agency's laws or ordinances.

105.3.5 Identification of minimum premium policy. Except as otherwise provided in Chapter 440, Florida Statutes, Workers' Compensation, every employer shall, as a condition to receiving a building permit, show proof that it has secured compensation for its employees as provided in Section 440.10 and 440.38, Florida Statutes.

105.3.6 Asbestos removal contractor exemption. Refer to Section 105.9 for additional requirements. A licensed asbestos removal contractor is not required when moving, removal or disposal of asbestos-containing materials on a residential building where the owner occupies the building, the building is not for sale or lease, and the work is performed according to the owner-builder limitations provided in this paragraph. To qualify for exemption under this paragraph, an owner must personally appear and sign the building permit application. The permitting agency shall provide the person with a disclosure statement in substantially the following form:

Disclosure Statement: State law requires asbestos abatement to be done by licensed contractors. You have applied for a permit under an exemption to that law. The exemption allows you, as the owner of your property, to act as your own asbestos abatement contractor even though you do not have a license. You must supervise the construction yourself. You may move, remove or dispose of asbestos-containing materials on a residential building where you occupy the building and the building is not for sale or lease, or the building is a farm outbuilding on your property. If you sell or lease such building within 1 year after the asbestos abatement is complete, the law will presume that you intended to sell or lease the property at the time the work was done, which is a violation of this exemption. You may not hire an unlicensed person as your contractor. Your work must be done according to all local, state and federal laws and regulations which apply to asbestos abatement projects. It is your responsibility to make sure that people employed by you have licenses required by state law and by county or municipal licensing ordinances.

105.3.7 Applicable Code for Manufactured Buildings. Manufacturers should be permitted to complete all buildings designed and approved prior to the effective date of a new code edition, provided a clear signed contract is in place. The contract shall provide specific data mirroring that required by an application for permit, specifically, without limitation, date of execution, building owner or dealer, and anticipated date of completion. However, the construction activity must commence within 6 months of the contract's execution. The

contract is subject to verification by the Department of Business and Professional Regulation.

105.3.8 Public right-of-way. A permit shall not be given by the Building Official for the construction of any building, or for the alteration of any building where said building is to be changed and such change will affect the exterior walls, bays, balconies, or other appendages or projections fronting on any street, alley or public lane, or for the placing on any lot or premises of any building or structure removed from another lot or premises, unless the applicant has received a right of way permit from the authority having jurisdiction over the street, alley or public lane.

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 any other federal, state and local laws, ordinances, codes and regulations. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of any other federal, state and local laws, ordinances, codes and regulations 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 or of any other federal, state and local laws, ordinances, codes and regulations.

105.4.1 Permit intent. A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the Building Official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced.

105.4.1.1 If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work.

105.4.1.2 If a new permit, or revalidation (renewal) of the original permit, is not obtained within 180 days from the date the initial permit became null and void, the Building Official is authorized to require that any work which has been commenced or completed be removed from the building site. Alternately, a new permit may be issued on application, providing the work in place and required to complete the structure meets all applicable regulations in effect at the time the initial permit became null and void and any regulations which may have become effective between the date of expiration and the date of issuance of the new permit.

105.4.1.3 Work shall be considered to be in active progress when the permit has received an approved inspection within 180 days. This provision shall not be applicable in case of civil commotion or strike or when the building work is halted due directly to judicial injunction, order or similar process, or due to action by an environmental or archeological agency having jurisdiction. The Building Official is authorized to grant, in writing, one or more extensions of time, for periods not more than 3 months each. The extension shall be requested in writing and justifiable cause demonstrated, prior to expiration.

105.4.1.4 The fee for renewal, reissuance and extension of a permit shall be set forth by the administrative authority. There may be fees or requirements from other government agencies for permit extensions and renewals.

105.4.2 Additional options for closing a permit. Pursuant to Section 553.79(15), Florida Statutes, a property owner, regardless of whether the property owner is the one listed on the application for the building permit, may close a building permit by complying with the following requirements:

1. The property owner may retain the original contractor listed on the permit or hire a different contractor appropriately licensed in this state to perform the work necessary

to satisfy the conditions of the permit and to obtain any necessary inspection in order to close the permit. If a contractor other than the original contractor listed on the permit is hired by the property owner to close the permit, such contractor is not liable for any defects in the work performed by the original contractor and is only liable for the work that he or she performs.

2. The property owner may assume the role of an owner-builder, in accordance with Sections 489.103(7) and 489.503(6), Florida Statutes.
3. If a building permit is expired and its requirements have been substantially completed as determined by the local enforcement agency, the permit may be closed without having to obtain a new building permit, and the work required to close the permit may be done pursuant to the building code in effect at the time the local enforcement agency received the application for the permit, unless the contractor has sought and received approval from the local enforcement agency for an alternative material, design or method of construction.
4. A local enforcement agency may close a building permit 6 years after the issuance of the permit, even in the absence of a final inspection, if the local enforcement agency determines that no apparent safety hazard exists.

For purposes of this section, the term "close" means that the requirements of the permit have been satisfied.

105.5 Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The Building Official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated as determined by the Building Official.

105.6 Denial or revocation. Whenever a permit required under this section is denied or revoked because the plan, or the construction, erection, alteration, modification, repair, or demolition of a building, is found by the local enforcing agency to be not in compliance with the Florida Building Code, the local enforcing agency shall identify the specific plan or project features that do not comply with the applicable codes, identify the specific code chapters and sections upon which the finding is based, and provide this information to the permit applicant. If the local building code administrator or inspector finds that the plans are not in compliance with the Florida Building Code, the local building code administrator or inspector shall identify the specific plan features that do not comply with the applicable codes, identify the specific code chapters and sections upon which the finding is based, and provide this information to the local enforcing agency. The local enforcing agency shall provide this information to the permit applicant.

Pursuant to Section 553.79(16), Florida Statutes, a local enforcement agency may not deny issuance of a building permit to; issue a notice of violation to; or fine, penalize sanction or assess fees against an arm's-length purchaser of a property for value solely because a building permit applied for by a previous owner of the property was not closed. The local enforcement agency shall maintain all rights and remedies against the property owner and contractor listed on the permit.

Pursuant to Section 553.79(16), Florida Statutes, a local enforcement agency may not deny issuance of a building permit to a contractor solely because the contractor is listed on other building permits that were not closed.

105.6.1 Misrepresentation of application. The Building Official may revoke a permit or approval, issued under the provisions of this code, when there has been any false statement or misrepresentation as to the material fact in the application or plans on which the permit or approval was based.

105.6.2 Violation of code provisions. The Building Official may require correction or revoke the permit upon determination by the Building Official that the construction, erection, alteration, repair, moving, demolition, installation, or replacement of the building, structure, electrical, gas, mechanical or plumbing systems for which the permit was issued is in violation of, or not in conformity with, the provisions of this code.

105.7 Placement of permit. The building permit or copy shall be kept on the site of the work until the completion of the project.

105.8 Notice of commencement. In accordance with Section 713.135, Florida Statutes, when any person applies for a building permit, the authority issuing such permit shall print on the face of each permit card in no less than 14-point, capitalized, boldfaced type: "WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT."

105.9 Asbestos. The enforcing agency shall require each building permit for the demolition or renovation of an existing structure to contain an asbestos notification statement which indicates the owner's or operator's responsibility to comply with the provisions of Section 469.003, Florida Statutes, and to notify the Department of Environmental Protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law. Refer to Section 105.3.6 "Asbestos Removal Contractor Exemption" of this code for additional requirements.

105.10 Certificate of protective treatment for prevention of termites. A weather-resistant job-site posting board shall be provided to receive duplicate treatment certificates as each required protective treatment is completed, providing a copy for the person the permit is issued to and another copy for the building permit files. The treatment certificate shall provide the product used, identity of the applicator, time and date of the treatment, site location, area treated, chemical used, percent concentration and number of gallons used, to establish a verifiable record of protective treatment. If the soil chemical barrier method for termite prevention is used, final exterior treatment shall be completed prior to final building approval. For a bait system, see Section 1816.1.7 of the Florida Building Code for contract document requirements.

105.11 Notice of termite protection. A permanent sign which identifies the termite treatment provider and need for reinspection and treatment contract renewal shall be provided. The sign shall be posted near the water heater or electric panel.

105.12 Work starting before permit issuance. Upon written request and approval of the Building Official, the scope of work delineated in the building permit application and plan may be started prior to the final approval and issuance of the permit, provided any work completed is entirely at risk of the permit applicant and the work does not proceed past the first required inspection.

