



**AGENDA
CODE ENFORCEMENT MAGISTRATE HEARING DOCKET
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
SEPTEMBER 19, 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. 2024-51 - 3706 Almar Road - Harry Maxime
CE Officer Joey Sanders
Violation of Village Code of Ordinances
Section 10-31 (FBC 105.1 & 110.1): Windows and doors installed without a permit.
Section 34-913: Commercial vehicles. Remove all prohibited bucket trucks from the property.
Section 34-914: Vehicles. Remove all inoperative and/or unregistered vehicles from the property.
Section 14-32: No residential rental permit. Obtain a rental permit for each unit.
Section 30-141: Overgrowth. Trim all overgrown trees/vegetation.
Section 30-143: Trash/Debris/Materials. Remove all trash/debris/materials from the property.
Section 34-1381: Open storage. Remove all miscellaneous. Items stored around the property.
Section 10-8: Walkways. Remove all black discoloration from the walkways.
Section 10-9: Exterior property maintenance. Post "3706" house ID numbers on the front of the property. Label each unit's front door with house ID numbers. Repair cracked ceiling. Repair and paint damaged fascia. Replace missing light bulbs. Paint the exterior of the property.
Citation Fine: N/A
Admin Cost: \$276.60
Recommendation: \$100.00 per day, per violation
Compliance Date: October 1, 2024

2. Case No. 2024-52 - 3823 Kenyon Road - Rafael Alcocer
CE Officer Joey Sanders
Violation of Village Code of Ordinances
Section 10-8: Driveways. Driveway was observed in disrepair and needs to be resurfaced.
Section 34-914: Vehicles/Parking. Remove the trailer parked on the grass.
Section 14-32: No residential rental permit. Obtain a rental permit for each unit.
Section 34-225: Fence maintenance. Repair or remove the broken chain-link fence.
Section 30-143: Trash/Debris/Materials. Remove all trash/debris/materials stored around the property.
Citation Fine: N/A
Admin Cost: \$336.60
Recommendation: \$100.00 per day, per violation
Compliance Date: October 1, 2024
3. CIT Case 2024-55 - 2600 Donald Road - William S. Thomas Jr. & Violet O. Zanutti Est.
CE Officer Tom Gehrman
Violation of Village Code of Ordinances
Section 34-914: Parking inoperable vehicles in disrepair and no visible registration tags.
Section 30-143: Public nuisance, debris & overgrowth visible on the property.
Section 10-9: Exterior of the structure/building must be maintained in good repair, including cleaning & painting.
Section 14-32: No required current rental permits for rental units.
Citation Fine: N/A
Admin Cost: \$230.60
Recommendation: \$100.00 per day, per violation
Compliance Date: October 16, 2024
4. Case No. 2024-53 - 801 Rich Drive A - Jerjo Holdings LLC
CE Officer Nicole Tamayo
Violation of Village Code of Ordinances
Section 10-31 (FBC 105.1): Permits. Traffic-calming devices are installed without approved permits from the Village.
Section 10-31 (FBC 110.1): Inspections. No required inspections for traffic calming devices.
Citation Fine: N/A
Admin Cost: \$196.60
Recommendation: \$100.00 per day, per violation
Compliance Date: September 30, 2024

5. Case No. 2024-54 - 801 Rich Drive B - Jerjo Holdings LLC
CE Officer Nicole Tamayo
Violation of Village Code of Ordinances
Section 10-31 (FBC 105.1): Permits. Traffic-calming devices are installed without approved permits from the Village.
Section 10-31 (FBC 110.1): Inspections. No required inspections of traffic-calming devices from the Village.
Citation Fine: N/A
Admin Cost: \$196.60
Recommendation: \$100.00 per day, per violation
Compliance Date: September 30, 2024
6. CIT Case No. 2024-2791 - 3959 Lake Worth Road - Bella Raza Inc
CE Officer Nanciann Cuenot
Violation of Village Code of Ordinances
Section 34-898: Mobile food dispensing vehicles and mobile vendors remain on the property overnight. No primary businesses are open.
Citation Fine: Paid
Admin Cost: TBD
Recommendation: Citation fine of \$100.00 + \$30 = \$130
Compliance Date: September 20, 2024
7. Case No. 2024-60 - 3116 Evans Drive - Henry Fernandez & Hanny V. Garcia Chavez
CE Officer Henry Stout
Violation of Village Code of Ordinances
Section 34-914: No parking of vehicles on property grass (front lawn) may use swale (repeat, previous citation forgiven).
Citation Fine: N/A
Admin Cost: \$160.75
Recommendation: \$100 per day, per violation
Compliance Date: October 3, 2024

PETITION FOR REDUCTION OR ABATEMENT OF FINE

8. CIT Case No. 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:	August 14, 2024
Fine Amount:	\$68,450.00
Citation Fine:	Paid
Admin Cost:	Paid
Recommendation:	\$13,650.00
Compliance Date:	October 17, 2024

9. Case No. 2024-43 - 2887 Lake Worth Road - IS & RG LLC
CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

Section 10-8: Exterior property areas must be maintained in a clean, safe, and sanitary condition.

Initial Violation:	September 20, 2022
Order Finding Violation:	October 20, 2022
Compliance Deadline:	November 21, 2022
Compliance Date:	August 14, 2024
Fine Amount:	\$57,400.00
Citation Fine:	N/A
Admin Cost:	Paid
Recommendation:	\$11,480.00
Compliance Date:	October 17, 2024

MOTIONS FOR EXTENSION OF TIME FOR COMPLIANCE

10. CIT Case No. 2024-30 - 3218 Frost Road - Herman J. Doorlag
CE Officer Tom Gehrman

Violation of Village Code of Ordinances

Section 30-143: Public nuisance, trash, debris & overgrowth visible.

Section 10-9: Building exterior (main residence) not maintained, needs repairs, cleaning & painting.

Section 10-8: Accessory areas & buildings (shed & fence) are not maintained.

Section 30-141: Overgrown grass, hedges, vegetation.

Section 34-1381: Outdoor storage visible to neighbors.

Section 6-3: Keeping fowl on the premises, chickens, and roosters prohibited.

Initial Violation:	April 23, 2024
Order Finding Violation:	May 16, 2024
Compliance Deadline:	August 15, 2024
Compliance Date:	Not in Compliance
Fine Amount:	N/A
Citation Fine:	N/A
Admin Cost:	\$196.08 Not Paid
Recommendation:	Extend to November 20, 2024

Compliance Date: November 20, 2024

11. CIT Case 2024-44 -1856 Emilio Lane - Alejandrino Navarro

Violation of Village Code of Ordinances

Section 10-31 (FBC 105.1): Gazebo/Pergola: No required permit issued.

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

Initial Violation:	July 7, 2024
Order Finding Violation:	July 18, 2024
Compliance Deadline:	May 10, 2016
Compliance Date:	September 19, 2024
Fine Amount:	N/A
Citation Fine:	N/A
Admin Cost:	Paid
Recommendation:	Extend 30 Days
Compliance Date:	October 19, 2024

**Next Magistrate Hearing is Thursday, October 17, 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. 2024-51

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,
V.

Harry Maxime
PO BOX 542753
Greenacres, FL 33454

Respondent(s).

70-42-44-24-00-000-5320

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 **August 30th, 2024**, the Respondent(s), **Harry Maxime** owner(s) of the property at **3706 Almar RD, PALM SPRINGS, FL, 33461** is in violation of local ordinances.

SECTION 10-31 (FBC 105.1 & 110.1): Windows and doors installed without a permit

SECTION 34-913: Commercial Vehicles-Remove all prohibited bucket trucks off the property

SECTION 34-914: Vehicles-Remove all inoperative and/or unregistered vehicles off the property

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

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

SECTION 30-143: Trash/Debris/Materials-Remove all trash/debris/materials off the property

SECTION 34-1381: Open Storage-Remove all misc. items stored around the property

SECTION 10-8: Walkways-Remove all black discoloration off the walkways

SECTION 10-9: Exterior Property Maintenance-Post "3706" house ID numbers on the front of the property/Label each unit's front door with house ID numbers/Repair cracked ceiling/Repair and paint damaged fascia/Replace missing light bulbs/Paint the exterior of the property

These violations must be corrected on or before **September 17th, 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 September 19th, 2024**. IF THE VIOLATION IS CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.

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

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

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

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

CE/ CEB Case No. _____



Code Enforcement Officer 561-584-8300 ext. 8525

Joey Sanders

Printed Name of Officer

Date Issued: _____ August 30th, 2024 _____

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

**VILLAGE OF PALM SPRINGS,
FLORIDA,**

Petitioner

Case No. 2024-51

RETURN OF SERVICE

**HARRY MAXIME
PO BOX 542753
GREENACRES, FL 33454 2753**
_____ /

Respondent

On the **30th Day of August 2024 at 4:08PM**, I served the attached NOV/NOH on the within named Respondent, **Harry Maxime** at **3706 Almar RD**, Palm Springs, FL 33461 and posted the notice at Palm Springs Village Hall, 226 Cypress Lane, Palm Springs, FL 33461 Palm Beach County, Florida, by:

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

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

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

VILLAGE OF PALM SPRINGS
DEPARTMENT OF PUBLIC SAFETY

By: Joey Sanders
Code Enforcement Officer



NOTICE OF PUBLIC HEARING
The Office of the Attorney General, State of California, is holding a public hearing on the proposed rulemaking for the California Code of Regulations, Title 15, California State Bar Association, Chapter 1, Rules of Professional Conduct, Article 1, Rule 1-100, et seq.

NOTICE OF PUBLIC HEARING
The Office of the Attorney General, State of California, is holding a public hearing on the proposed rulemaking for the California Code of Regulations, Title 15, California State Bar Association, Chapter 1, Rules of Professional Conduct, Article 1, Rule 1-100, et seq.

PALM SPRINGS FIRE DEPARTMENT
NOTICE OF PUBLIC HEARING
The Palm Springs Fire Department is holding a public hearing on the proposed rulemaking for the California Code of Regulations, Title 15, California State Bar Association, Chapter 1, Rules of Professional Conduct, Article 1, Rule 1-100, et seq.

30.08.2024 16:08



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PALM SPRINGS POLICE DEPARTMENT

2784 Yuma Lane - Palm Springs, Florida 33461 - Phone 954-986-4241 - www.psd.org

July 3rd, 2024

Harry Martin
PO BOX 541793
Orem, UT 84054

Vehicle Status Before Special Magistrate Hearing

Dear Property Owner,

You have been issued a court summons violation notice due to code enforcement violations by the Palm Springs Police Department's Code Enforcement Division. This is regarding the property located at 2784 Yuma Lane, Palm Springs, FL 33461
PCN/ 70-45-44-34-00-000-8110

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

Good afternoon Harry,

I inspected the above noted property and observed very minimal progress toward completion. The original notice was issued on 05-07-2024 as a fix would have been accomplished within the set time frame. Please have all of the code violations fixed before 07-17-2024. Failure to comply will leave me with no choice but to petition the court before a Special Magistrate Hearing, which may result in fines and a lien being placed on the property. I do not want to proceed in that direction but I need these violations corrected immediately.

Compliance Date: July 17th, 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,

Jerry Sanders
Code Enforcement Officer (33.871)
Palm Springs Police Department
Phone: 954-986-4241 Ext. 8925
Email: jerry.sanders@psd.org

Professionalism - Respect - Integrity - Duty - Excellence

03.07.2024 14:18



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**Courtesy Code
Violation
Notice**

Case # 2024-00000000000000000000

Date 05/28/2024 Time 10:00 AM

Location 2024-00000000000000000000

The Village of Palm Springs is committed to providing a safe and secure environment for all residents and visitors. To ensure the safety and security of the community, the Village has established a set of rules and regulations that all residents and visitors must follow.

Please adhere to the following rules and regulations:

1. Residential Use Only: The Village is a residential community and is not to be used for commercial purposes.

2. No Alcohol Consumption: The consumption of alcohol is prohibited in all public areas of the Village.

3. No Open Containers: The possession and consumption of open containers of alcohol is prohibited in all public areas of the Village.

4. No Smoking: The use of tobacco products is prohibited in all public areas of the Village.

5. No Pets: The possession and use of pets is prohibited in all public areas of the Village.

6. No Noise: The use of loud music or other noise-making devices is prohibited in all public areas of the Village.

7. No Vandalism: The destruction or damage of public property is prohibited in all public areas of the Village.

8. No Trespassing: The unauthorized entry into restricted areas is prohibited in all public areas of the Village.

9. No Loitering: The prolonged stay in public areas without a valid purpose is prohibited in all public areas of the Village.

10. No Prohibited Activities: The engagement in any activity that is deemed to be a nuisance or a public safety hazard is prohibited in all public areas of the Village.

11. No Discrimination: The treatment of any individual based on race, ethnicity, or other protected characteristics is prohibited in all public areas of the Village.

12. No Harassment: The use of threats, intimidation, or other forms of harassment is prohibited in all public areas of the Village.

13. No Stalking: The persistent and unwanted attention directed towards an individual is prohibited in all public areas of the Village.

14. No Cyberstalking: The use of electronic communication to threaten, harass, or stalk an individual is prohibited in all public areas of the Village.

15. No Identity Theft: The unauthorized use of another person's personal information is prohibited in all public areas of the Village.

16. No Identity Fraud: The use of false information to obtain money or other benefits is prohibited in all public areas of the Village.