105.13 Phased permit approval. After submittal of the appropriate construction documents, the Building Official is authorized to issue a permit for the construction of foundations or any other part of a building or structure before the construction documents for the whole building or structure have been submitted. The holder of such permit for the foundation or other parts of a building or structure shall proceed at the holder's own risk with the building operation and without assurance that a permit for the entire structure will be granted. Corrections may be required to meet the requirements of the technical codes.

105.14 Permit issued on basis of an affidavit. The Building Official may accept a sworn affidavit from a registered architect or engineer stating that the plans submitted conform to the technical codes. For buildings and structures, the affidavit shall state that the plans conform to the laws as to egress, type of construction and general arrangement and, if accompanied by drawings, show the structural design and that the plans and design conform to the requirements of the technical codes as to strength, stresses, strains, loads and stability. Whenever a permit is issued in reliance upon an affidavit or whenever the work to be covered by a permit involves installation under conditions which, in the opinion of the Building Official, are hazardous or complex, the Building Official shall require that the architect or engineer who signed the affidavit or prepared the drawings or computations shall supervise such work. In addition, they shall be responsible for conformity to the permit, provide copies of inspection reports as inspections are performed, and upon completion make and file with the Building Official written affidavit that the work has been done in conformity to the reviewed plans and with the structural provisions of the technical codes. In the event such architect or engineer is not available, the owner shall employ in his stead a competent person or agency whose qualifications are reviewed by the Building Official. The Building Official shall ensure that any person conducting plans review is qualified as a plans

examiner under Part XII of Chapter 468, Florida Statutes, and that any person conducting inspections is qualified as a building inspector under Part III of Chapter 468, Florida Statutes. Nothing aforesaid shall preclude plan review or inspections by the Building Official (See also Section 107.6).

Exception: Permit issued on basis of an affidavit shall not extend to the flood load and flood resistance requirements of the Florida Building Code.

105.15 Opening protection. When any activity requiring a building permit that is applied for on or after July 1, 2008, and for which the estimated cost is \$50,000 or more for a site built single-family detached residential structure that is located in the wind borne debris region as defined in this Code and that has an insured value of \$750,000 or more, or, if the site built single-family detached residential structure is uninsured or for which documentation of insured value is not presented, has a just valuation for the structure for purposes of ad valorem taxation of \$750,000 or more; opening protections as required within this Code or Florida Building Code, Residential for new construction shall be provided.

Exception: Single-family residential structures permitted subject to the Florida Building Code are not required to comply with this section.

105.16 Inspection of existing residential building not impacted by construction.

- (a) A local enforcing agency, and any local building code administrator, inspector, or other official or entity, may not require as a condition of issuance of a one- or two-family residential building permit the inspection of any portion of a building, structure, or real property that is not directly impacted by the construction, erection, alteration, modification, repair, or demolition of the building, structure, or real property for which the permit is sought.
- (b) This subsection does not apply to a building permit sought for:
 - 1. A substantial improvement as defined in Section 161.54, Florida Statutes or as defined in the Florida Building Code.
 - 2. A change of occupancy as defined in the Florida Building Code.
 - 3. A conversion from residential to nonresidential or mixed use pursuant to Section 553.507(2)(a), Florida Statutes or as defined in the Florida Building Code.
 - 4. A historic building as defined in the Florida Building Code.
- (c) This subsection does not prohibit a local enforcing agency, or any local building code administrator, inspector, or other official or entity, from:
 - 1. Citing any violation inadvertently observed in plain view during the ordinary course of an inspection conducted in accordance with the prohibition in paragraph (a).
 - 2. Inspecting a physically nonadjacent portion of a building, structure, or real property that is directly impacted by the construction, erection, alteration, modification, repair, or demolition of the building, structure, or real property for which the permit is sought in accordance with the prohibition in paragraph (a).
 - 3. Inspecting any portion of a building, structure, or real property for which the owner or other person having control of the building, structure, or real property has voluntarily consented to the inspection of that portion of the building, structure, or real property in accordance with the prohibition in paragraph (a).
 - 4. Inspecting any portion of a building, structure, or real property pursuant to an inspection warrant issued in accordance with Sections 933.20—933.30, Florida Statutes.

105.17 Streamlined low-voltage alarm system installation permitting.

- (1) As used in this section, the term:
 - (a) "Contractor" means a person who is qualified to engage in the business of electrical or alarm system contracting pursuant to a certificate or registration issued by the department under part II of Chapter 489, Florida Statutes.
 - (b) "Low-voltage alarm system project" means a project related to the installation, maintenance, inspection, replacement, or service of a new or existing alarm system, as defined in Section 489.505, Florida Statutes, that is hardwired and operating at

low voltage, as defined in the National Electrical Code Standard [70](#), and ancillary components or equipment attached to such a system, including, but not limited to, home-automation equipment, thermostats, and video cameras.

- (c) "Wireless alarm system" means a burglar alarm system or smoke detector that is not hardwired.
- (2) Notwithstanding any provision of this Code, this section applies to all low-voltage alarm system projects for which a permit is required by a local enforcement agency. However, a permit is not required to install, maintain, inspect, replace, or service a wireless alarm system, including any ancillary components or equipment attached to the system.
- (3) This section does not apply to the installation or replacement of a fire alarm, or access control system affecting required means of egress as required by Florida Building Code Chapter 10, if a plan review is required.
- (4) A local enforcement agency shall make uniform basic permit labels available for purchase by a contractor to be used for the installation or replacement of a new or existing alarm system at a cost as indicated in Section 553.793, Florida Statutes. The local enforcement agency may not require the payment of any additional fees, charges, or expenses associated with the installation or replacement of a new or existing alarm.
 - (a) A local enforcement agency may not require a contractor, as a condition of purchasing a label, to submit information other than identification information of the licensee and proof of registration or certification as a contractor.
 - (b) A label is valid for 1 year after the date of purchase and may only be used within the jurisdiction of the local enforcement agency that issued the label. A contractor may purchase labels in bulk for one or more unspecified current or future projects.
- (5) A contractor shall post an unused uniform basic permit label in a conspicuous place on the premises of the low-voltage alarm system project site before commencing work on the project.
- (6) A contractor is not required to notify the local enforcement agency before commencing work on a low-voltage alarm system project. However, a contractor must submit a Uniform Notice of a Low-Voltage Alarm System Project as provided under subsection (7) to the local enforcement agency within 14 days after completing the project. A local enforcement agency may take disciplinary action against a contractor who fails to timely submit a Uniform Notice of a Low-Voltage Alarm System Project.
- (7) The Uniform Notice of a Low-Voltage Alarm System Project may be submitted electronically or by facsimile if all submissions are signed by the owner, tenant, contractor, or authorized representative of such persons. The Uniform Notice of a Low-Voltage Alarm System Project shall be in the format prescribed by the local enforcement agency and must comply with the requirements of Section 553.793(7), Florida Statutes.
- (8) A local enforcement agency may coordinate directly with the owner or customer to inspect a low-voltage alarm system project may be inspected by the local enforcement agency to ensure compliance with applicable codes and standards. If a low-voltage alarm system project fails an inspection, the contractor must take corrective action as necessary to pass inspection.
- (9) A municipality, county, district, or other entity of local government may not adopt or maintain in effect any ordinance or rule regarding a low-voltage alarm system project that is inconsistent with this section.
- (10) A uniform basic permit label shall not be required for the subsequent maintenance, inspection, or service of an alarm system that was permitted in accordance with this section.

The provisions of this act are not intended to impose new or additional licensure requirements on persons licensed in accordance with the applicable provisions of chapter 489, Florida Statutes.

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)
 - 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 components:
- 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.
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.
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 the course of the construction project and prior to receiving final inspection approval. Construction job sites must be kept clean and in a safe condition at all times.
2. All debris shall be kept in such a manner as to prevent it from being spread by any means.

110.3.1 Footing and foundation inspection. Footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. Materials for the foundation shall be on the job, except where concrete is ready mixed in accordance with ASTM C 94, the concrete need not be on the job.

110.3.2 Concrete slab and under-floor 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.

110.3.3 Lowest floor elevation. In flood hazard areas, upon placement of the lowest floor, including the basement, and prior to further vertical construction, the elevation certification shall be submitted to the Building Official.

110.3.4 Frame inspection. Framing inspections shall be made after the roof deck or sheathing, all framing, fire blocking and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating wires, pipes and ducts are approved.

110.3.5 Lath, gypsum board and gypsum panel product inspection. Lath, gypsum board and gypsum panel product inspections shall be made after lathing, gypsum board and gypsum panel products, interior and exterior, are in place, but before any plastering is applied or gypsum board and gypsum panel product joints and fasteners are taped and finished.