17. No Identity Theft or Fraud: The use of false information to obtain money or other benefits is prohibited in all public areas of the Village.

18. No Identity Theft or Fraud: The use of false information to obtain money or other benefits is prohibited in all public areas of the Village.

19. No Identity Theft or Fraud: The use of false information to obtain money or other benefits is prohibited in all public areas of the Village.

20. No Identity Theft or Fraud: The use of false information to obtain money or other benefits is prohibited in all public areas of the Village.



PALM SPRINGS POLICE DEPARTMENT

1000 Palm Springs Highway, Palm Springs, CA 92262-1000

May 28, 2024

Superior

1000 Palm Springs Highway, Palm Springs, CA 92262-1000

Dear Superior:

On May 28, 2024, a courtesy code violation notice was issued to you for the following violation: **Section 10.01 - No Alcohol Consumption**. This notice is being issued to you as a courtesy and to inform you of the violation.

The violation occurred at the following location: **1000 Palm Springs Highway, Palm Springs, CA 92262-1000**. The violation occurred at approximately **10:00 AM** on **May 28, 2024**.

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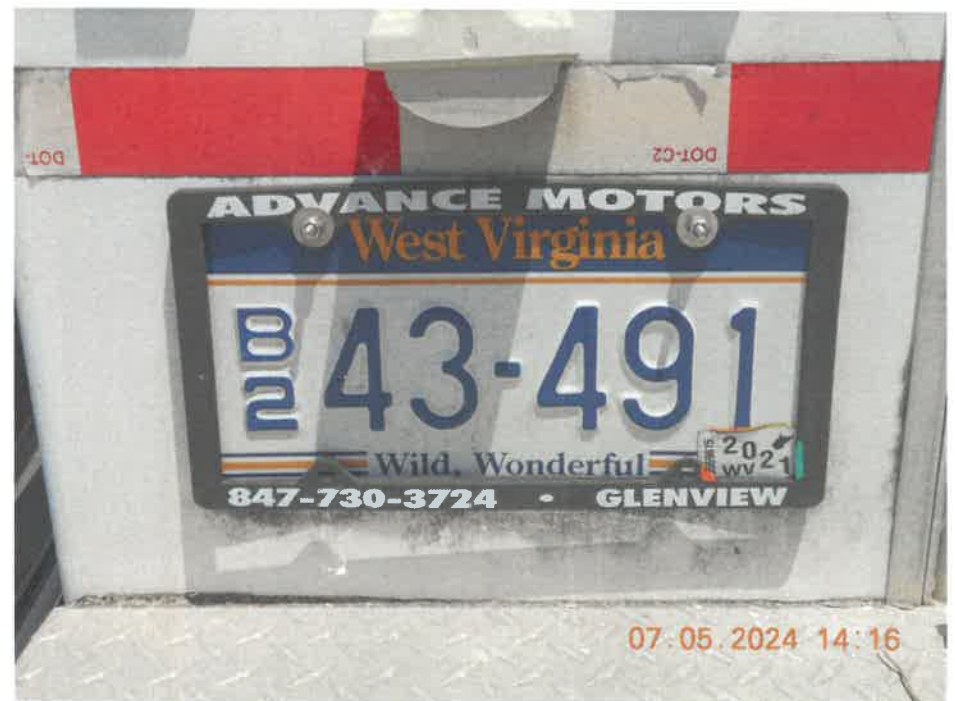
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PALM SPRINGS POLICE DEPARTMENT

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

August 30th, 2024

Harry Maxime
PO BOX 542753
Greenacres, FL 33454

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 **3706 Almar RD in Palm Springs, FL.**

PCN: 70-42-44-24-00-000-5320

VIOLATION/HEARING CASE 2024-51

SECTION 10-31 (FBC 105.1 & 110.1): Windows and doors installed without a permit

SECTION 34-913: Commercial Vehicles-Remove all prohibited bucket trucks off the property

SECTION 34-914: Vehicles-Remove all inoperative and/or unregistered vehicles off the property

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

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

SECTION 30-143: Trash/Debris/Materials-Remove all trash/debris/materials off the property

SECTION 34-1381: Open Storage-Remove all misc. items stored around the property

SECTION 10-8: Walkways-Remove all black discoloration off the walkways

SECTION 10-9: Exterior Property Maintenance-Post "3706" house ID numbers on the front of the property/Label each unit's front door with house ID numbers/Repair cracked ceiling/Repair and paint damaged fascia/Replace missing light bulbs/Paint the exterior of the property

The options available include coming into voluntary compliance on or before **September 17th, 2024 OR** arguing your case at the Special Magistrate Hearing, **Thursday September 19th, 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



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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. 30-143. 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. 34-913. Parking in all residential land use districts; certain parking prohibited.

- (a) All vehicles permitted to be parked on any residential premises, as provided in this section, must be primarily operated by a resident of the premises or a guest, or business invitee of the said resident.
- (b) The following vehicles shall not be parked in any residential land use district except for the purpose of loading or unloading materials or persons engaged in providing a commercial service at the premises or for the purpose of the driver to make a temporary convenience stop at the residence (a temporary convenience stop shall be limited to no more than one hour in any 24-hour period and shall not be between the hours of 11:00 p.m. and 7:00 a.m.):
 - (1) Tractor trailers, and semi-trailer trucks;
 - (2) Tow trucks, wreckers or flat bed vehicle carriers;
 - (3) Commercial buses, school buses, or vans accommodating more than 16 passengers;
 - (4) Dump trucks;
 - (5) Construction equipment and vehicles, whether self-propelled or towed, including farm tractors, backhoes, front-end loaders, cranes, cement mixers, pitch buckets or similar items;
 - (6) Step vans and panel trucks, and any vehicle used for the commercial sale of food or beverages;

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- (7) More than three, in total, of any taxi, car service vehicle, limousine, or stretch limousine provided the allowable vehicles are able to be parked on a paved surface and not obstructing any sidewalk or extending into any swale or public right-of-way areas;
 - (8) Boom or bucket trucks;
 - (9) Swamp buggies and half-tracks;
 - (10) Any vehicle that exceeds the roof height of the principal building on the lot.
- (c) No mobile unit shall be parked or stored on private property within the village, unless provided for in a properly approved site plan.
- (Ord. No. 2005-25, § 2(30-627), 10-13-2005; Ord. No. 2017-19, § 2, 9-28-2017)

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

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

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

- (3) No storage container or dumpster shall exceed the height of the roofline of the house or building. No storage container or dumpster, shall be located within a utility easement, drainage easement, right-of-way, front yard area (except for driveways), alley right-of-way or street right-of-way. No storage container or dumpster shall be stored within a required side yard setback between a building and an adjacent street or property line. The storage container or dumpster, must be owned or leased by the occupant-owner or occupant-lessee of the property, and may not be used for living or sleeping purposes, or for any other use except storage.
 - (4) Upon the issuance of a tropical storm watch and/or a hurricane watch by the National Weather Service, the occupant-owner or occupant-lessee of property on which a storage container or roll-off dumpster is located, shall use every reasonable and best effort to remove, or to arrange for the removal of, the storage container or roll-off dumpster from the property. In the event removal is not possible, the storage container or the roll-off dumpster and its contents, shall be secured against windloads up to 150 mph. The occupant-owner and/or occupant-lessee of property on which a storage container or roll-off dumpster is located, shall be subject to civil liability and/or code enforcement action, for damages and/or code violations caused by an unsecured storage container or roll-off dumpster and/or its contents.
- (d) Parking or storage locations for not more than the following:
- (1) One boat and trailer, or recreational vehicles, or any combination thereof, shall be permitted so that such parking shall first be accomplished, whenever physically possible, based on the layout of the lot and fixed obstructions as follows:
 - a. Within a garage or covered carport, if not otherwise used to park or store a vehicle such as a car, motorcycle, or light truck;
 - b. In any interior, or side yard, behind the front building line, at the height of or below the roofline of the house.
 - (2) Additional boats and trailers, or recreational vehicles or any combination thereof, shall be permitted in the side yard or rear yard behind the setback lines, at the height of or below the roofline of the house.
- (e) Each vehicle, boat and trailer, trailer, recreational vehicle, hobby vehicle or race vehicle must be parked on an impervious or semipervious surface.
- (f) The maximum area of impervious and semipervious parking surface in the front yard in any residential zoning district, shall be 40 percent, unless the front yard shall contain a semicircular driveway, in which event, the maximum area of impervious and semipervious parking surface shall be 60 percent of the front yard. Paver blocks set in sand shall only be considered as 25 percent pervious and 75 percent impervious. See section 34-881 also.
- (g) Each hobby vehicle or race vehicle must be completely and securely covered by a commercial, weatherproof, opaque fabric cover. Such vehicle shall be screened from view, if parked in an interior, side or rear yard.
- (h) No major repairs or overhaul work on vehicles which constitutes either a public or private nuisance shall be made or performed on any property within the village, unless otherwise permitted by this Code.
- (i) All parking areas shall be maintained in a clean, and neat manner, and the vehicles, boat and trailer, trailer, recreational vehicle, or combination thereof, shall be in usable and operable condition at all times, and shall have a current tag, if required by state law to have a registration and tag.

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- (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 2024-51

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 #2024-51 is concerning the property located at 3706 Almar RD 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 Harry Maxime.
4. Pursuant to observation there are violations of the following local ordinances:
SECTION 10-31 (FBC 105.1 & 110.1): Windows and doors installed without a permit
SECTION 34-913: Commercial Vehicles-Remove all prohibited bucket trucks off the property
SECTION 34-914: Vehicles-Remove all inoperative and/or unregistered vehicles off the property
SECTION 14-32: No Residential Rental Permit-Obtain a rental permit for each unit
SECTION 30-141: Overgrowth-Trim all overgrown trees/vegetation
SECTION 30-143: Trash/Debris/Materials-Remove all trash/debris/materials off the property
SECTION 34-1381: Open Storage-Remove all misc. items stored around the property
SECTION 10-8: Walkways-Remove all black discoloration off the walkways
SECTION 10-9: Exterior Property Maintenance-Post "3706" house ID numbers on the front of the property/Label each unit's front door with house ID numbers/Repair cracked ceiling/Repair and paint damaged fascia/Replace missing light bulbs/Paint the exterior of the property

Photos are included in the file.

5. On 05/07/2024, I inspected the property and observed multiple code violations to include two white in color inoperative/unregistered commercial bucket trucks stored in front of 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 property owner a total of two follow-up letters which included a "Final Notice Before Special Magistrate Hearing" warning notice dated 07/03/2024 with a compliance date of 07/17/2024.

On 07/17/2024, the property owner and I walked the property together and I pointed out all of the existing code violations that needed to be corrected. Additionally, I sent the property owner an itemized list via email shortly after our meeting at the property. As of this writing, there has been very minimal progress at the property and I've had no further contact with the property owner.

6. On August 30th, 2024, Notice of Violation/ Notice of Hearing 2024-51 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 **October 1st, 2024**. If not in compliance by **October 1st, 2024**, a **\$100.00 PER DAY PER VIOLATION** fine shall commence.

8. The Village has also incurred costs in the amount of **\$276.60** conducting this investigation and hearing. I request that the respondent be ordered to reimburse those costs to the Village by no later than **October 1st, 2024**.

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



Case Administrative / Court Costs

September 19, 2024, 3706 Almar RD		Case 2024-51		
Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	3.00	35.00	105.00
2	Additional Inspector Time - 1 hour Bldg	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	0.00	5.00	0.00
5	Additional photos re-inspections - 5 for 20.00	5.00	20.00	100.00
6	Additional certified copies for hearing	1.00	8.16	8.16
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	0.69	0.69
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
Total Costs for Case 2024-51				276.60



PALM SPRINGS POLICE DEPARTMENT

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

July 3rd, 2024

Harry Maxime
PO BOX 542753
Greenacres, FL 33454

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 **3706 Almar RD Palm Springs, FL 33461**
PCN: 70-42-44-24-00-000-5320

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

Good afternoon Harry,

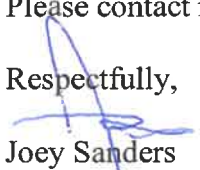
I inspected the above noted property and observed very minimal progress toward compliance. The original notice was issued on 05-07-2024 so a lot could have been accomplished within the past two months. Please have all of the code violations cured before 07-17-2024. Failure to comply will leave me with no choice but to schedule the case before a Special Magistrate Hearing which may result in fines and a lien being placed on the property. I do not want to proceed in that direction but I need these violations corrected immediately.

Compliance Date: July 17th, 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

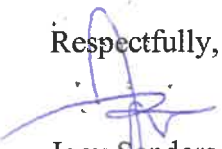
Professionalism • Respect • Integrity • Duty • Excellence

Compliance Date: May 21st, 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

May 7th, 2024

Harry Maxime
PO BOX 542753
Greenacres, FL 33454

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 **3706 Almar RD Palm Springs, FL 33461**

PCN: 70-42-44-24-00-000-5320

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

SECTION 34-913 & 34-914

Vehicles/Parking: Remove all prohibited inoperative/unregistered commercial vehicles off the property (white bucket trucks). Also, all vehicles must be parked on an impervious surface (no grass).

SECTION 105.1 & 110.1

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

SECTION 30-141 & 30-142

Overgrowth/Landscape Maintenance: Trim all overgrown trees/vegetation located throughout the property.

SECTION 30-143 & 34-1381

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

SECTION 10-8

Driveways: Driveway needs to be pressure washed.

SECTION 10-9

Exterior Property Maintenance/Shutters/Street Numbers/Painting/Mailbox/Ceiling/Fascia:

- Remove all shutters covering the windows.
- Exterior and fascia needs to be painted.
- Replace existing "3706" house ID numbers on the mailbox. Post "3706" house ID numbers on the front of the property and each unit must be properly labeled.
- Repair all cracks in the ceiling (middle hallway).

SECTION 14-32

No Rental Permit: No residential rental permit on file with the Village of Palm Springs. Contact the PZB Department at 561-584-8200 Ext: 8460 for further assistance.

Courtesy Code Violation Notice

Case# ★ Reference Attached Letter ★
Date: 05/07/2024 Time: _____
Location: 3706 Almar RD

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

Please address the listed code violations:

31-13/31-14-15 - Prohibited Commercial Vehicles /
Inoperative/unregistered vehicles / Parking on the Grass
105-1/112-1 - Work w/o Permits
30-14/30-142 - Obstruction / Landscape Maintenance
30-13/31-13-1 - Trash / Debris / Materials / Open Storage
10-9 - Driveways
10-9 - Exterior Property Maintenance / Shutters / Street
Numbers / Parking / Mailbox / Ceiling / Fascia
14-32 - No Residential Rental Permit

Compliance Date: 05/21/2024

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

EXT. # 8525



3706 Almar RD

Joey Sanders <joey.sanders@vpsfl.org>

Wed 7/17/2024 4:53 PM

To:hmlandscaping71@yahoo.com <hmlandscaping71@yahoo.com>

📎 1 attachments (453 KB)

VPS Rental License Application and Portal Instructions.pdf;

Good afternoon Harry,

It was a pleasure meeting you today and walking the property together. Per our conversation, I'm sending you an itemized list of everything that needs to be done in order to bring the property into compliance.

- Remove the (2) large prohibited white commercial vehicles (bucket trucks) off the property.
- Mow the grass and trim all overgrown vegetation/trees/bushes.
- Provide a copy of your window/door permits.
- Obtain a residential rental permit for all (3) units (see attachment).
- Remove all trash, debris, materials and misc. items stored throughout the property. This includes clearing out the hallway we discussed as this is a fire hazard.
- Driveway needs to be pressure washed.
- Repair cracks that I pointed out in the ceiling (hallway)
- Paint the exterior walls and fascia/trim
- Remove all shutters covering the windows.
- Post "3706" house ID numbers on the front of the property.
- Properly label all mailboxes and each unit's door with house ID numbers.
- Remove all vehicles parked on the grass.
- Repair all broken lighting fixtures and ensure a light bulb is installed inside.

Have a good day sir.

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 : 3706 ALMAR RD
Municipality : PALM SPRINGS
Parcel Control Number : 70-42-44-24-00-000-5320
Subdivision :
Official Records Book/Page : 14884 / 266
Sale Date : FEB-2003
Legal Description : 24-44-42, S 60 FT OF N 470 FT OF E 1/2 OF SE 1/4 OF NW 1/4 OF SE 1/4 (LESS W 130 FT & E 20 FT OF W 150 FT FOR RD R/W)

Owner Information

Owner(s)	Mailing Address
MAXIME HARRY	PO BOX 542753 GREENACRES FL 33454 2753

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
FEB-2003	\$155,000	14884 / 00266	WARRANTY DEED	MAXIME HARRY
FEB-2001	\$95,000	12427 / 01289	WARRANTY DEED	FULLWOOD DENNIS S
JAN-1992	\$56,000	07106 / 00046	WARRANTY DEED	
FEB-1986	\$68,900	04803 / 01002	WARRANTY DEED	
JAN-1974	\$100	02374 / 01215		

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 2
***Total Square Feet :** 2067
Acres : 0.2520
Property Use Code : 0800—MULTIFAMILY < 5 UNITS
Zoning : RM—RESIDENTIAL MULTI-FAMILY (70-PALM SPRINGS)

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$222,041	\$177,697	\$146,079	\$107,017	\$130,579
Land Value	\$156,229	\$177,633	\$182,050	\$103,025	\$78,000
Total Market Value	\$378,270	\$355,330	\$328,129	\$210,042	\$208,579

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$212,296	\$192,996	\$175,451	\$159,501	\$145,001
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$212,296	\$192,996	\$175,451	\$159,501	\$145,001

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$5,173	\$4,829	\$4,509	\$3,631	\$3,457
NON AD VALOREM	\$2,661	\$632	\$2,619	\$2,649	\$2,547
TOTAL TAX	\$7,834	\$5,461	\$7,128	\$6,280	\$6,004

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



ANNE M. GANNON

CONSTITUTIONAL TAX COLLECTOR

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\$0.00
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Account Information

Property Control Number:
70-42-44-24-00-000-5320

Mailing Address:
PO BOX 542753
Greenacres, FL 33454-2753

Owner of Record:
MAXIME HARRY

Property Type:
Real Property

Property Address:
3706 ALMAR
LAKE WORTH, FL 33461

Second Owner:

Status: Active

Legal Description:
24-44-42, S 60 FT OF N 470 FT OF E 1/2
OF SE 1/4 OF NW 1/4 OF SE 1/4 (LESS
W 130 FT & E 20 FT OF W 150 FT FOR
RD R/W)

Last updated: 9/06/2024 02:15:40 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: 2024-51

**VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,**

**HARRY MAXIME
PO BOX 542753
GREENACRES FL 33454 2753**

Respondent(s).

ORDER FINDING VIOLATION

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

SECTION 10-31 (FBC 105.1 & 110.1): Windows and doors installed without a permit

SECTION 34-913: Commercial vehicles-remove all prohibited bucket trucks off the property
SECTION 34-914: Vehicles - remove all inoperative and/or unregistered vehicles off the property

SECTION 14-32: No residential rental permit - obtain a rental permit for each unit

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

SECTION 30-143: Trash/Debris/Materials-Remove all trash/debris/materials off the property

SECTION 34-1381: Open Storage-Remove all misc. items stored around the property

SECTION 10-8: Walkways-Remove all black discoloration off the walkways

SECTION 10-9: Exterior Property Maintenance-Post "3706" house ID numbers on the front of the property/label each unit's front door with house ID numbers/Repair cracked ceiling/Repair and paint damaged fascia/Replace missing light bulbs/Paint the exterior of the property

Address: 3706 ALMAR ROAD

Legal Description: 24-44-42, S 60 FT OF N 470 FT OF E 1/2 OF SE 1/4 OF NW 1/4 OF SE 1/4 (LESS W 130 FT & E 20 FT OF W 150 FT FOR RD R/W)

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 19th day of September 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.

- ☐ Respondent **is in violation** of the following Village of Palm Springs Code of Ordinances:
- ☐ SECTION 10-31 (FBC 105.1 & 110.1): Windows and doors installed without a permit
 - ☐ SECTION 34-913: Commercial Vehicles-Remove all prohibited bucket trucks off the property
 - ☐ SECTION 34-914: Vehicles-Remove all inoperative and/or unregistered vehicles off the property
 - ☐ SECTION 14-32: No Residential Rental Permit-Obtain a rental permit for each unit
 - ☐ SECTION 30-141: Overgrowth-Trim all overgrown trees/vegetation
 - ☐ SECTION 30-143: Trash/Debris/Materials-Remove all trash/debris/materials off the property
 - ☐ SECTION 34-1381: Open Storage-Remove all misc. items stored around the property
 - ☐ SECTION 10-8: Walkways-Remove all black discoloration off the walkways
 - ☐ SECTION 10-9: Exterior Property Maintenance-Post "3706" house ID numbers on the front of the property/Label each unit's front door with house ID numbers/Repair cracked ceiling/repair and paint damaged fascia/Replace missing light bulbs/Paint the exterior of the property

- ☐ 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): Windows and doors installed without a permit
 - ☐ SECTION 34-913: Commercial Vehicles-Remove all prohibited bucket trucks off the property
 - ☐ SECTION 34-914: Vehicles-Remove all inoperative and/or unregistered vehicles off the property
 - ☐ SECTION 14-32: No Residential Rental Permit-Obtain a rental permit for each unit
 - ☐ SECTION 30-141: Overgrowth -trim all overgrown trees/vegetation
 - ☐ SECTION 30-143: Trash/Debris/Materials-Remove all trash/debris/materials off the property
 - ☐ SECTION 34-1381: Open Storage-Remove all misc. items stored around the property
 - ☐ SECTION 10-8: Walkways-Remove all black discoloration off the walkways
 - ☐ SECTION 10-9: Exterior Property Maintenance-Post "3706" house ID numbers on the front of the property/Label each unit's front door with house ID numbers/Repair cracked ceiling/repair and paint damaged fascia/replace missing light bulbs/Paint the exterior 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 **October 1st, 2024:**
- ☐ Administrative costs of **\$276.60**
 - ☐ 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 **October 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 **October 1st, 2024.**
- ☐ Administrative costs of **\$276.60**
 - ☐ 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 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 CodeInspector/Officer at (561) 584-8300 ext. 8525 to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this 19th day of September 2024.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

Special Magistrate

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

[P.O. Box 542753](#)

[Greenacres, FL 33454 2753](#)

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2024-52

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,
V.

Rafael Alcocer
3823 Kenyon RD
Palm Springs, FL 33461

Respondent(s).

70-42-44-24-00-000-5820

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 **August 30th, 2024**, the Respondent(s), **Rafael Alcocer** owner(s) of the property at **3823 Kenyon RD, PALM SPRINGS, FL, 33461** is in violation of local ordinances.

SECTION 10-8: Driveways-Driveway observed in disrepair and needs to be resurfaced
SECTION 34-914: Vehicles/Parking-Remove trailer parked on the grass
SECTION 14-32: No Residential Rental Permit-Obtain a rental permit for each unit
SECTION 34-225: Fence Maintenance-Repair or remove broken chain-link fence
SECTION 30-143: Trash/Debris/Materials- Remove all trash/debris/materials stored around the property

These violations must be corrected on or before **September 17th, 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 September 19th, 2024**. IF THE VIOLATION IS CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.

YOU ARE HEREBY ORDERED to appear and answer the above charges. You may choose to waive your rights to this hearing and the costs as determined by the Special Magistrate. Your failure to appear may result in the Special Magistrate proceeding in your absence. **IMPORTANT: It is the responsibility of the Respondent to request an inspection as soon as compliance is achieved by calling the Code Enforcement Office at (561) 584- 8300 Ext 8520 and providing proof of Permits and Inspections.** A request for inspection must be made at least 1 day(s) prior to the requested inspection.

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

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

Code Enforcement Officer 561-584-8300 ext. 8525

Joey Sanders
Printed Name of Officer

Date Issued: August 30th, 2024

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

**VILLAGE OF PALM SPRINGS,
FLORIDA,**

Petitioner

Case No. 2024-52

RETURN OF SERVICE

**RAFAEL ALCOCER
3823 KENYON RD
PALM SPRINGS, FL 33461 3909**
_____ /

Respondent

On the **30th Day of August 2024 at 4:04PM**, I served the attached NOV/NOH on the within named Respondent, **Rafael Alcocer at 3823 Kenyon RD**, Palm Springs, FL 33461 and posted the notice at Palm Springs Village Hall, 226 Cypress Lane, Palm Springs, FL 33461 Palm Beach County, Florida, by:

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

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

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

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

By: Joey Sanders 10#211
Code Enforcement Officer



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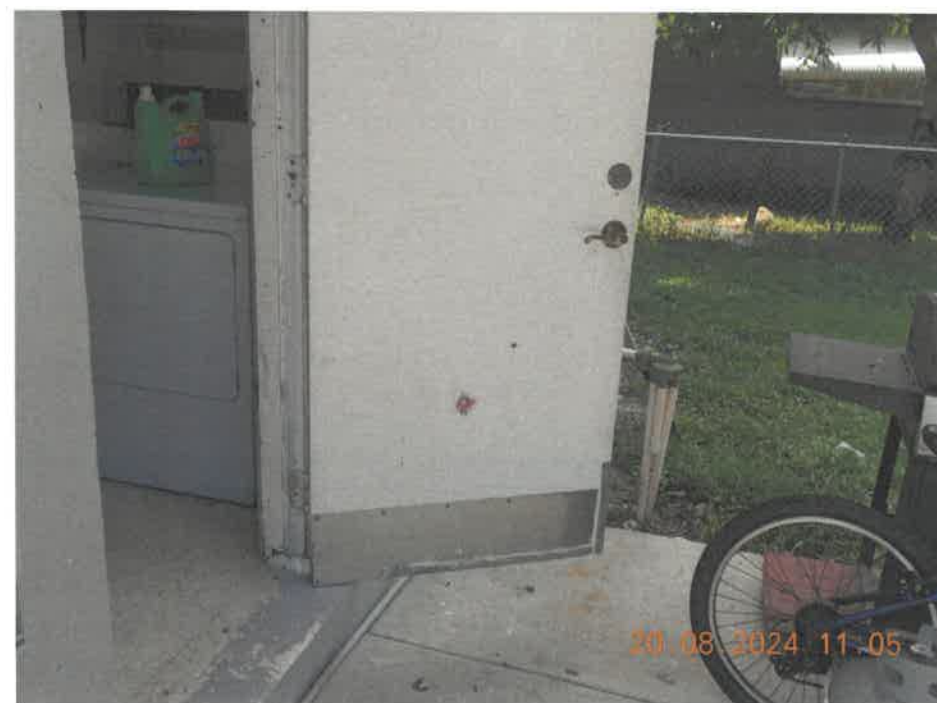
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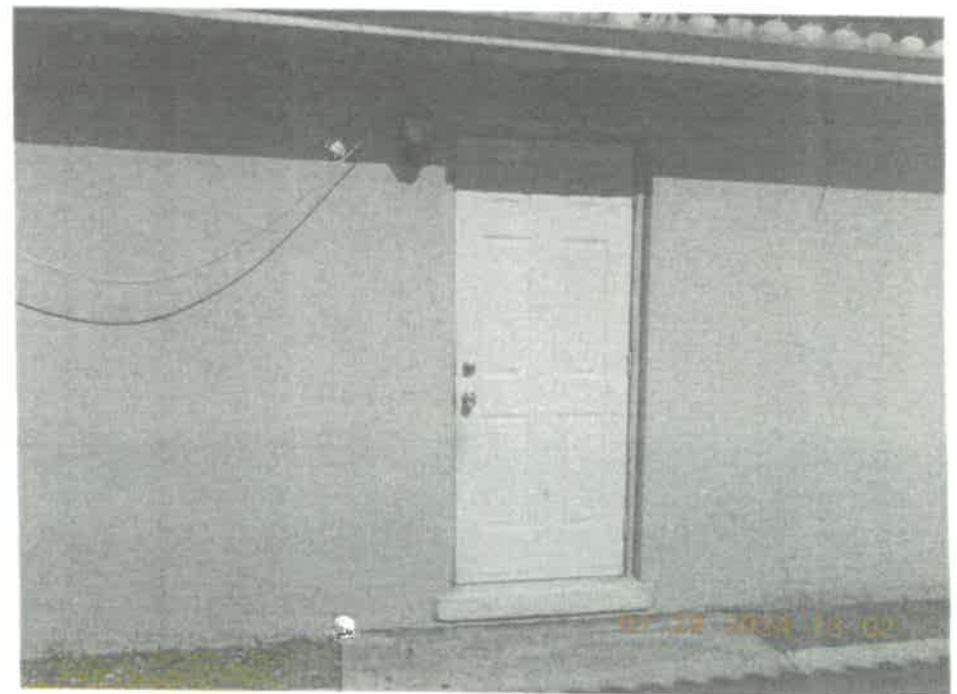
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PALM SPRINGS POLICE DEPARTMENT

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

August 30th, 2024

Rafael Alcocer
3823 Kenyon RD
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 **3823 Kenyon RD in Palm Springs, FL.**

PCN: 70-42-44-24-00-000-5820

VIOLATION/HEARING CASE 2024-52

SECTION 10-8: Driveways-Driveway observed in disrepair and needs to be resurfaced

SECTION 34-914: Vehicles/Parking-Remove trailer parked on the grass

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

SECTION 34-225: Fence Maintenance-Repair or remove broken chain-link fence

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

The options available include coming into voluntary compliance on or before **September 17th, 2024 OR** arguing your case at the Special Magistrate Hearing, **Thursday September 19th, 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 DEPART
CODE ENFORCEMENT DIVISION
230 CYPRESS LANE
PALM SPRINGS, FL 33461



CERTIFIED MAIL



9489 0178 9820 3019 8763 40

Label 890-CDT, March 2023



quadiant

FIRST-CLASS MAIL
IMI

\$008.16⁰

08/30/2024 ZIP 33480
043M31255277

US POSTAGE

Rafael Alcocer
3823 Kenyon RD
Palm Springs, FL 33461



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



quadiant

FIRST-CLASS MAIL
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08/30/2024 ZIP 33480
043M31255277

US POSTAGE

Rafael Alcocer
3823 Kenyon RD
Palm Springs, FL 33461

9489 0178 9820 3019 8763 40

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. 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. 30-143. 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.
 - (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 2024-52

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 #2024-52 is concerning the property located at 3823 Kenyon RD 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 Rafael Alcocer.

4. Pursuant to observation there are violations of the following local ordinances:
SECTION 10-8: Driveways-Driveway observed in disrepair and needs to be resurfaced
SECTION 34-914: Vehicles/Parking-Remove trailer parked on the grass
SECTION 14-32: No Residential Rental Permit-Obtain a rental permit for each unit
SECTION 34-225: Fence Maintenance-Repair or remove broken chain-link fence
SECTION 30-143: Trash/Debris/Materials-Remove all trash/debris/materials stored around the property

Photos are included in the file.

5. On 10/08/2023, I inspected the property and observed multiple code violations to include a driveway in disrepair that needed to be resurfaced. 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 property owner a total of two follow-up letters which included a "Final Notice Before Special Magistrate Hearing" warning notice dated 04/10/2024 with a compliance date of 04/24/2024.

On 06/26/2024, the property owner's son, Code Enforcement Officer Tamayo and I walked the property together and I pointed out all of the existing code violations that needed to be corrected. The property owner's son agreed to have all of the code violations cured by no later than 08/01/2024. As of this writing, I've had no further contact with the property owner's son.

6. On August 30th, 2024, Notice of Violation/ Notice of Hearing 2024-52 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 October 1st, 2024. If not in compliance by October 1st, 2024, a **\$100.00 PER DAY PER VIOLATION** fine shall commence.

8. The Village has also incurred costs in the amount of \$336.60 conducting this investigation and hearing. I request that the respondent be ordered to reimburse those costs to the Village by no later than October 1st, 2024.

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



Case Administrative / Court Costs

September 19, 2024, 3823 Kenyon RD		Case 2024-52		
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	8.00	20.00	160.00
6	Additional certified copies for hearing	1.00	8.16	8.16
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	0.69	0.69
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 2024-52				336.60



PALM SPRINGS POLICE DEPARTMENT

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

April 10th, 2024

Rafael Alcocer
3823 Kenyon RD
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 **3823 Kenyon RD Palm Springs, FL 33461 (Unit #3823 and #3827)**
PCN: 70-42-44-24-00-000-5820

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

SECTION 14-32

No Residential Rental Permit: No residential rental permit on file with the Village of Palm Springs. Contact the PZB Department at 561-584-8200 Ext: 8460 for further assistance.

SECTION 30-143 & 34-1381

Trash/Debris/Materials/Open Storage: Remove all trash, debris, materials and misc. items stored throughout the property (reference attached photos).

SECTION 10-8

Weeds/Driveways:

- Driveway observed in disrepair and needs to be repaired.
- Remove all weeds entangled within the chain link-fence (right side).

SECTION 34-225

Fence Maintenance: Repair, replace or remove broken chain-link fence (right side).

SECTION 34-914

Vehicles/Parking: Remove trailer off the property.

SECTION 10-9

Exterior Property Maintenance/Windows/Doors:

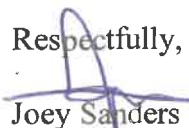
- Remove all wood boards and tape off the windows.
- Repair and/or replace unsound door (rear of 3827).

Compliance Date: April 24th, 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

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PALM SPRINGS POLICE DEPARTMENT

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

January 29th, 2024

Rafael Alcocer
3827 Kenyon RD
Palm Springs, FL 33461

Dear Property Owner,

You have been issued a code courtesy violation notice due to code enforcement violations by the Palm Springs Police Department's Code Enforcement Division. This is regarding the property located at **3827**

Kenyon RD Palm Springs, FL 33461

PCN: 70-42-44-24-00-000-5820

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

SECTION 105.1 & 110.1

Work w/o Permits: Remove unpermitted and unsafe A/C "contraption" attached to the exterior walls (rear).

SECTION 30-141 & 30-142

Overgrowth/Landscape Maintenance: Trim all overgrown trees/bushes/vegetation located throughout the property.

SECTION 10-8

Driveways: Driveway observed in disrepair and needs to be repaired.

SECTION 14-32

No Residential Rental Permit: No residential rental permit on file with the Village of Palm Springs. Contact the PZB Department at 561-584-8200 Ext:8460 for further assistance.

SECTION 30-143 & 34-1381

Trash/Debris/Materials/Open Storage: Remove all trash, debris, materials, vegetative waste and misc. items stored throughout the property.

SECTION 10-9

Exterior Property Maintenance/Shutters/Roof/Wires/Overhang Extensions:

- Secure all loose/hanging wires located throughout the property.
- Repair and/or replace broken roof shingles (front).
- Remove all black/orange stains off the exterior walls, doors and fascia/trim.
- Remove all wood boards/unsound repairs located throughout the property.
- Remove all metal shutters covering the windows (right side). Also, open all shutters (rear and right side) and remove all black discoloration off all of the shutters.

Compliance Date: February 12th, 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

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PALM SPRINGS POLICE DEPARTMENT

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

January 29th, 2024

Rafael Alcocer
3823 Kenyon RD
Palm Springs, FL 33461

Dear Property Owner,

You have been issued a code courtesy violation notice due to code enforcement violations by the Palm Springs Police Department's Code Enforcement Division. This is regarding the property located at **3823 Kenyon RD Palm Springs, FL 33461**

PCN: 70-42-44-24-00-000-5820

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

SECTION 105.1 & 110.1

Work w/o Permits: Remove unpermitted and unsafe A/C "contraption" attached to the exterior walls (rear).

SECTION 30-141 & 30-142

Overgrowth/Landscape Maintenance: Trim all overgrown trees/bushes/vegetation located throughout the property.

SECTION 10-8

Driveways: Driveway observed in disrepair and needs to be repaired.

SECTION 14-32

No Residential Rental Permit: No residential rental permit on file with the Village of Palm Springs. Contact the PZB Department at 561-584-8200 Ext:8460 for further assistance.

SECTION 30-143 & 34-1381

Trash/Debris/Materials/Open Storage: Remove all trash, debris, materials, vegetative waste and misc. items stored throughout the property.

SECTION 10-9

Exterior Property Maintenance/Shutters/Roof/Wires/Overhang Extensions:

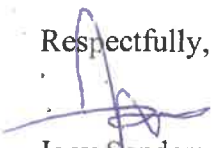
- Secure all loose/hanging wires located throughout the property.
- Repair and/or replace broken roof shingles (front).
- Remove all black/orange stains off the exterior walls, doors and fascia/trim.
- Remove all wood boards/unsound repairs located throughout the property.
- Remove all metal shutters covering the windows (right side). Also, open all shutters (rear and right side) and remove all black discoloration off all of the shutters.

Compliance Date: February 12th, 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

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Courtesy Code Violation Notice

30-143-34-1381
Trash/Debris/Materials/Open Storage - Remove all misc.
items stored in the rear of the property (including
Case# Small pink kid's pool filled with water
which is a safety issue.
Date: 10/08/2023 Time:
Location: 3823 Kenyon RD

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

Please address the listed code violations:

- 10-8 - Driveways - Driveway observed in disrepair and needs to be repaired.
10-9 - Exterior Property/Shutters/Averhang Extensions/
Remove all black discoloration/other stains off the exterior walls and awnings (Rear and Right Side).
Remove all metal shutters covering the windows and open all closed awnings.
Post house ID numbers on the front door of each unit.
34-914 - Vehicles - Remove all inoperative and/or unregistered vehicles off the property (Grey Nissan sedan).

Compliance Date: 10/18/2023
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

6-3 - Keeping animals - Remove all prohibited chickens/hears/roosters off the property.
EXT: #8525



Courtesy Code Violation Notice

6-3 - Keeping animals - Remove all prohibited chickens/hears/roosters off the property.
Case# Property.
Date: 10/08/2023 Time:
Location: 3827 Kenyon RD

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

Please address the listed code violations:

- 10-8 - Driveways - Driveway observed in disrepair and needs to be repaired.
10-9 - Exterior Property/Shutters/Averhang Extensions/
Remove all black discoloration/other stains off the exterior walls and awnings (Front, Left Side and Rear).
Post house ID numbers on the front door of each unit.
105.1/110.1 - Work up permits - Remove broken/unpermitted structure/addition attached to the wall (Rear).
30-143/34-1381 - Trash/Debris/Materials/Open Storage - Remove all misc. items stored in the rear and right side of the property.

Compliance Date: 10/18/2023
Thank you for your efforts to maintain your residence and property in excellent condition. We commend you for your continuing commitment to our community. Feel free to contact me if you have any questions.