Exception: Gypsum board and gypsum panel products that are not part of a fire-resistance-rated assembly or a shear assembly.

110.3.6 Weather-exposed balcony and walking surface waterproofing. Where balcony or other elevated walking surfaces are exposed to water from direct or blowing rain, snow or irrigation, and the structural framing is protected by an impervious moisture barrier, all elements of the impervious-moisture-barrier system shall not be concealed until inspected and approved.

110.3.7 Fire- and smoke-resistant penetrations. Protection of joints and penetrations in fire-resistance rated assemblies, smoke barriers and smoke partition shall not be concealed from view until inspected and approved.

110.3.8 Energy efficiency inspections. Inspections shall be made to determine compliance with FBC, Energy Conservation and-confirm with the approved energy code submittal (by appropriate trade) and corresponding mandatory requirements and shall include, but not be limited to, inspections for: corresponding envelope insulation R- and U-values, fenestration U-value and Solar Heat Gain Coefficient, duct system R-value, and HVAC, lighting, electrical and water-heating equipment efficiency.

110.3.9 Other inspections. In addition to the inspections specified in Sections 110.3 through 110.3.7, the Building Official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws that are enforced by the department of building safety.

110.3.10 Special inspections. Reserved.

110.3.11 Final inspection. The final inspection shall be made after all work required by the building permit is completed.

110.3.11.1 Flood hazard documentation. If located in a flood hazard area, shall be submitted to the Building Official prior to the final inspection.

110.3.11.2 Energy Code documentation. If required by energy code path submittal, confirmation that commissioning result requirements have been received by building owner.

110.3.12 Termites. Building components and building surroundings required to be protected from termite damage in accordance with Section 1503.7, Section 2304.13 or Section 2304.11.6, specifically required to be inspected for termites in accordance with Section 2114, or required to have chemical soil treatment in accordance with Section 1816 shall not be covered or concealed until the release from the Building Official has been received.

110.3.13 Impact resistant coverings or systems. Where impact resistant coverings or systems are installed to meet requirements of this code, the Building Official shall schedule adequate inspections of impact resistant coverings or systems to determine the following:

1. The system indicated on the plans was installed.
2. The system is installed in accordance with the manufacturer's installation instructions and the product approval.

110.4 Inspection agencies. The Building Official is authorized to accept reports of approved inspection agencies, provided such agencies satisfy the requirements as to qualifications and reliability.

110.5 Inspection requests. It shall be the duty of the holder of the building permit or their duly authorized agent to notify the Building Official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this code.

110.6 Approval required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the Building Official. The Building Official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or notify the permit holder or his or her agent wherein the same fails to comply with this code. Any portions that do not comply shall be

corrected and such portion shall not be covered or concealed until authorized by the Building Official.

110.7 Shoring. For threshold buildings, shoring and associated formwork or falsework shall be designed and inspected by a Florida licensed professional engineer, prior to any required mandatory inspections by the threshold building inspector.

110.8 Threshold building.

110.8.1 During new construction or during repair or restoration projects in which the structural system or structural loading of a building is being modified, the enforcing agency shall require a special inspector to perform structural inspections on a threshold building pursuant to a structural inspection plan prepared by the engineer or architect of record. The structural inspection plan must be submitted to the enforcing agency prior to the issuance of a building permit for the construction of a threshold building. The purpose of the structural inspection plans is to provide specific inspection procedures and schedules so that the building can be adequately inspected for compliance with the permitted documents. The special inspector may not serve as a surrogate in carrying out the responsibilities of the Building Official, the architect, or the engineer of record. The contractor's contractual or statutory obligations are not relieved by any action of the special inspector.

110.8.2 The special inspector shall determine that a professional engineer who specializes in shoring design has inspected the shoring and reshoring for conformance with the shoring and reshoring plans submitted to the enforcing agency. A fee simple title owner of a building, which does not meet the minimum size, height, occupancy, occupancy classification, or number-of-stories criteria which would result in classification as a threshold building under Section 553.71(7), Florida Statutes, may designate such building as a threshold building, subject to more than the minimum number of inspections required by the Florida Building Code.

110.8.3 The fee owner of a threshold building shall select and pay all costs of employing a special inspector, but the special inspector shall be responsible to the enforcement agency. The inspector shall be a person certified, licensed or registered under Chapter 471, Florida Statutes, as an engineer or under Chapter 481, Florida Statutes, as an architect.

110.8.4 Each enforcement agency shall require that, on every threshold building:

110.8.4.1 The special inspector, upon completion of the building and prior to the issuance of a certificate of occupancy, file a signed and sealed statement with the enforcement agency in substantially the following form: "To the best of my knowledge and belief, the above-described construction of all structural load-bearing components complies with the permitted documents, and the shoring and reshoring conforms to the shoring and reshoring plans submitted to the enforcement agency."

110.8.4.2 Any proposal to install an alternate structural product or system to which building codes apply be submitted to the enforcement agency for review for compliance with the codes and made part of the enforcement agency's recorded set of permit documents.

110.8.4.3 All shoring and reshoring procedures, plans and details be submitted to the enforcement agency for recordkeeping. Each shoring and reshoring installation shall be supervised, inspected and certified to be in compliance with the shoring documents by the contractor.

110.8.4.4 All plans for the building which are required to be signed and sealed by the architect or engineer of record contain a statement that, to the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this Section and Chapter 633, Florida Statutes.

110.8.5 No enforcing agency may issue a building permit for construction of any threshold building except to a licensed general contractor, as defined in Section 489.105(3)(a),

Florida Statutes, or to a licensed building contractor, as defined in Section 489.105(3)(b), Florida Statutes, within the scope of her or his license. The named contractor to whom the building permit is issued shall have the responsibility for supervision, direction, management and control of the construction activities on the project for which the building permit was issued.

110.8.6 The building department may allow a special inspector to conduct the minimum structural inspection of threshold buildings required by this code, Section 553.73, Florida Statutes, without duplicative inspection by the building department. The Building Official is responsible for ensuring that any person conducting inspections is qualified as a building inspector under Part XII of Chapter 468, Florida Statutes, or certified as a special inspector under Chapter 471 or 481, Florida Statutes. Inspections of threshold buildings required by Section 553.79(5), Florida Statutes, are in addition to the minimum inspections required by this code.

110.9 *Impact of construction.* All construction activity regulated by this code shall be performed in a manner so as not to adversely impact the condition of adjacent property, unless such activity is permitted to affect said property pursuant to a consent granted by the applicable property owner, under terms or conditions agreeable to the applicable property owner. This includes, but is not limited to, the control of dust, noise, water or drainage runoffs, debris, and the storage of construction materials. New construction activity shall not adversely impact legal historic surface water drainage flows serving adjacent properties, and may require special drainage design complying with engineering standards to preserve the positive drainage patterns of the affected sites. Accordingly, developers, contractors and owners of all new residential development, including additions, pools, patios, driveways, decks or similar items, on existing properties resulting in a significant decrease of permeable land area on any parcel or has altered the drainage flow on the developed property shall, as a permit condition, provide a professionally prepared drainage plan clearly indicating compliance with this paragraph. Upon completion of the improvement, a certification from a licensed professional, as appropriate under Florida law, shall be submitted to the inspector in order to receive approval of the final inspection.

CASE PRESENTATION
CASE No. CASE 2024 - 00412

1. Good morning, my name is HENRY STOUT, and I have been sworn in.
2. I am a Code Enforcement Officer for the Village of Palm Springs, Florida.
3. This is Case No. 2024-00412. This case concerns the property at 309 HENTHORNE DR. 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 LEON RODELCI SANTOS.
- 5.
5. Pursuant to observation there are Violations of local ordinances
SECTION 10-31 (FBC 105.1)- WORK WITHOUT A VALID PERMIT.

SECTION 10-31 (FBC 110.1)- REQUIRED INSPECTIONS.
6. Code has mailed multiple Courtesy Code Violations Notices and Posted a Red TAG and given all the necessary resources and information. However, yield no response from the Owner(s). They did, however, come to The Building and Zoning department to find out what was needed to get property in compliance with the Code. However, since then nothing has changed, and the property remains in violation as no permits for the concrete slab in the carport have been completed and still no permits have been pulled.
- 7.
8. On JULY 08, 2024, Notice of Violation/ Notice of Hearing 2024-00412 was issued for the Violations. The notice was mailed certified and regular to the respondents address of record and posted at the property and at Village Hall. The Green Card from the Certified Mail was signed and returned. The Property Owner(s) did speak with Code Enforcement Officer Tom Gehrman the day the Notice was posted at the property. Unfortunately, the property remains in violation with the Village of Palm Springs Code of Ordinance.
9. The Village has also incurred costs in the amount of \$216.91 conducting this investigation and hearing. I request that the respondent be ordered to reimburse those costs to the Village by no later than JULY 31st, 2024.
10. Subject to any questions you might have, this concludes the Village Testimony.



Case Administrative / Court Costs

JULY 18, 2024, 309 HENTHORNE DRIVE		Case No. 2024-48		
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	1.00	20.00	20.00
6	Additional certified copies for hearing	1.00	7.36	7.36
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	0.64	0.64
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 No. 2024-48				160.75

PERMIT NO.

NIA

VIOLATION DO NOT REMOVE

CORRECTIONS MUST BE
MADE AS NOTED BELOW

309 Henthorne

ADDRESS

☒ BLDG. ☐ ELEC. ☐ MECH. ☐ PLBG. ☐

Section 10-31 (FBC 105.1)

No Building Permits
For concrete slab.

Section 10-31 (FBC 110.1)

All required inspections

☒ STOP WORK! CALL ~~965-4016~~ 561-584-8200
BETWEEN 8:30 - 4:30 ext 8460

☒ 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

5/1/24

Henry Stout #232

INSPECTOR

Property Detail

Location Address : 309 HENTHORNE DR
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-18-06-065-0110
Subdivision : PALM SPRINGS VILLAGE PL 1 IN PB 25 PGS 46 & 47
Official Records Book/Page : 34931 / 1181
Sale Date : MAR-2024
Legal Description : VILLAGE OF PALM SPRINGS PLAT 1LT 11 BLK 65

Owner Information**Owner(s)**

LEON RODELCI SANTOS

Mailing Address

309 HENTHORNE DR
 LAKE WORTH BEACH FL 33461 2011

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
MAR-2024	\$498,000	34931 / 01181	WARRANTY DEED	LEON RODELCI SANTOS
NOV-2015	\$175,000	27925 / 01813	WARRANTY DEED	THOMASON CHARLES &
JAN-2015	\$140,000	27331 / 01868	WARRANTY DEED	GOODLETT PROPERTIES LLC
APR-2014	\$0	26762 / 01808	CERT OF TITLE	FEDERAL NATIONAL MRTG ASSN
DEC-2002	\$155,000	14604 / 00553	WARRANTY DEED	SOOS JOSEPH J
NOV-1990	\$100	06661 / 00780	QUIT CLAIM	
DEC-1989	\$100	06294 / 01846	QUIT CLAIM	
JUN-1988	\$62,000	05708 / 01474	WARRANTY DEED	
JAN-1970	\$17,500	01786 / 01511		

Exemption Information

Applicant/Owner(s)	Year	Detail
THOMASON CHARLES &	2024	HOMESTEAD
THOMASON CHARLES &	2024	QUALIFIED EXEMPTION

Property Information

Number of Units : 1
***Total Square Feet :** 2299
Acres : 0.2066
Property Use Code : 0100—SINGLE FAMILY
Zoning : RS—RESIDENTIAL SINGLE-FAMILY (70-PALM SPRINGS)

Appraisals

Tax Year	2023	2022	2021	2020	2019
Improvement Value	\$176,563	\$143,845	\$138,237	\$150,358	\$140,406
Land Value	\$171,956	\$170,031	\$115,422	\$110,000	\$101,000
Total Market Value	\$348,519	\$313,876	\$253,659	\$260,358	\$241,406

Assessed and Taxable Values

Tax Year	2023	2022	2021	2020	2019
Assessed Value	\$269,107	\$261,269	\$253,659	\$260,358	\$175,460
Exemption Amount	\$269,107	\$261,269	\$253,659	\$260,358	\$50,000
Taxable Value	\$0	\$0	\$0	\$0	\$125,460

Taxes

Tax Year	2023	2022	2021	2020	2019
AD VALOREM	\$0	\$0	\$0	\$0	\$2,814
NON AD VALOREM	\$511	\$483	\$427	\$422	\$424
TOTAL TAX	\$511	\$483	\$427	\$422	\$3,238

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcpao.gov

Account Information

Property Control Number: 70-43-44-18-06-065-0110	Property Type: Real Property	Status: Active
Mailing Address: 309 HENTHORNE DR Lake Worth Beach, FL 33461-2011	Property Address: 309 HENTHORNE PALM SPRINGS, FL 33461	Legal Description: VILLAGE OF PALM SPRINGS PLAT 1LT 11 BLK 65
Owner of Record: THOMASON CHARLES &	Second Owner: THOMASON JANE P	

Last updated: 7/11/2024 11:06:14 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

Due Date	Net Tax	Last Paid	Amount Paid	Status
4/1/24	\$490.08 Net Tax: \$510.50 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$20.42	11/28/23	-\$490.08	Paid
3/31/23	\$463.20 Net Tax: \$482.50 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$19.30	11/29/22	-\$463.20	Paid
3/31/22	\$409.63 Net Tax: \$426.70 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$17.07	11/24/21	-\$409.63	Paid

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/21	☐ \$404.83 Net Tax: \$421.70 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$16.87	11/25/20	-\$404.83	● Paid
Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/20	☐ \$3,108.61 Net Tax: \$3,238.14 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$129.53	11/21/19	-\$3,108.61	● Paid

 Payment Info - Select to Expand Payment History for PIN

VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT



CODE CASE: 2024-48

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

RODELCI SANTOS LEON
309 HENTHORNE DRIVE
LAKE WORTH BEACH, FL 33461-2011

MAILING ADDRESS:
(SAME AS ABOVE)

Respondent(s).

ORDER FINDING VIOLATION

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

SECTION 10-31 (FBC 105.1) - WORK WITHOUT PERMITS
SECTION 10-31 (FBC 110.1) - REQUIRED INSPECTIONS

Address: 309 HENTHORNE DRIVE
Legal Description: VILLAGE OF PALM SPRINGS PLAT 1LT 11 BLK 65
PCN: 70-43-44-18-06-065-0110

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 July 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 10-31 (FBC 105.1) – Work Without Permits.**
 - ☐ **SECTION 10-31 (FBC 110.1) – Required Inspections.**
- ☐ Respondent **was in violation** of the following Village of Palm Springs Code of Ordinances but is currently in compliance:
- ☐ **SECTION 10-31 (FBC 105.1) – Work Without Permits.**
 - ☐ **SECTION 10-31 (FBC 110.1) – Required 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 **July 25, 2024:**
 - ☐ Administrative costs of \$160.75
 - ☐ 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 **August 18th, 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 **July 25th, 2024.**
 - ☐ Administrative costs of \$160.75
 - ☐ 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 Henry L. Stout 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 July 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:

309 HENTHORNE DRIVE
LAKE WORTH BEACH, FL 33461 2011

**VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT**

CIT CODE CASE: 2020-2442

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

v.
IS & RG LLC
2887 LAKE WORTH ROAD
LAKE WORTH, FL 33461-4127

MAILING ADDRESS:
IS & RG LLC
PO BOX 19911
WEST PALM BCH FL 33416 491
Respondent(s).

CFN 20210109832
OR BK 32273 PG 482
RECORDED 03/10/2021 14:15:29
Palm Beach County, Florida
AMT
Joseph Abruzzo
Clerk
Pgs 0482-0483; (2Pgs)

ORDER FINDING VIOLATION

Re: Violation of Section(s) Sec. 30-143- Trash & Debris – of the Village of Palm Springs Code of Ordinances.

Address: **2887 LAKE WORTH ROAD**
Legal Description: **MODEL LAND CO SUB, SLY 276.83 FT OF WLY 130 FT OF TR 106
LYG N OF & ADJ TO SR 802 R/W & PT OF ABND 5 FT ALLEY LYG E
OF & ADJ TO LTS 22 THRU 26 LYG WITHIN & BELLE VUE PARK,
LTS 20 THRU 22 LYG N OF & ADJ TO SR 802 R/W & LTS 23 THRU 26
70-43-44-20-01-106-0020**

PCN:

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 June, 2020, 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, IS & RG LLC, owner or occupant of the above described property or responsible party for the violation(s), was/was not present at the hearing, however, there was a finding of proper notice.
2. The Village of Palm Springs Code Inspector/Officer testified to and/or produced photographs of the violation(s).

CONCLUSIONS OF LAW

Respondent is in violation of Section(s) Sec. 30-143- Trash & Debris, of the Village of Palm Springs Code of Ordinances as charged.