Code Officer J. Sanders #211

Name

I.D. #

Palm Springs Police Department

(561) 584-8300, ext. 8520

EXT: #8525



Property Detail

Location Address : 3823 KENYON RD
Municipality : PALM SPRINGS
Parcel Control Number : 70-42-44-24-00-000-5820
Subdivision :
Official Records Book/Page : 15086 / 1490
Sale Date : MAR-2003
Legal Description : 24-44-42, S 75 FT OF N 435.96 FT OF W 135 FT OF E 270 FT OF NW 1/4 OF SE 1/4 OF SE 1/4

Owner Information

Owner(s)	Mailing Address
ALCOCER RAFAEL	3823 KENYON RD LAKE WORTH BEACH FL 33461 3909

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
MAR-2003	\$10	15086 / 01490	WARRANTY DEED	ALCOCER RAFAEL
DEC-2002	\$135,000	14727 / 01429	WARRANTY DEED	ALCOCER RAFAEL
JUN-2002	\$116,000	13790 / 01591	WARRANTY DEED	GUTIERREZ ESTHER
FEB-1996	\$77,100	09151 / 01096	WARRANTY DEED	
OCT-1990	\$77,000	06635 / 01903	WARRANTY DEED	
NOV-1982	\$75,500	03834 / 00546	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 2
***Total Square Feet :** 1800
Acres : 0.2325
Property Use Code : 0800—MULTIFAMILY < 5 UNITS
Zoning : RM—RESIDENTIAL MULTI-FAMILY (70-PALM SPRINGS)

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$185,836	\$151,415	\$119,558	\$115,011	\$125,086
Land Value	\$151,128	\$174,208	\$173,623	\$77,057	\$55,000
Total Market Value	\$336,964	\$325,623	\$293,181	\$192,068	\$180,086

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$251,506	\$228,642	\$207,856	\$188,960	\$171,782
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$251,506	\$228,642	\$207,856	\$188,960	\$171,782

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$5,426	\$5,106	\$4,718	\$3,911	\$3,625
NON AD VALOREM	\$983	\$972	\$916	\$804	\$794
TOTAL TAX	\$6,409	\$6,077	\$5,634	\$4,715	\$4,419

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



ANNE M. GANNON

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\$0.00
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Account Information

Property Control Number:
70-42-44-24-00-000-5820

Mailing Address:
3823 KENYON RD

Lake Worth Beach, FL 33461-3909

Owner of Record:
ALCOCER RAFAEL

Property Type:
Real Property

Property Address:
3823 KENYON

LAKE WORTH, FL 33461

Second Owner:

Status: Active

Legal Description:

24-44-42, S 75 FT OF N 435.96 FT OF W
135 FT OF E 270 FT OF NW 1/4 OF SE
1/4 OF SE 1/4

Last updated: 9/06/2024 02:31:36 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: 2024-52

**VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,**

**RAFAEL ALCOCER
3823 KENYON ROAD
PALM SPRINGS, FL 33461 3909**

Respondent(s).

ORDER FINDING VIOLATION

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

SECTION 10-8: Driveways. Driveway observed in disrepair and needs to be resurfaced.

SECTION 34-914: Vehicles/Parking. Remove trailer parked on the grass.

SECTION 14-32: No residential rental permit. Obtain a rental permit for each unit.

SECTION 34-225: Fence maintenance. Repair or remove broken chain-link fence.

SECTION 30-143: Trash/Debris/Materials. Remove all trash/debris/materials stored around the property.

Address: 3823 KENYON ROAD

Legal Description: 24-44-42, S 75 FT OF N 435.96 FT OF W 135 FT OF E 270 FT
OF NW 1/4 OF SE 1/4 OF SE 1/4

PCN: 70-42-44-24-00-000-5820

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 19th day of September 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.

- ☐ Respondent **is in violation** of the following Village of Palm Springs Code of Ordinances:
- ☐ **SECTION 10-8: Driveways. Driveway observed in disrepair and needs to be resurfaced.**
 - ☐ **SECTION 34-914: Vehicles/Parking. Remove trailer parked on the grass.**
 - ☐ **SECTION 14-32: No residential rental permit. Obtain a rental permit for each unit.**

- ☐ SECTION 34-225: Fence maintenance. Repair or remove broken chain-link fence.
- ☐ SECTION 30-143: Trash/Debris/Materials. Remove all trash/debris/materials off the property.

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

- ☐ SECTION 10-8: Driveways. Driveway observed in disrepair and needs to be resurfaced.
- ☐ SECTION 34-914: Vehicles/Parking. Remove trailer parked on the grass.
- ☐ SECTION 14-32: No residential rental permit. Obtain a rental permit for each unit.
- ☐ SECTION 34-225: Fence maintenance. Repair or remove broken chain-link fence.
- ☐ SECTION 30-143: Trash/Debris/Materials-Remove all trash/debris/materials off 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 **October 1st, 2024:**
 - ☐ Administrative costs of **\$336.60**
 - ☐ 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 **October 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 **October 1st, 2024.**
 - ☐ Administrative costs of **\$336.60**
 - ☐ 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 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) 584-8300 ext. 8525 to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this 19th day of September 2024.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

Special Magistrate

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

[3823 KENYON ROAD](#)
[PALM SPRINGS, FL 33461 3909](#)

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2024 – 55 (Maintstar 24-00905)

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

V.
WILLIAM S. THOMAS JR
VIOLET O. ZANUTTI EST
2600 DONLD ROAD
WEST PALM BEACH FL 33406 7406
Respondent.

Notices
Certified 9-9-2024
9489 0178 9820 3019 8763 33

Regular 9-9-2024

Posting 9-9-2024

PCN 70-42-44-13-05-005-0010

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 **SEPTEMBER 9, 2024**, the Respondent, **WILLIAM S. THOMAS JR, VIOLET O. ZANUTTI EST**, owner of the property at **2600 DONALD ROAD, PALM SPRINGS, FL, 33406** is in violation of local ordinances.

SECTION 34-914 PARKING VIOLATIONS: all vehicles must be operable with current registration and tag, no major auto repairs allowed & no parking on grass.

Section 30-143 Public Nuisance Violations. Debris & overgrowth visible on the property

SECTION 10-9 Exterior structure / Building must be maintained in good repair. Includes cleaning and painting of the building.

SECTION 14-32 No Required Rental Permits for rented units.

These violations must be corrected on or before **SEPTEMBER 18, 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 SEPTEMBER 19, 2024**. IF THE VIOLATION IS CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.

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

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

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

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


Code Enforcement Officer 561-814-3208

TOM GEHRMAN
Printed Name of Officer

Date Issued: September 9, 2024

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

**VILLAGE OF PALM SPRINGS,
FLORIDA,**

Petitioner

Case No. 2024-55

RETURN OF SERVICE

**WILLIAM S. THOMAS JR
VIOLET O. ZANUTTI EST.
2600 DONALD ROAD
WEST PALM BEACH, FL 33406 7406**
_____ /

Respondent

On the **9th Day of September, 2024 at 2:42 pm**, I served the attached Notice of Violation/Notice of Hearing on the within named Respondents, **William S. Thomas Jr & Violet O. Zanutti Est. at 2600 DONALD ROAD**, Palm Springs, FL 33406 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 Lehman

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2024 - 55 (Maintstar 24-00905)

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

V.
WILLIAM S. THOMAS JR
VIOLET O. ZANUTTI EST
2600 DONLD ROAD
WEST PALM BEACH FL 33406 7406
Respondent.

PCN 70-42-44-13-05-005-0010

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 SEPTEMBER 9, 2024, the Respondent, WILLIAM S. THOMAS JR, VIOLET O. ZANUTTI EST, owner of the property at 2600 DONALD ROAD, PALM SPRINGS, FL, 33406 is in violation of local ordinances.

SECTION 34-914 PARKING VIOLATIONS: all vehicles must be operable with current registration and tag, no major auto repairs allowed & no parking on grass.

Section 30-143 Public Nuisance Violations. Debris & overgrowth visible on the property

SECTION 10-9 Exterior structure / Building must be maintained in good repair. Includes cleaning and painting of the building.

SECTION 14-32 No Required Rental Permits for rented units.

These violations must be corrected on or before SEPTEMBER 18, 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 SEPTEMBER 19, 2024. IF THE VIOLATION IS CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.

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

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

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

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

Tom Ashman

Add a Caption

2600 DONALD Rd.

Monday • Sep 9, 2024 • 2:42 PM

Adjust

IMG_0542



2600 DONALD Rd Case 2024-55



9/9/2024 2:42:25 PM

2600 DONALD ROAD
CODE 2024-55



9/9/2024 2:42:29 PM



9/9/2024 2:42:32 PM

2600 DONALD ROAD
CASE 2024-55



9/9/2024 2:52:08 PM



9/9/2024 2:44:16 PM

2600 DONALD RD
Case 2024-55



9/9/2024 2:44:20 PM



9/9/2024 2:44:32 PM

2600 DONALD RD
CASE 2024-55



9/9/2024 2:44:26 PM



PALM SPRINGS POLICE DEPARTMENT

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

SEPTEMBER 9, 2024

WILLIAM S. THOMAS JR
VIOLET O. ZANUTTI EST
2600 DONALD ROAD
WEST PALM BEACH, FL 33406 7406

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 2600 DONALD ROAD in Palm Springs, FL
PCN: 70-42-44-13-05-005-0010

CASE 2024 -55 (Maintstar 24-00905)

Violations:

SECTION 34-914 PARKING VIOLATIONS; all vehicles must be operable with current registration and tag, no major auto repairs allowed & no parking on grass.

SECTION 30-143 Public Nuisance Violations. Debris & overgrowth visible on the property

SECTION 10-9 Exterior structure / Building must be maintained in good repair. Includes cleaning and painting of the building.

SECTION 14-32 No Required Rental Permits for rented units.

The options available include coming into voluntary compliance **OR** arguing your case at the Special Magistrate hearing, THURSDAY SEPTEMBER 19, 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

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PALM SPRINGS POLICE DEPARTMENT

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

SEPTEMBER 9, 2024

WILLIAM S. THOMAS JR
VIOLET O. ZANUTTI EST
2600 DONALD ROAD
WEST PALM BEACH, FL 33406 7406

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 **2600 DONALD ROAD in Palm Springs, FL**
PCN: 70-42-44-13-05-005-0010

CASE 2024 -55 (Maintstar 24-00905)

Violations:

SECTION 34-914 PARKING VIOLATIONS: all vehicles must be operable with current registration and tag, no major auto repairs allowed & no parking on grass.

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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

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PALM SPRINGS POLICE
230 CYPRESS LANE
PALM SPRINGS, FL 3346

POSTAL SERVICE CERTIFIED MAIL



9489 0178 9820 3019 8763 33

Label 880-QDT, March 2023



quadiënt
FIRST-CLASS MAIL
IMI
\$008.16⁹
09/09/2024 ZIP 33480
043M31255277

US POSTAGE

WILLIAM S. THOMAS JR
VIOLET O. ZANUTT EST
2600 DONALD ROAD
WEST PALM BEACH, FL 33406 7406



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



quadiënt
FIRST-CLASS MAIL
IMI
\$000.69⁹
09/09/2024 ZIP 33480
043M31255277

US POSTAGE

WILLIAM S. THOMAS JR
VIOLET O. ZANUTT EST
2600 DONALD ROAD
WEST PALM BEACH, FL 33406 7406

CASE PRESENTATION
CASE No. CASE 2024-55

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 2600 DONALD ROAD IN THE VILLAGE OF PALM SPRINGS.

4. ACCORDING TO THE PALM BEACH COUNTY PROPERTY APPRAISER'S RECORDS AND PALM BEACH COUNTY TAX COLLECTOR RECORDS THE CURRENT OWNERS OF THE PROPERTY ARE William S. Thomas Jr & Violet O. Zanutti Est.

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

SECTION 34-914 PARKING VIOLATIONS: all vehicles must be operable with current registration and tag, no major auto repairs allowed & no parking on grass.

SECTION 30-143 Public Nuisance Violations. Debris & overgrowth visible on the property

SECTION 10-9 Exterior structure / Building must be maintained in good repair. Includes cleaning and painting of the building.

SECTION 14-32 No Required Rental Permits for rented units.

2600 Donald Rd has been in violation of local ordinances for the recent past. Warning letters have been mailed, parking issues remain including inoperable vehicles, missing Registration tags and major auto repairs being done on site. Nuisance items stored and scattered on the property. See current photos of the property included in the case file.

5. On September 9, 2024, I WROTE Notice of Violation/Notice of Hearing 2024-55 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. After Posting the Property Code Enforcement received from William Thomas, Mr. Thomas reported that he received the Hearing Notice and had begun cleanup of the property. Removing trucks, cutting overgrowth and cleanup of nuisance items. Compliance efforts are continuing but not in complete compliance. **I REQUEST THAT THE RESPONDENT BE ORDERED to COME INTO COMPLIANCE BY OCTOBER 16, 2024.** Failure to GAIN COMPLIANCE with Village Requirements 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 **\$230.60** CONDUCTING THIS INVESTIGATION AND HEARING. I REQUEST THAT THE RESPONDENT BE ORDERED TO REIMBURSE THOSE COSTS TO THE VILLAGE BY NO LATER THAN, **OCTOBER 16, 2024**.

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



Case Administrative Costs

SEPTEMBER 19, 2024, 2600 DONALD ROAD			Case 2024- 55	
Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	3.00	35.00	105.00
2	Additional Inspector Time - 1 hour Bldg	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	0.00	5.00	0.00
5	Additional photos re-inspections - 5 for 20.00	2.00	20.00	40.00
6	Additional certified copies for hearing	1.00	8.16	8.16
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	0.69	0.69
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
Total Costs for Case 2024-55				230.60



PALM SPRINGS POLICE DEPARTMENT

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

AUGUST 21, 2024

WILLIAM S THOMAS JR
VIOLET O. ZANUTTI EST.
2600 DONALD RD
WEST PALM BEACH, FL 33406 7406

Dear Property Owner,

You have been issued a courtesy notice for code violations by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property at **2600 DONALD RD in Palm Springs, FL**
PCN: 70-42-44-13-05-005-0010

This property is in violation of local ordinances.

SECTION 34-914 PARKING

Parking violations: parking on grass. Parking on grass is not allowed. **All vehicles must be operable with current registration tag.** All vehicles must be parked on an approved driveway or paved surface.