ORDER

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

- 50.00 ✓ Respondent is not in compliance with the code violation Sec. 30-143- Trash & Debris, must bring all violations into compliance by **JULY 16, 2020**. If Respondent fails to comply within the time given, a fine of ~~\$100.00~~ **50.00** per day, and will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection determines that the violations have been brought into compliance.

- ✓ Citation fine of \$300.00
- ✓ Re-inspection fee of \$30.00
- ✓ Administrative costs of \$188.49

-Respondent must pay all Citation Fines and Administration Costs by July 16, 2020.
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 Jose Inoa 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 a 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 should 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 judgment 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) 304-4829 to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this 18th day of June, 2020.

STATE OF FLORIDA
COUNTY OF PALM BEACH
VILLAGE OF PALM SPRINGS

BY:

VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT

Special Magistrate

I hereby certify that this is a true and correct copy of the CT Code Case 2020-2442-0000 Finding Violation and the original on file in the Clerk's Office.

A copy of this order has been furnished to the respondent at the following statutory address:
2887 Lake Worth Road
Lake Worth, FL 33461

Jane R. Worth, CMC
Deputy Village Clerk

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT

CITATION NO: 2020-2442

XX

AFFIDAVIT OF COMPLIANCE
AFFIDAVIT OF NON-COMPLIANCE
(Check One)

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner

vs.

IS & RG LLC
P.O. Box 19911
WEST PALM BEACH, FL 33416

Respondent

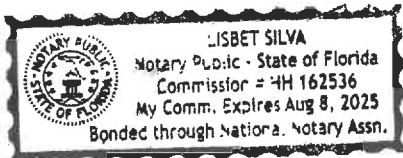
The property at **2887 LAKE WORTH ROAD** in the Code Enforcement **CITATION** dated **MAY 20, 2020**, in the above-mentioned case, has been re-inspected and, I **Nanciann Cuenot** state that said property is **NOW in compliance with Section 30-143 Trash & Debris** of the Ordinance Codes of the Village of Palm Springs on the **Eighteenth (18th) day of June 2024**.


Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to, (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this 21st day of JUNE, 2024, by, NANCIANN CUENOT, who is personally known to me or who has produced _____ as identification.

My Commission expires:




NOTARY SIGNATURE

Lisbet Silva
PRINT NAME
Notary Public, State of Florida
Commission No.:

**VILLAGE OF PALM SPRINGS, FLORIDA
CODE CITATION**

CITATION NO. 2442

DAY OF WEEK	MONTH	DAY	YEAR	TIME
Wednesday	5	20	2020	8:38Am
FIRST NAME	MID-INT.	LAST NAME		
IS & RG	LLC			
STREET ADDRESS				
2887 Lake worth rd				
CITY	STATE	ZIP CODE		
Palm Springs	FL	33461		
TAG NO.	DESCRIPTION			
	PO Box 19911 West Palm beach FL 33416			
VIOLATION CODE SECTION(S) & DESCRIPTION:				
30-143: trash and debris				
☒ REPEAT VIOLATION				

Jose Inoa 136
Code Enforcement Officer 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: Thursday

June 18 2020 at 10:00 Am
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 6-18-20, 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.

Jose Inoa
Respondent Signature

Jose Inoa
Printed Name

Case 2020-2442

Citation + Admin Fees

2887 Lake Worth Rd

Village of Palm Springs, FL
Planning and Zoning
226 Cypress Ln
Palm Springs, FL 33461
+1 (561) 965-4010
Welcome

000920-0011 Mayra . 10/02/2020 02:24PM

MISCELLANEOUS

Code Citations (35401)
External Item Reference: 35401
External Payment Reference:
2021-02-0-4690049
2021 Item: 35401
1.00 @ 600.00
Code Citations (35401) 600.00

600.00

Subtotal

600.00

Total

600.00

CREDIT CARD PBZ

600.00

MasterCard *****3931
Ref=10022096201
Auth=221641
202010029036

Charge due

0.00

Paid by: GLORIA I BASHARA

Comments: CIT-2442-2887 L.W. RD

Thank you for your payment

Village of Palm Springs, FL COPY
DUPLICATE RECEIPT



VILLAGE OF PALM SPRINGS
226 CYPRESS LANE; PALM SPRINGS, FL 33461
561-584-8200 x 8460

Receipt #: PT03052

Application Date: 01/23/24

Receipt Date 07/08/24 Permit Number 24-00046
Payee GLORIA I BESHARA
Address 2887 LAKE WORTH RD, Palm Springs, FL 33416
Permit Type Public Nuisances Garbage, Refuse and Rubbish
Payment Method Credit Card Payment *****3939
Confirmation # 000000014331

CE Application Fee for Fine Reduction Request	\$250.00
---	----------

Comments:

Amount \$250.00

Total Paid \$250.00



VILLAGE OF PALM SPRINGS
226 CYPRESS LANE; PALM SPRINGS, FL 33461
561-584-8200 x 8460

Receipt #: PT03052

Application Date: 01/23/24

Receipt Date 07/08/24 Permit Number 24-00046
Payee GLORIA I BESHARA
Address 2887 LAKE WORTH RD, Palm Springs, FL 33416
Permit Type Public Nuisances Garbage, Refuse and Rubbish
Payment Method Credit Card Payment *****3939
Confirmation # 000000014331

CE Application Fee for Fine Reduction Request	\$250.00
---	----------

Comments:

Amount \$250.00

Total Paid \$250.00



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

CASE NO: 2020-2442

REQUEST FOR REDUCTION OF FINE

INSTRUCTIONS: Please answer all questions on this form completely. Be specific and use additional pages if necessary. **PRIOR TO SUBMITTING THIS REQUEST, ALL UNPAID CITATIONS AND ADMINISTRATIVE COSTS MUST BE PAID AND PROPERTY MUST BE IN TOTAL COMPLIANCE.** Return this form and the \$250.00 application fee, to the Village Clerk of the Code Enforcement Special Magistrate. The request will then be presented to the Magistrate at the next regularly scheduled hearing. **The Special Magistrate will not consider your request unless you are present at the hearing.** You will be notified in writing of the Special Magistrate's decision within ten (10) days after the meeting. If you are claiming medical or financial hardship, attach supporting documentation (i.e., a Doctor's statement or proof of income). If you have any questions, please call the Village Clerk's Office (561) 965-4010.

Property Owner's Name: IS & RG LLC

Property Address: 2887 Lake Worth Rd.

Telephone number where you can be reached during the day: 561-308-2680

Is the property now in compliance: Yes: ☒ No: ☐ (If no, explain in detail)

* see attached.

Are you requesting an extension of time to make repairs: Yes: ☐ No: ☒

If yes, until what date: _____

Date you called The Village of Palm Springs Code Enforcement Division for a

re-inspection: I do not recall.

Compliance date specified by Special Magistrate: _____

Are you claiming a financial hardship:

Yes: ☒ No: ☐

Are you claiming a medical hardship:

Yes: ☒ No: ☐

If the property owner is unable to complete this form, list name of person who is authorized to act for the property owner: _____

Relationship to property and/or property owner: _____

MAKE CERTAIN THAT THIS FORM SETS FORTH YOUR POSITION.

I, Gloria Beshara, do hereby submit this petition in request for a reduction in the total amount of penalty imposed, or a request for an extension of time to bring the property into compliance, and in support, offer the following statement:

* see attached.

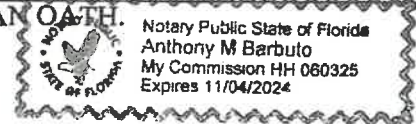
Date: 6/18/24

Signature: [Signature]

State of: Florida

County of: Palm Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18
DAY OF June 2024, BY Gloria Beshara WHO IS PERSONALLY
KNOWN TO ME OR WHO HAS PRODUCED FL DL
AS IDENTIFICATION AND WHO DID/DID NOT TAKE AN OATH.



SIGNATURE OF NOTARY PUBLIC

PRINT NAME OF NOTARY PUBLIC

(OFFICIAL SEAL)

VILLAGE OF PALM SPRINGS, FLORIDA

STAFF RECOMMENDATION TO THE SPECIAL MAGISTRATE
ON REQUEST FOR REDUCTION OF FINE

Code Enforcement Officer: Cuenot

Date: July 18, 2024

Case No.: 2020-2442

Respondent(s): IS & RG LLC

Violation Address (Subject Property): 2887 Lake Worth Road

BACKGROUND

On June 18, 2020 the above referenced case was adjudicated by the Special Magistrate/Code Enforcement Board as being in violation of Code Section(s): **30-143 – Trash & Debris**. The Respondent was given a violation and fine commencing on September 17, 2020 and continuing to accrue at the rate of **\$50.00 per day** for every day not in compliance. To date, the fine has accumulated for **1369 days**, for a total fine of **\$68,450.00** as of the compliance date of June 18, 2024. The administrative costs and Citation have been paid.

RECOMMENDATION.

Code Enforcement Staff recommends the following actions pursuant to Florida Statute Section 162.09(b), for the Special Magistrate's consideration:

- A. ☒ That based upon the criteria of Section 162.09(b), Fla. Stat., that the Special Magistrate **approve** the Respondent's Request for a Reduction of Fine, and that the Respondent pay the reduced fine in the amount of **\$13,690.00** within ten (30) days of the date of the Magistrate's Final Order on the Request or on or before **August 14, 2024**. If the reduced fine is not paid at the time specified, the original fine in the amount of **\$68,450.00** shall be reinstated.
- B. ☐ That based upon the criteria of Section 162.09(b), Fla. Stat., that the Special Magistrate **denies** the Respondent's Request for a Reduction of Fine.

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: This property has been left vacant and an eyesore in the neighborhood for approximately 24 years. The current owners purchased the property in January 2001. Two cases are being presented today for fine reduction. The violations are for trash & Debris and Exterior of Property not kept clean, safe & sanitary. The property has reoccurring violations of homeless camping and sleeping on premises, trash, debris, dumping of unwanted construction materials, mattresses and the property is used by people for soccer games leaving large quantities of empty cans and bottles throughout. The Village recommends reducing the fine amount in both Cases to 20% of the total lien amount.

Dated: July 18, 2024

By: Nanciann Cuenot
Code Enforcement Officer



**Village of Palm Springs
Code Enforcement Magistrate Hearing**

**Case No.: 2020-2442
Village of Palm Springs, Florida
Petitioner,**

vs.

IS & RG LLC

P.O. Box 19911

WEST PALM BEACH, FL 33416

Respondent(s).

PCN: 70-43-44-20-01-106-0020

FINE REDUCTION OR ABATEMENT ORDER

THIS MATTER having come before the Village of Palm Springs Code Enforcement Special Magistrate on **JULY 18, 2024** and the Magistrate, having heard the testimony and other evidence of the parties, and having been fully apprised of the circumstances, and based upon a preponderance of the evidence, does find as follows:

1. The above Respondent(s) is the owner or occupant of **2887 LAKE WORTH ROAD THE PROPERTY DESCRIBED AS: THE PROPERTY DESCRIBED AS: MODEL LAND CO SUB, SLY 276.83 FT OF WLY 130 FT OF TR 106 LYG N OF & ADJ TO SR 802 R/W & PT OF ABND 5 FT ALLEY LYG E OF & ADJ TO LTS 22 THRU 26 LYG WITHIN & BELLE VUE PARK, LTS 20 THRU 22 LYG N OF & ADJ TO SR 802 R/W & LTS 23 THRU 26**

2. On **June 18, 2020**, the Village of Palm Springs Code Enforcement Special Magistrate entered an order finding the Respondent in violation of Section(s) 30-143 Trash & Debris of the Village of Palm Springs Code of Ordinances. The Respondent was given until September 16, 2020 within which to comply with the code, failing which a fine of \$50.00 per day was assessed against respondent(s). A Citation fine and re-inspection fee of \$330.00, and administrative costs in the amount of \$188.49 were also levied against the Respondent(s) and paid in full.

3. On **JUNE 18, 2024**, the Respondent(s) complied with the cited violation(s).

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, the fine of \$68,450.00 _____ is/ _____ is not found to be excessive; and

_____ Respondent is ordered to pay a fine of **\$13,690.00** and costs in the amount **\$-0-** on or before **August 14, 2024**. If the reduced fine is not paid within the time specified, the fine shall revert to the original accrued amount, prior to abatement, of \$68,450.00.

DONE AND ORDERED this _____ day of _____, 2024.

By: _____
SPECIAL MAGISTRATE

Copies Furnished to the Parties by: U.S. Mail

**VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT**

CIT CODE CASE: 2022-43

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

v.
IS & RG LLC
P.O. BOX 19911
WEST PALM BEACH, FL 33416

Respondent(s).

ORDER FINDING VIOLATION

Re: Violation of Section: 10-8: Exterior Property Areas; 10-9: Exterior of Structure or Building; 46-3: Graffiti

Address: 2887 LAKE WORTH ROAD
Legal Description: MODEL LAND CO SUB, SLY 276.83 FT OF WLY 130 FT OF TR 106 LYG N OF & ADJ TO SR 802 R/W & PT OF ABND 5 FT ALLEY LYG E OF & ADJ TO LTS 22 THRU 26 LYG WITHIN & BELLE VUE PARK, LTS 20 THRU 22 LYG N OF & ADJ TO SR 802 R/W & LTS 23 THRU 26
PCN: 70-43-44-20-01-106-0020

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 20th day of OCTOBER 2022, 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 X / 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 Section: 10-8: Exterior Property Areas; 10-9: Exterior of Structure or Building; 46-3: Graffiti of the Code of Ordinances of the Village of Palm Springs.
- ☐ Respondent was in violation of Section: 10-8: Exterior Property Areas; 10-9: Exterior of Structure or Building; 46-3: Graffiti of the Code of Ordinances of the Village of Palm Springs but is currently in compliance.

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 NOVEMBER 21, 2022.
- ☐ Administrative costs of \$189.53

CFN 20240054013
OR BK 34833 PG 1988
Pg 22nd \$ 10-9 +
\$ 46-3 on
or before
December 20

- ☐ Citation fine of \$ N/A
☐ Re-inspection fee of \$ N/A

of \$ 10-8

- ☐ 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 **NOVEMBER 21, 2022**. If Respondent fails to comply within the time given, a fine of **\$200.00 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 **NOVEMBER 21, 2022**

- ☒ Administrative costs of **\$189.53**
☐ Citation fine of \$ N/A
☐ Re-inspection fee of \$ N/A

for \$ 10-9
(septic tank)
and \$100/day for
all other violations

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 Nanclann 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 a 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 should 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 judgment 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) 584-8200 ext. 8524 to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this 20th day of October 2022.

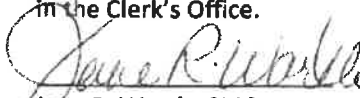
STATE OF FLORIDA
COUNTY OF PALM BEACH
VILLAGE OF PALM SPRINGS

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

BY: 
Special Magistrate

I hereby certify this is a true and correct copy of the Code Case 2022-43 Order Finding Violation and the original is on file in the Clerk's Office.

A copy of this order has been furnished to the respondent at the following statutory address:
P.O. BOX 19911
WEST PALM BEACH FL 33416


Jane R. Worth, CMC
Deputy Village Clerk



Village of Palm Springs, FL
Planning and Zoning
226 Cypress Ln
Palm Springs, FL 33461
(561) 584-8200 x8460
Welcome

005612-0003 Ana Gari 10/20/2022 11:05AM

MISCELLANEOUS

Violations of Local Ord
(35400)

External Item Reference: 35400

External Payment Reference:

2023 Item: 35400

Balance unpaid: -189.53

Violations of Local Ord
(35400)

189.53

189.53

Subtotal 189.53

Total 189.53

CREDIT CARD PBZ 189.53

MasterCard *****3931

Ref=17788016051

Auth=044530

20221020569B

ATD=A0000000041010

Invoice=20221020569B

AuthCode=044530

Entry=Chip_Read

AppLabel=MasterCard Debit

ATC=0042

Seq=

Change due 0.00

Paid by: GLORIA I BESHARA

Comments: 2887 LAKE WORTH RD
2022-43

Thank you for your payment

CUSTOMER COPY

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT

CITATION NO: 2022-43

XX

AFFIDAVIT OF COMPLIANCE
AFFIDAVIT OF NON-COMPLIANCE
(Check One)

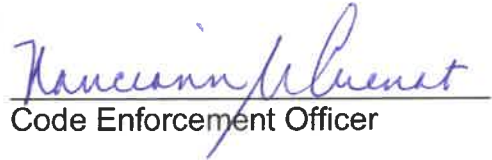
VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner

vs.