SECTION 30-143

Public nuisance violations: debris visible on the property. Please kept your property neat and clean. Including mowing and trimming overgrowth.

SECTION 10-9

Exterior of Structure or Building

The exterior of a structure shall be maintained in good repair, structurally sound and sanitary. Includes painting, cleaning of the building.

Compliance Date: SEPTEMBER 18, 2024

Failure to comply can result in a Citation Fine, Court Costs and possible Lien on the property.
Please call me if you have any questions at (561) 814-3208.

Respectfully,

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

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

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PALM SPRINGS POLICE DEPARTMENT

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

AUGUST 9, 2019

**WILLIAM S THOMAS
LINDA S THOMAS
2600 DONALD RD
WEST PALM BEACH, FL 33406 7406**

Dear Property Owner,

You have been issued a courtesy notice for code violations by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property at **2620 DONALD RD in Palm Springs, FL**
PCN: 70-42-44-13-05-005-0490

This property is in violation of local ordinances;

SECTION 34-914 PARKING

Parking violations: parking on grass. Parking on grass are not allowed. All vehicles must be operable with current registration tag. All currently licensed autos, trucks, vans, RVs must be parked on an approved driveway or paved surface.

SECTION 30-143

Public nuisance violations: debris visible on the property. Please kept your property neat and clean.

SECTION 30-141

OVERGROWN RESIDENTIAL LOT

Please have the lot mowed and maintained. Property must be kept neat and clean.

Compliance Date: AUGUST 20, 2019

Failure to comply can result in a Citation Fine, Court Costs and possible Lien on the property.
Please call me if you have any questions at (561) 304-4820.

Respectfully,

Osvaldo Landa
Palm Springs Public Safety
Code Enforcement Officer
(T) 561-304-4820
olanda@vpsfl.org

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PALM SPRINGS POLICE DEPARTMENT

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

FEBRUARY 12, 2020

WILLIAM S THOMAS JR
VIOLET O ZANUTTI EST
2600 DONALD RD
WEST PALM BEACH, FL 33406 7406

Dear Property Owner,

You have been issued a courtesy notice for code violations by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property at **2600 DONALD RD in Palm Springs, FL**
PCN: 70-42-44-13-05-005-0010

Violations on the property.

SECTION 14-32 Permit required for any business running in the village. No permit on file with the village for residential rental units.

Rental permit sign at front of the property.

**Contact the Village building Department in Village Hall for required permits with inspections.
Building Department phone number is 561-965-4016.**

Compliance Date: FEBRUARY 19, 2020

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

Respectfully,

A handwritten signature in dark ink, appearing to read "Osvaldo Landa".

Osvaldo Landa
Palm Springs Public Safety
Code Enforcement Officer
(T) 561-304-4820
olanda@vpsfl.org



PALM SPRINGS POLICE DEPARTMENT

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

SEPTEMBER 29, 2020

WILLIAM S THOMAS JR
VIOLET O ZANUTTI EST
2600 DONALD RD
WEST PALM BEACH, FL 33406 7406

Dear Property Owner,

You have been issued a courtesy notice for code violations by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property at **2600 DONALD RD in Palm Springs, FL**
PCN: 70-42-44-13-05-005-0010

REPORTS HAVE BEEN RECEIVED REGARDING A TREE ON THE BACKYARD OF THIS PROPERTY HAVE NOT BEEN MAINTAINED AND NEED TO BE TRIMMED. ATTACHED TO THIS LETTER IS THE CODE REFERRING TO THE VIOLATION.

This property is in violation of local ordinances.

SECTION 30-141

Overgrown residential lot: trees and bushes are overgrown and need to be trimmed. They are causing a nuisance to your neighbor.

A tree in the backyard of this property is leaning over the house roof. Safety issue. In case the tree needs to be cut down, the Land Development Department should be contacted for the required permits.
Land Development Department phone number is 561-965-4016.

Compliance Date: OCTOBER 13, 2020

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

Respectfully,

Osvaldo Landa
Palm Springs Public Safety
Code Enforcement Officer
(T) 561-304-4820
olanda@vpsfl.org



PALM SPRINGS POLICE DEPARTMENT

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

AUGUST 21, 2024

WILLIAM S THOMAS JR
VIOLET O. ZANUTTI EST.
2600 DONALD RD
WEST PALM BEACH, FL 33406 7406

Dear Property Owner,

You have been issued a courtesy notice for code violations by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property at **2600 DONALD RD in Palm Springs, FL**
PCN: 70-42-44-13-05-005-0010

This property is in violation of local ordinances.

SECTION 34-914 PARKING

Parking violations: parking on grass. Parking on grass is not allowed. **All vehicles must be operable with current registration tag.** All vehicles must be parked on an approved driveway or paved surface.

SECTION 30-143

Public nuisance violations: debris visible on the property. Please keep your property neat and clean. Including mowing and trimming overgrowth.

SECTION 10-9

Exterior of Structure or Building

The exterior of a structure shall be maintained in good repair, structurally sound and sanitary. Includes painting, cleaning of the building.

Compliance Date: SEPTEMBER 18, 2024

Failure to comply can result in a Citation Fine, Court Costs and possible Lien on the property.
Please call me if you have any questions at (561) 814-3208.

Respectfully,

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

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

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Parcel Records: 70424413050050010

Record #	Status	Type	Location	Case Manager	Description	Created
24-00905	Warned	Code Enf.	2600 DONALD RD, Palm Springs, FL 33406	tgehrman	34-914 parking, 30-143, debris, overgrowth, 10-9 building exterior maintenance	Aug 21
BT-5908-113276	Active	Business Tax	2600 N DONALD RD, b, Palm Springs, FL	1320jmat	BUSINESS PERMIT	
BT-5907-113275	Active	Business Tax	2600 N DONALD RD, A, Palm Springs, FL	1320jmat	BUSINESS PERMIT	
202001291	Closed	Permit	2610 DONALD ROAD, B, Palm Springs, FL 33461	1320mram	REPLACE 6 SQ SHINGLE AND 6 SQ FLAT	11/19/2020
202001290	Closed	Permit	2600 DONALD ROAD, B, Palm Springs, FL 33461	1320mram	REPLACE 3 TAB 26SQ SHINGLE 4/12	11/19/2020

Legend

Property Detail

Location Address : 2600 DONALD RD
Municipality : PALM SPRINGS
Parcel Control Number : 70-42-44-13-05-005-0010
Subdivision : MILITARY HILL IN
Official Records Book/Page : 05757 / 0732
Sale Date : JUL-1988
Legal Description : MILITARY HILL LTS 1 & 2 BLK E

*Manuscript
24-00925*

Owner Information**Owner(s)**

THOMAS WILLIAM S JR &
ZANUTTI VIOLET O EST

Mailing Address

2600 DONALD RD
WEST PALM BEACH FL 33406 7406

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
JUL-1988	\$100	05757 / 00732	WARRANTY DEED	THOMAS WILLIAM S JR &

Exemption Information

Applicant/Owner(s)	Year	Detail
THOMAS WILLIAM S JR &	2024	HOMESTEAD PARTIAL
THOMAS WILLIAM S JR &	2024	QUALIFIED EXEMPTION

Property Information

Number of Units : 3
***Total Square Feet :** 2900
Acres : 0.3220
Property Use Code : 0800—MULTIFAMILY < 5 UNITS
Zoning : RM—RESIDENTIAL MULTI-FAMILY (70-PALM SPRINGS)

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$296,704	\$238,529	\$187,798	\$147,227	\$179,416
Land Value	\$162,834	\$182,012	\$186,070	\$92,585	\$99,000
Total Market Value	\$459,538	\$420,541	\$373,868	\$239,812	\$278,416

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$318,054	\$291,782	\$209,569	\$193,058	\$207,017
Exemption Amount	\$21,379	\$20,757	\$20,564	\$19,965	\$33,905
Taxable Value	\$296,675	\$271,025	\$189,005	\$173,093	\$173,112

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$6,522	\$6,013	\$4,718	\$3,885	\$3,595
NON AD VALOREM	\$1,106	\$1,093	\$1,030	\$904	\$897
TOTAL TAX	\$7,627	\$7,106	\$5,748	\$4,788	\$4,492

Account Information

Property Control Number: 70-42-44-13-05-005-0010	Property Type: Real Property	Status: Active
Mailing Address: 2600 DONALD RD West Palm Beach, FL 33406-7406	Property Address: 2600 DONALD PALM SPRINGS, FL 33406	Legal Description: MILITARY HILL LTS 1 & 2 BLK E
Owner of Record: THOMAS WILLIAM S JR &	Second Owner: ZANUTTI VIOLET O EST	

Last updated: 9/11/2024 11:59:35 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	 \$6,821.53 Net Tax: \$7,105.75 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$284.22	11/28/23	-\$6,821.53	 Paid
3/31/23	 \$5,517.60 Net Tax: \$5,747.50 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$229.90	11/29/22	-\$5,517.60	 Paid
3/31/22	 \$4,596.89 Net Tax: \$4,788.43 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$191.54	11/30/21	-\$4,596.89	 Paid

VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT

CODE CASE: 2024-55

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,



WILLIAM S. THOMAS JR
VIOLET O. ZANUTTI EST.
2600 DONALD ROAD
WEST PALM BEACH, FL 33406 7406

MAILING ADDRESS:
SAME AS ABOVE

Respondent(s).

ORDER FINDING VIOLATION

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

SECTION 34-914: Parking violations: All vehicles must be operable with current registration and tag, no major auto repairs allowed & no parking on grass.

SECTION 30-143: Public nuisance violations: Debris & overgrowth visible on the property.

SECTION 10-9: Exterior structure: Building must be maintained in good repair. Includes cleaning and painting of the building.

SECTION 14-32: No required rental permits for rented units.

Address: 2600 DONALD ROAD
Legal Description: MILITARY HILL LTS 1 & 2 BLK E
PCN: 70-42-44-13-05-005-0010

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 19th day of SEPTEMBER 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: Parking violations. All vehicles must be operable with current registration and tag, no major auto repairs allowed & no parking on grass.**
- ☐ **SECTION 30-143: Public nuisance violations. Debris & overgrowth visible on the property.**

- ☐ **SECTION 10-9: Exterior structure. Building must be maintained in good repair. Includes cleaning and painting of the building.**
- ☐ **SECTION 14-32: No required rental permits for rented units.**
- ☐ Respondent was in violation of the following Village of Palm Springs Code of Ordinances:
 - ☐ **SECTION 34-914: Parking violations. All vehicles must be operable with current registration and tag, no major auto repairs allowed & no parking on grass.**
 - ☐ **SECTION 30-143: Public nuisance violations. Debris & overgrowth visible on the property.**
 - ☐ **SECTION 10-9: Exterior structure. Building must be maintained in good repair. Includes cleaning and painting of the building.**
 - ☐ **SECTION 14-32 No required rental permits for rented units.**

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 **OCTOBER 16, 2024:**
 - ☐ Administrative costs of **\$230.60**
 - ☐ 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 **OCTOBER 16, 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 **OCTOBER 16, 2024.**
 - ☐ Administrative costs of **\$230.60**
 - ☐ 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 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)584-8300 Ext. 8522 to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this 19th day of SEPTEMBER 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:

[2600 DONALD ROAD](#)
[WEST PALM BEACH, FL 33406 7406](#)

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
CASE NO. 2024-53

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,
V.

JERJO HOLDINGS LLC
PALM SPRINGS APARTMENTS
2552 PETERS ROAD
STE B
FORT PIERCE, FL 34945 2635
Respondent(s).

9489 0178 9820 3019 8763 71

PCN 70-42-44-12-40-001-0010

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that he/she has just and reasonable grounds to believe, and does believe that on **SEPTEMBER 06, 2024**, the Respondent(s), **JERJO HOLDINGS LLC** owner(s) of the property at **801 RICH DRIVE A, PALM SPRINGS, FL, 33461** is in violation of local ordinances.

SECTION 10-31 (FBC 105.1): Permits. Traffic calming devices installed without approved permits from the Village.

SECTION 10-31 (FBC 110.1): Inspections. No required inspections for traffic calming devices.

These violations must be corrected on or before **SEPTEMBER 17, 2024**, failing, this matter shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL. 33461, Tel. 561-584-8300 Ext 8520, **on THURSDAY SEPTEMBER 19, 2024 at 10:00AM**. IF THE VIOLATION IS CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.

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

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

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

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



Code Enforcement Officer 561-584-8300 ext. 8521

NICOLE TAMAYO
Printed Name of Officer

Date Issued: SEPTEMBER 06, 2024

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

**VILLAGE OF PALM SPRINGS,
FLORIDA,**

Petitioner

Case No. 2024-53

RETURN OF SERVICE

**JERJO HOLDINGS LLC
PALM SPRINGS APARTMENTS
2552 PETERS ROAD, STE B
FORT PIERCE, FL 34945 2635**

Respondent

On the **07th Day of September 2024 at 04:00 PM**, I served the attached Notice of Hearing on the within named Respondent(s), **JERJO HOLDINGS LLC** at **801 RICH DRIVE A**, 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: _____

M. Nicole

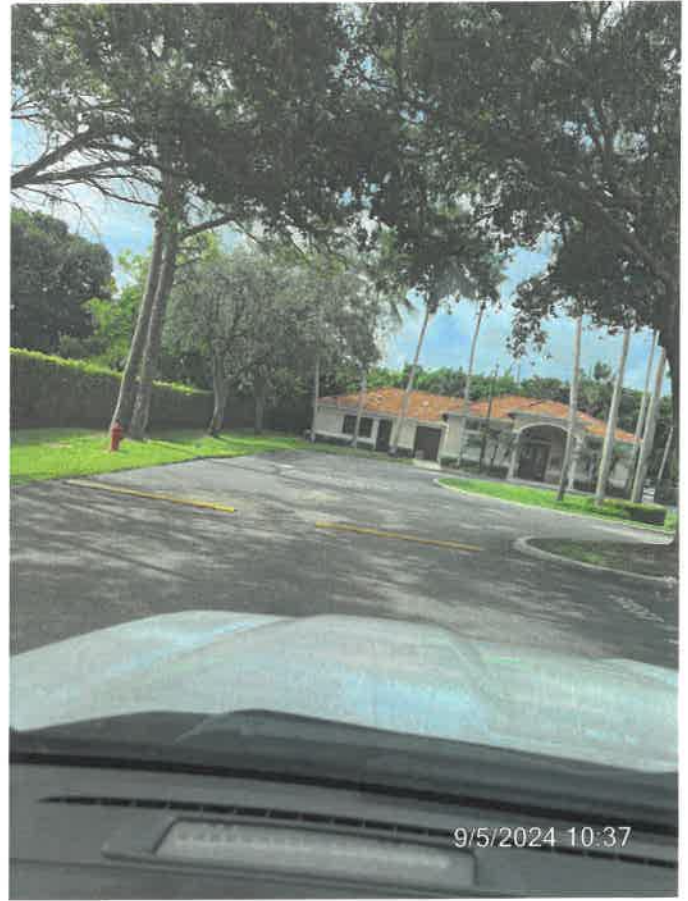


801 RICH DR - NOV POSTING (1) 09.07.24 - 0400PM.jpg



801 RICH DR - NOV POSTING (2) 09.07.24 - 0400PM.jpg



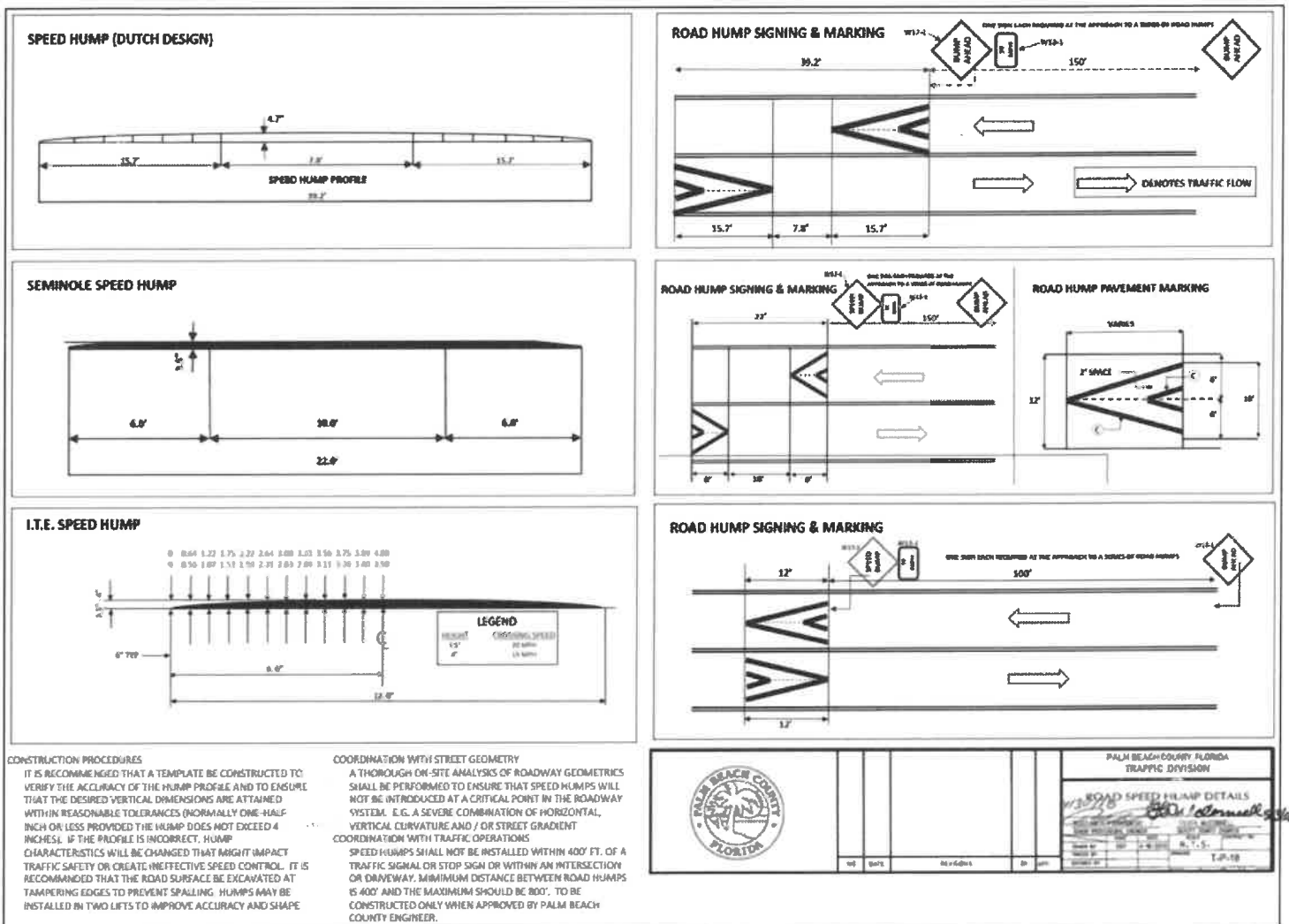




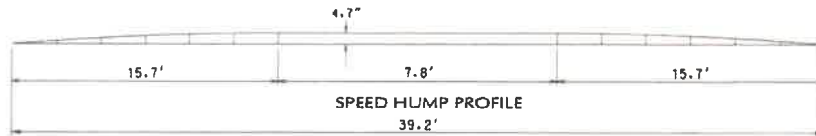


18.2.3.5.7.1 Traffic Calming Devices. Traffic calming devices, if installed, shall meet the requirements set forth by the Palm Beach County Traffic Division. See Figure 18.2.3.5.7.1 and Figure 18.2.3.5.7.2 for details.

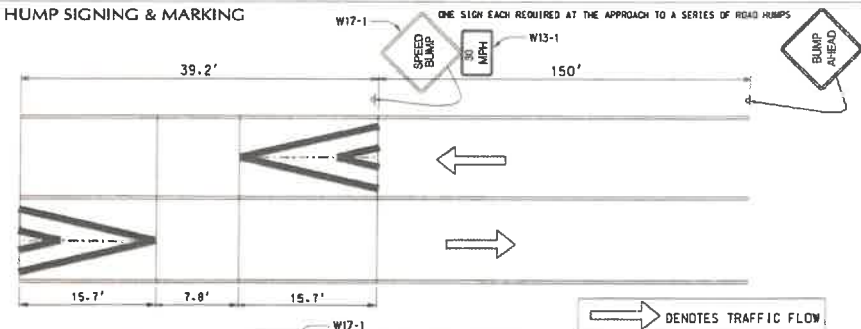
Figure 18.2.3.5.7.1, Speed Humps



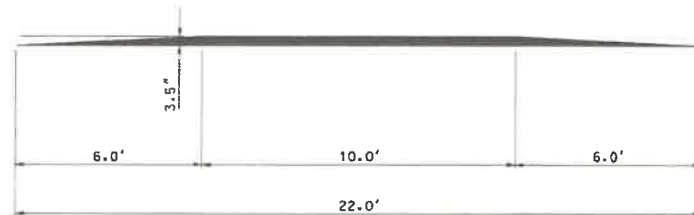
SPEED HUMP (DUTCH DESIGN)



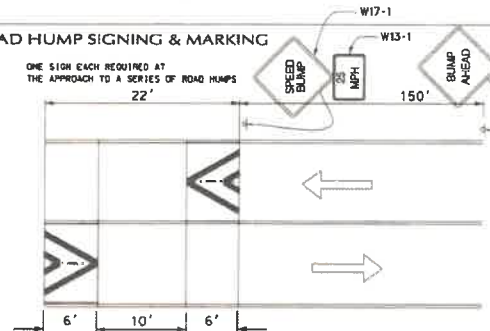
ROAD HUMP SIGNING & MARKING



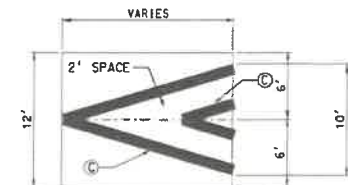
SEMINOLE SPEED HUMP



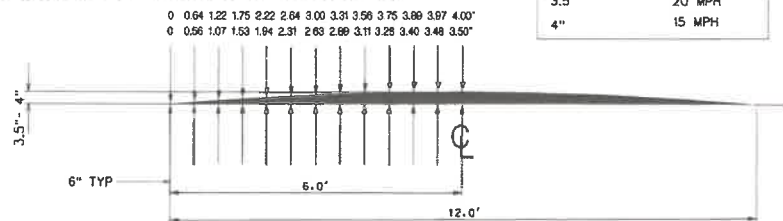
ROAD HUMP SIGNING & MARKING



ROAD HUMP PAVEMENT MARKINGS



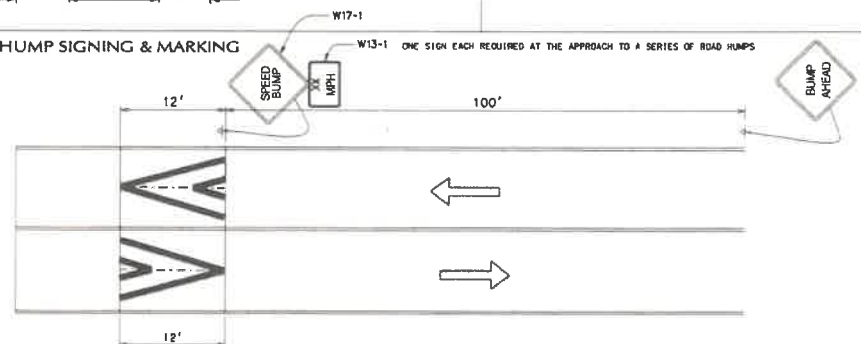
I.T.E. SPEED HUMP ONLY APPLICABLE TO PRIVATE ROADS WITHIN UNINCORPORATED PALM BEACH COUNTY



LEGEND:

HEIGHT	CROSSING SPEED
3.5"	20 MPH
4"	15 MPH

ROAD HUMP SIGNING & MARKING



COORDINATION WITH STREET GEOMETRY

A THOROUGH ON-SITE ANALYSIS OF ROADWAY GEOMETRICS SHALL BE PERFORMED TO ENSURE THAT SPEED HUMPS WILL NOT BE INTRODUCED AT A CRITICAL POINT IN THE ROADWAY SYSTEM, E.G., A SEVERE COMBINATION OF HORIZONTAL, VERTICAL CURVATURE AND / OR STREET GRADIENT.

COORDINATION WITH TRAFFIC OPERATIONS

SPEED HUMPS SHOULD NOT BE INSTALLED WITHIN 400' FT. OF A TRAFFIC SIGNAL OR WITHIN 150' FROM AN INTERSECTION OR STOP SIGN. MINIMUM DISTANCE BETWEEN SPEED HUMPS IS 400' AND THE MAXIMUM SHOULD BE 800'. TO BE CONSTRUCTED ONLY WHEN APPROVED BY PALM BEACH COUNTY ENGINEER.

CONSTRUCTION PROCEDURES

IT IS RECOMMENDED THAT A TEMPLATE BE CONSTRUCTED TO VERIFY THE ACCURACY OF THE HUMP PROFILE AND TO ENSURE THAT THE DESIRED VERTICAL DIMENSIONS ARE ATTAINED WITHIN REASONABLE TOLERANCES (NORMALLY ONE-HALF INCH OR LESS, PROVIDED THE HUMP DOES NOT EXCEED 4 INCHES). IF THE PROFILE IS INCORRECT, HUMP CHARACTERISTICS WILL BE CHANGED THAT MIGHT IMPACT TRAFFIC SAFETY OR CREATE INEFFECTIVE SPEED CONTROL.

IT IS RECOMMENDED THAT THE ROAD SURFACE BE EXCAVATED AT TAPERING EDGES TO PREVENT SPALLING. HUMPS MAY BE INSTALLED IN TWO LIFTS TO IMPROVE ACCURACY AND SHAPE.



07/07/2020 LITE SPEED HUMP AND NOTE CHANGE: EL

PALM BEACH COUNTY, FLORIDA
TRAFFIC DIVISION
TYPICAL

ROAD SPEED HUMP DETAILS

BOCD: [Signature]
SUNNY PROFESSIONAL ENGINEER
MOTASEM AL-TURK
DIRECTOR - TRAFFIC DIVISION
DATE: 4-18-2020
N.T.S.
DRAWN BY: CCT
CHECKED BY: [Signature]
T-P-21

NO. DATE REVISIONS BY: [Signature]



PALM SPRINGS POLICE DEPARTMENT

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

SEPTEMBER 06, 2024

JERJO HOLDINGS LLC
PALM SPRINGS APARTMENTS
2552 PETERS ROAD
STE B
FORT PIERCE, FL 34945 2635

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 **801 RICH DRIVE A in Palm Springs, FL.**

PCN: 70-42-44-12-40-001-0010

VIOLATION/HEARING CASE 2024-53

SECTION 10-31 (FBC 105.1): Permits. Traffic calming devices installed without permits from the Village.