IS & RG LLC
P.O. Box 19911
WEST PALM BEACH, FL 33416

Respondent

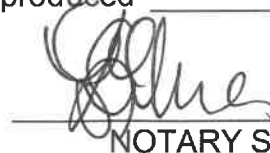
The property at **2887 LAKE WORTH ROAD** in the Code Enforcement **Notice of Violation/ Notice of Hearing** dated **December 20, 2022**, in the above mentioned case, has been re-inspected and, I Nanciann Cuenot state that said property is **NOW in compliance with Section 10-8 Exterior Property Areas**; of the Ordinance Codes of the Village of Palm Springs on the **Eighteenth (18th) day of June 2024.**


Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF PALM BEACH

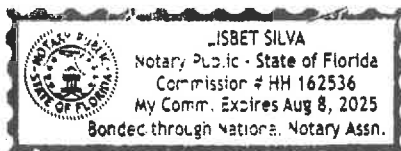
Sworn to, (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this 21st day of JUNE, 2024, by, NANCIANN CUENOT, who is personally known to me or who has produced _____ as identification.

My Commission expires:


NOTARY SIGNATURE

Lisbet Silva
PRINT NAME

Notary Public, State of Florida
Commission No.:



VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT

Case No. 2022-43

X AFFIDAVIT OF COMPLIANCE
AFFIDAVIT OF NON-COMPLIANCE
(Check One)

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner

vs.

IS & RG LLC
2887 LAKE WORTH RD
LAKE WORTH beach, FL 33461

MAILING ADDRESS:
PO BOX 19911
WEST PALM BCH FL 33416 4911
Respondent

The property described in the Order Finding Violation dated OCTOBER 20, 2022 in the above-mentioned case, has **NOW** repaired the building and painted over the graffiti and I Nanciann Cuenot state that said property is **NOW** in compliance with Section 10-9 Exterior Structure or Building and Section 46-3 Graffiti of the Ordinance Code of the Village of Palm Springs as of the 20th day of December, 2022.

ADMINISTRATIVE COSTS OF \$189.53 HAVE NOT BEEN PAID


Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of February, 2024, by Nanciann Cuenot who is personally known to me or who has produced _____ as identification.




Notary Public, State of Florida
Commission No.

My commission expires:



6/18/2024 8:32:59 AM



6/18/2024 8:33:11 AM



6/18/2024 8:37:53 AM



6/18/2024 8:38:20 AM



6/18/2024 8:38:27 AM



6/18/2024 8:38:47 AM



6/18/2024 8:41:19 AM



6/18/2024 8:44:30 AM



6/18/2024 8:44:47 AM



6/18/2024 8:45:44 AM

Re: 2887 Lake Worth Road

Gloria Beshara <gibeshara@gmail.com>

Tue 6/18/2024 4:28 PM

To: Nanciann M. Cuenot <ncuenot@vpsfl.org>

 1 attachments (12 MB)

image_67225345.JPG;

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.

Good afternoon Ms. Cuenot, the bags have been taken care of, pictures attached.



On Tue, Jun 18, 2024 at 11:25 AM Gloria Beshara <gibeshara@gmail.com> wrote:
Received, thank you.



VILLAGE OF PALM SPRINGS
226 CYPRESS LANE; PALM SPRINGS, FL 33461
561-584-8200 x 8460

Receipt #: PT03052

Application Date: 01/23/24

Receipt Date 07/08/24 Permit Number 24-00046
Payee GLORIA I BESHARA
Address 2887 LAKE WORTH RD, Palm Springs, FL 33416
Permit Type Public Nuisances Garbage, Refuse and Rubbish
Payment Method Credit Card Payment *****3939
Confirmation # 000000014331

CE Application Fee for Fine Reduction Request	\$250.00
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Comments:

Amount \$250.00
Total Paid \$250.00



VILLAGE OF PALM SPRINGS
226 CYPRESS LANE; PALM SPRINGS, FL 33461
561-584-8200 x 8460

Receipt #: PT03052

Application Date: 01/23/24

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---	----------

Comments:

Amount \$250.00
Total Paid \$250.00



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

CASE NO: 2022-43

REQUEST FOR REDUCTION OF FINE

INSTRUCTIONS: Please answer all questions on this form completely. Be specific and use additional pages if necessary. **PRIOR TO SUBMITTING THIS REQUEST, ALL UNPAID CITATIONS AND ADMINISTRATIVE COSTS MUST BE PAID AND PROPERTY MUST BE IN TOTAL COMPLIANCE.** Return this form and the \$250.00 application fee, to the Village Clerk of the Code Enforcement Special Magistrate. The request will then be presented to the Magistrate at the next regularly scheduled hearing. **The Special Magistrate will not consider your request unless you are present at the hearing.** You will be notified in writing of the Special Magistrate's decision within ten (10) days after the meeting. If you are claiming medical or financial hardship, attach supporting documentation (i.e., a Doctor's statement or proof of income). If you have any questions, please call the Village Clerk's Office (561) 965-4010.

Property Owner's Name: IS & RG LLC

Property Address: 2887 Lake Worth Rd.

Telephone number where you can be reached during the day: 561-308-2680

Is the property now in compliance: Yes: ☒ No: ☐ (If no, explain in detail)

Are you requesting an extension of time to make repairs: Yes: ☐ No: ☒

If yes, until what date: _____

Date you called The Village of Palm Springs Code Enforcement Division for a

re-inspection: Approximately March 2023

Compliance date specified by Special Magistrate: _____

Are you claiming a financial hardship: Yes: ☒ No: ☐

Are you claiming a medical hardship: Yes: ☒ No: ☐

If the property owner is unable to complete this form, list name of person who is authorized to act for the property owner: _____

Relationship to property and/or property owner: _____

Request for Reduction of Fine
Case No.: _____

MAKE CERTAIN THAT THIS FORM SETS FORTH YOUR POSITION.

I, Gloria Beshara, do hereby submit this petition in request for a reduction in the total amount of penalty imposed, or a request for an extension of time to bring the property into compliance, and in support, offer the following statement:

*see attached.

Date: 6/19/24 Signature: [Signature]
State of: Florida County of: Palm Beach

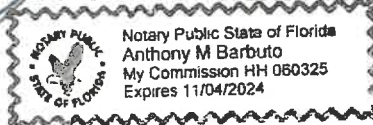
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19
DAY OF June 2024, BY Gloria Beshara WHO IS PERSONALLY
KNOWN TO ME OR WHO HAS PRODUCED FC DC
AS IDENTIFICATION AND WHO DID/DID NOT TAKE AN OATH.

SIGNATURE OF NOTARY PUBLIC

PRINT NAME OF NOTARY PUBLIC

[Signature]

Anthony Barbuto



(OFFICIAL SEAL)

VILLAGE OF PALM SPRINGS, FLORIDA

STAFF RECOMMENDATION TO THE SPECIAL MAGISTRATE
ON REQUEST FOR REDUCTION OF FINE

Code Enforcement Officer: Cuenot

Date: July 18, 2024

Case No.: 2022-43

Respondent(s): IS & RG LLC

Violation Address: 2887 Lake Worth Road

BACKGROUND

On **October 20, 2022** the above referenced case was adjudicated by the Special Magistrate/Code Enforcement Board as being in violation of Code Section(s):**10-8 Exterior Property Areas not maintained in a clean, safe and sanitary condition.** The Respondent was given a violation and fine commencing on **November 21, 2022,** and continuing to accrue at the rate of **\$100.00 per day** for every day not in compliance. To date, the fine has accumulated for **574 days,** for a total fine of **\$57,400.00** as of the compliance date of **June 18, 2024,** The administrative costs have been paid.

RECOMMENDATION.

Code Enforcement Staff recommends the following actions pursuant to Florida Statute Section 162.09(b), for the Special Magistrate's consideration:

- A. ☒ That based upon the criteria of Section 162.09(b), Fla. Stat., that the Special Magistrate **approve** the Respondent's Request for a Reduction of Fine, and that the Respondent pay the reduced fine in the amount of **\$11,480.00** within ten (30) days of the date of the Magistrate's Final Order on the Request or on or before **August 14, 2024.** If the reduced fine is not paid at the time specified, the original fine in the amount of **\$57,400.00** shall be reinstated.
- B. ☐ That based upon the criteria of Section 162.09(b), Fla. Stat., that the Special Magistrate **denies** the Respondent's Request for a Reduction of Fine.

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: This property has been left vacant and an eyesore in the neighborhood for approximately 24 years. The current owners purchased the property in January 2001. Two cases are being presented today for fine reduction. The violations are for trash & Debris and Exterior of Property not kept clean, safe & sanitary. The property has reoccurring violations of homeless camping and sleeping on premises, trash, debris, dumping of unwanted construction materials, mattresses and the property is used by people for soccer games leaving large quantities of empty cans and bottles throughout. The Village recommends reducing the fine amount in both Cases to 20% of the total lien amount.

Dated: July 18, 2024

By: Nanciann Cuenot
Code Enforcement Officer



**Village of Palm Springs
Code Enforcement Magistrate Hearing**

Case No.: 2022-43
Village of Palm Springs, Florida
Petitioner,

vs.

IS & RG LLC
P.O. Box 19911
WEST PALM BEACH, FL 33416
Respondent(s).

PCN: 70-43-44-20-01-106-0020

FINE REDUCTION OR ABATEMENT ORDER

THIS MATTER having come before the Village of Palm Springs Code Enforcement Special Magistrate on **JULY 18, 2024** and the Magistrate, having heard the testimony and other evidence of the parties, and having been fully apprised of the circumstances, and based upon a preponderance of the evidence, does find as follows:

1. The above Respondent is the owner or occupant of **2887 LAKE WORTH ROAD THE PROPERTY DESCRIBED AS: THE PROPERTY DESCRIBED AS: MODEL LAND CO SUB, SLY 276.83 FT OF WLY 130 FT OF TR 106 LYG N OF & ADJ TO SR 802 R/W & PT OF ABND 5 FT ALLEY LYG E OF & ADJ TO LTS 22 THRU 26 LYG WITHIN & BELLE VUE PARK, LTS 20 THRU 22 LYG N OF & ADJ TO SR 802 R/W & LTS 23 THRU 26**
2. On **October 20, 2022**, the Village of Palm Springs Code Enforcement Special Magistrate entered an order finding the Respondent in violation of Section(s) 10-8 Exterior Property areas of the Village of Palm Springs Code of Ordinances. The Respondent was given until **November 21, 2022** within which to comply with the code, failing which a fine of **\$100.00** per day was assessed against respondent. Administrative costs in the amount of **\$189.53** were also levied against the Respondent and paid is full.
3. On **JUNE 18, 2024**, the Respondent(s) complied with the cited violation(s).

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, the fine of \$57,400.00 _____ is/ _____ is not found to be excessive; and

_____ Respondent is ordered to pay a fine of **\$11,480.00** and costs in the amount **\$-0-** on or before **August 14, 2024**. If the reduced fine is not paid within the time specified, the fine shall revert to the original accrued amount, prior to abatement, of **\$57,400.00**.

DONE AND ORDERED this _____ day of _____, 2024.

By: _____
Special Magistrate

Copies Furnished to the Parties by: U.S. Mail

VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT



CODE CASE: 2024-15

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

JEAN JOSEPH
AZEMA ELIVAT JOSEPH
316 ALEMEDA DRIVE
LAKE WORTH BEACH, FL 33461 1502

MAILING ADDRESS:
(SAME AS ABOVE)

Respondent(s).

ORDER FINDING VIOLATION

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

SECTION 10-8: Exterior Property Area. Driveway Maintenance/Repair Required.
SECTION 66-112: General Maintenance Requirements. Broken Sidewalk Repair Required, Responsibility of the Property Owner to Pressure Wash Sidewalk Use Areas.
SECTION 34-221: Responsibility of the Owner; Practices Enumerated. Owner is Responsible for Maintaining All Landscape in Good Condition.

Address: 316 ALEMEDA DRIVE
Legal Description: PALM SPRINGS VILLAGE PL 4 LT 19 BLK 36
PCN: 70-43-44-18-08-036-0190

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 15th day of February 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 10-8: Exterior Property Area. Driveway Maintenance/Repair Required.**
- ☒ **SECTION 66-112: General Maintenance Requirements. Broken Sidewalk Repair Required, Responsibility of the Property Owner to Pressure Wash Sidewalk Use Areas.**
- ☒ **SECTION 34-221: Responsibility of the Owner; Practices Enumerated. Owner is Responsible for Maintaining All Landscape in Good Condition.**

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

- ☒ **SECTION 10-8: Exterior Property Area. Driveway Maintenance/Repair Required.**
- ☒ **SECTION 66-112: General Maintenance Requirements. Broken Sidewalk Repair Required. Responsibility of the Property Owner to Pressure Wash Sidewalk Use Areas.**
- ☒ **SECTION 34-221: Responsibility of the Owner, Practices Enumerated. Owner is Responsible for Maintaining All Landscape in Good Condition.**

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 29, 2024**:

- ☐ Administrative costs of **\$216.91**
- ☐ 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 **April 01, 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 29, 2024**.

- ☒ Administrative costs of **\$216.91**
- ☐ 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 15th day of February 2024.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

BY:

A handwritten signature in blue ink, appearing to be "J. J. [unclear]", is written over a horizontal line.

Special Magistrate

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

316 ALEMEDA DRIVE
LAKE WORTH BEACH, FL 33461 1502

VILLAGE OF PALM SPRINGS, FLORIDA

**STAFF RECOMMENDATION TO THE SPECIAL MAGISTRATE
ON REQUEST FOR EXTENSION OF TIME**

Code Enforcement Officer: NICOLE TAMAYO

Date: JULY 18, 2024

Case No.: 2024-15

Respondent(s): JEAN JOSEPH & AZEMA ELIVAT JOSEPH

Violation Address (Subject Property): 316 ALEMEDA DRIVE

BACKGROUND

On **February 15, 2024**, the above referenced case was adjudicated by the Special Magistrate/Code Enforcement Board as being in violation of Code Section 10-8: Exterior Property Area. Driveway Maintenance/Repair Required, Section 66-112: General Maintenance Requirements. Broken Sidewalk Repair Required, Responsibility of the Property Owner to Pressure Wash Sidewalk Use Areas, and Section 34-221: Responsibility of the Owner; Practices Enumerated. Owner is Responsible for Maintaining All Landscape in Good Condition. The Respondent(s) was given until **April 01, 2024** to come into compliance.

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 Second 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), and the actions taken by the Respondent(s) to correct the violation(s). The basis for the Staff's recommendation is set forth as follows: The Respondent(s) is currently working with our Planning, Zoning and Building department to obtain all the required documents for a driveway permit. The sidewalk repairs will be made together as part of the driveway permit. However, the Property Owner is requesting an extension of 60 days, from the previously extended compliance date, to come into full compliance with the Code of Ordinance of the Village of Palm Springs. In consideration of the lengthy permit process, and in fairness to all parties, the Village of Palm Springs Code Enforcement Division agrees that a second extension to **SEPTEMBER 01, 2024** is acceptable and reasonable.

Dated: JULY 18, 2024

By: Nicole Tamayo,
Code Enforcement Officer

VILLAGE OF PALM SPRINGS
Code Enforcement Magistrate Hearing

CASE NO. 2024-15



VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

v.

JEAN JOSEPH
AZEMA ELIVAT JOSEPH
316 ALEMEDA DRIVE
LAKE WORTH BEACH, FL 33461 1502

MAILING ADDRESS:
(SAME AS ABOVE)

Respondent(s).

PCN: 70-43-44-18-08-036-0190

ORDER GRANTING /DENYING EXTENSION OF TIME

THIS MATTER having come before the Village of Palm Springs Code Enforcement Special Magistrate on **JULY 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(s) is/are the owner(s) of THE PROPERTY DESCRIBED AS: 316 ALEMEDA DRIVE; Legal Description: VILLAGE OF PALM SPRINGS PL 4 LT 19 BLK 36; PCN: 70-43-44-18-08-036-0190
2. On **FEBRUARY 15, 2024**, the Village of Palm Springs Code Enforcement Special Magistrate entered an Order finding the Respondents in violation of Section 10-8: Exterior Property Area. Driveway Maintenance/Repair Required; Section 66-112: General Maintenance Requirements. Broken Sidewalk Repair Required, Responsibility of the Property Owner to Pressure Wash Sidewalk Use Areas; and Section 34-221 Responsibility of the Owner; Practices Enumerated. Owner is Responsible for Maintaining All Landscape in Good Condition, of the Village of Palm Springs Code of Ordinances.
3. The Respondent(s) was given until April 01, 2024, within which to comply with the code, failing which a fine of \$100.00 per day, per violation was assessed against the Respondent(s).

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 second extension of 60 days, to comply with the Notice of Violation issued in this matter, requiring compliance on or before **September 01, 2024**.
- B. If the Respondent shall not bring the alleged violations into compliance on or before the extended compliance date of **September 01, 2024**, the fine of \$100.00 per day, per violation and costs shall revert to the Original Compliance Date of **April 01, 2024**, and continue for each and every day of non-compliance.

DONE AND ORDERED this 18th day of July 2024.

By: _____
Special Magistrate

Copies Furnished to the Parties by U. S. MAIL