SECTION 10-31 (FBC 110.1): Inspections. No required inspections for traffic calming devices.

The options available include coming into voluntary compliance on or before **SEPTEMBER 17, 2024, OR** arguing your case at the Special Magistrate hearing, **THURSDAY SEPTEMBER 19, 2024, AT 10:00 AM.** This is part of your right under the judicial system.

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

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

Respectfully,

A handwritten signature in blue ink that reads "Nicole".

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

ALERT: TROPICAL STORM FRANCINE, FLOODING, AND SEVERE WEATHER IN THE SOUTHERN U.S. MAY I...



FAQs >

Tracking Number:

Remove X

9489017898203019876371

Copy Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item was delivered to an individual at the address at 11:21 am on September 11, 2024 in FORT PIERCE, FL 34945.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual
FORT PIERCE, FL 34945
September 11, 2024, 11:21 am

Arrived at USPS Regional Facility
WEST PALM BEACH FL DISTRIBUTION CENTER
September 10, 2024, 6:37 am

Arrived at USPS Regional Facility
MIAMI FL DISTRIBUTION CENTER
September 9, 2024, 6:43 pm

Accepted at USPS Origin Facility
LAKE WORTH, FL 33461
September 9, 2024, 5:28 pm

Pre-Shipment, USPS Awaiting Item
September 6, 2024

Hide Tracking History

Feedback

What Do USPS Tracking Statuses Mean? (<https://faq.usps.com/s/article/Where-is-my-package>)



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



CERTIFIED MAIL®



9489 0178 9820 3019 8763 71

Label 856-2107 - March 2023

quadiënt

FIRST-CLASS MAIL
IMI

\$008.16⁰

09/06/2024 ZIP 33480
043M31255277

US POSTAGE

JERJO HOLDINGS LLC
PALM SPRINGS APARTMENTS
2552 PETERS ROAD
STE B
FORT PIERCE, FL 34945 2635



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



quadiënt

FIRST-CLASS MAIL
IMI

\$000.69⁰

09/06/2024 ZIP 33480
043M31255277

US POSTAGE

JERJO HOLDINGS LLC
PALM SPRINGS APARTMENTS
2552 PETERS ROAD
STE B
FORT PIERCE, FL 34945 2635

Florida Building Code (FBC) PERMITS

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

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

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

CASE PRESENTATION

CASE No. 2024-53

1. Good morning, my name is NICOLE TAMAYO, 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. 2024-53. This case concerns the property at 801 RICH DRIVE A 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(s) of the property is/are JERJO HOLDINGS LLC.
5. Pursuant to observation there are Violations of local ordinances.
SECTION 10-31 (FBC 105.1): Permits. Traffic calming devices installed without approved permits from the Village.
SECTION 10-31 (FBC 110.1): Inspections. No required inspections for traffic calming devices.
6. Code Enforcement received information from Palm Beach County Fire Rescue that the speed humps installed throughout both parcels do not meet the requirements of the Local PBCFR Amendments. The existing speed humps pose a public safety threat by delaying the response time of Emergency vehicles in the event of an emergency. PBCFR advised they notified the corporate office of the violation. The corporate office has failed to make the necessary corrections and refused to remove the existing traffic calming devices.
7. On SEPTEMBER 06, 2024, Notice of Violation/ Notice of Hearing 2024-53 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 digital status of both Certified Mail letters appear as delivered as of September 11, 2024. The Village is asking that proper permits and passing inspections be obtained. Failure to do so will result in a \$100.00 per day, per violation fine to be assessed towards the property.
8. The Village has also incurred costs in the amount of \$196.60 conducting this investigation and hearing. I request that the respondent be ordered to reimburse those costs to the Village by no later than SEPTEMBER 30, 2024.
9. Subject to any questions you might have, this concludes the Village Testimony.



The Village of Palm Springs FLORIDA



Case Administrative / Court Costs

SEPTEMBER 19, 2024, 801 RICH DRIVE A

Case No. 2024-53

Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	3.00	35.00	105.00
2	Additional Inspector Time - 1 hour Bldg	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	0.00	5.00	0.00
5	Additional photos re-inspections - 5 for 20.00	1.00	20.00	20.00
6	Additional certified copies for hearing	1.00	8.16	8.16
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	0.69	0.69
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. 2024-53				196.60

Property Detail

Location Address : 801 RICH DR A → CASE NO. 2024-53
Municipality : PALM SPRINGS
Parcel Control Number : 70-42-44-12-40-001-0010
Subdivision : PALM SPRINGS ADDITION FIRST REPLAT
Official Records Book/Page : 29748 / 228
Sale Date : MAR-2018
Legal Description : PALM SPRINGS ADDITION FIRST REPLAT WLY 260.40 FT OF PAR A K/A APARTMENT TR

Owner Information**Owner(s)**

JERJO HOLDINGS LLC

Mailing Address

2552 PETERS RD STE B
FORT PIERCE FL 34945 2635

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
MAR-2018	\$10	29748 / 00228	WARRANTY DEED	JERJO HOLDINGS LLC
MAR-2018	\$10	29718 / 00352	WARRANTY DEED	JERJO HOLDINGS LLC
MAR-2016	\$10	28473 / 01091	WARRANTY DEED	JERJO HOLDINGS LLC

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 48
***Total Square Feet :** 60258
Acres : 2.5671
Property Use Code : 0300—MULTIFAMILY 10 UNITS OR MORE
Zoning : RM—RESIDENTIAL MULTI-FAMILY (70-PALM SPRINGS)

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$7,343,648	\$7,639,987	\$7,989,396	\$6,191,836	\$6,056,449
Land Value	\$1,440,000	\$1,440,000	\$720,000	\$720,000	\$720,000
Total Market Value	\$8,783,648	\$9,079,987	\$8,709,396	\$6,911,836	\$6,776,449

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$8,783,648	\$8,363,322	\$7,603,020	\$6,911,836	\$6,776,449
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$8,783,648	\$8,363,322	\$7,603,020	\$6,911,836	\$6,776,449

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$170,663	\$168,478	\$159,455	\$142,287	\$140,721
NON AD VALOREM	\$12,242	\$12,053	\$11,213	\$9,533	\$9,485
TOTAL TAX	\$182,904	\$180,531	\$170,667	\$151,820	\$150,206

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

Account Information

Property Control Number:
70-42-44-12-40-001-0010

Mailing Address:
2552 PETERS RD STE B
Fort Pierce, FL 34945-2635

Owner of Record:
JERJO HOLDINGS LLC

Property Type:
Real Property
Property Address:
801 RICH A
PALM SPRINGS, FL 33406
Second Owner:

Status: Active
Legal Description:
PALM SPRINGS ADDITION FIRST REPLAT WLY 260.40 FT
OF PAR A K/A APARTMENT TR

Last updated: 9/10/2024 03:58:03 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	☐ \$173,309.63 Net Tax: \$180,530.88 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$7,221.23	11/29/23	-\$173,309.63	● Paid
3/31/23	☐ \$163,840.39 Net Tax: \$170,667.08 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$6,826.69	11/29/22	-\$163,840.39	● Paid
3/31/22	☐ \$145,746.77 Net Tax: \$151,819.56 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$6,072.79	11/24/21	-\$145,746.77	● Paid
3/31/21	☐ \$144,197.38 Net Tax: \$150,205.60 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$6,008.22	11/25/20	-\$144,197.38	● Paid
3/31/20	☐ \$134,690.34 Net Tax: \$140,302.44 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$5,612.10	11/20/19	-\$134,690.34	● Paid

VILLAGE OF PALM
SPRINGS CODE
ENFORCEMENT



CODE CASE: 2024-53

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

JERJO HOLDINGS LLC
PALM SPRINGS APARTMENTS
801 RICH DRIVE A
PALM SPRINGS, FL 33461

MAILING ADDRESS:
2552 PETERS ROAD, STE B
FORT PIERCE, FL 34945 2635
Respondent(s).

ORDER FINDING VIOLATION

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

SECTION 10-31 (FBC 105.1): Permits. Traffic calming devices were installed without approved permits from the Village.

SECTION 10-31 (FBC 110.1): Inspections. No required inspections for traffic calming devices.

Address:	801 RICH DRIVE A
Legal Description:	PALM SPRINGS ADDITION FIRST REPLAT WLY 260.40 FT OF PAR A K/A APARTMENT TR
PCN:	70-42-44-12-40-001-0010

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 19th day of September 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): Permits. Traffic calming devices installed without approved permits from the Village.**

☐ **SECTION 10-31 (FBC 110.1): Inspections. No required inspections for traffic calming devices.**

☐ 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): Permits. Traffic calming devices were installed without approved permits from the Village.**

☐ **SECTION 10-31 (FBC 110.1): Inspections. No required inspections for traffic calming devices.**

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 **September 30, 2024:**

☐ Administrative costs of **\$196.60**

☐ 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 **September 30, 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 **September 30, 2024.**

☐ Administrative costs of **\$196.60**

☐ 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 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)584-8300 ext. 8521 to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this 19th day of September 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:
2552 Peters Road, Suite B
Fort Pierce, FL 34945 2635](#)

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
CASE NO. 2024-54

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

V.

JERJO HOLDINGS LLC
PALM SPRINGS APARTMENTS
2552 PETERS ROAD
STE B
FORT PIERCE, FL 34945 2635
Respondent(s).

9489 0178 9820 3019 8763 88

PCN 70-42-44-12-40-001-0020

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that he/she has just and reasonable grounds to believe, and does believe that on **SEPTEMBER 06, 2024**, the Respondent(s), **JERJO HOLDINGS LLC** owner(s) of the property at **801 RICH DRIVE B, PALM SPRINGS, FL, 33461** is in violation of local ordinances.

SECTION 10-31 (FBC 105.1): Permits. Traffic calming devices installed without approved permits from the Village.

SECTION 10-31 (FBC 110.1): Inspections. No required inspections for traffic calming devices.

These violations must be corrected on or before **SEPTEMBER 17, 2024**, failing, this matter shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL. 33461, Tel. 561-584-8300 Ext 8520, **on THURSDAY SEPTEMBER 19, 2024 at 10:00AM**. IF THE VIOLATION IS CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.

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

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

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

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



Code Enforcement Officer 561-584-8300 ext. 8521

NICOLE TAMAYO
Printed Name of Officer

Date Issued: SEPTEMBER 06, 2024

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

**VILLAGE OF PALM SPRINGS,
FLORIDA,**

Petitioner

Case No. 2024-54

RETURN OF SERVICE

**JERJO HOLDINGS LLC
PALM SPRINGS APARTMENTS
2552 PETERS ROAD, STE B
FORT PIERCE, FL 34945 2635**

Respondent

On the **07th Day of September 2024 at 04:00 PM**, I served the attached Notice of Hearing on the within named Respondent(s), **JERJO HOLDINGS LLC** at **801 RICH DRIVE B**, 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: _____





801 RICH DR - NOV POSTING (1) 09.07.24 - 0400PM.jpg

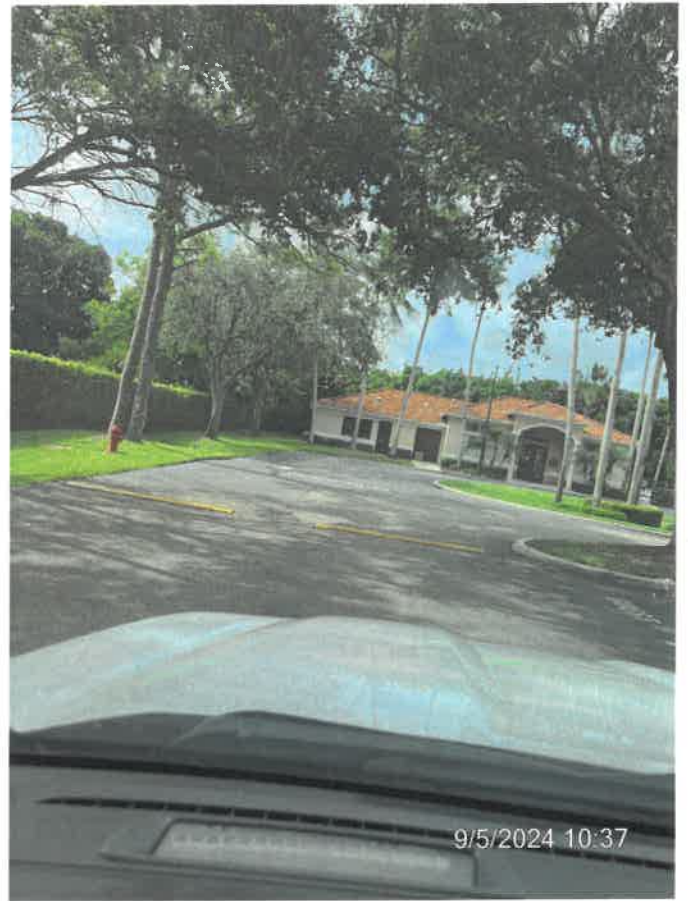


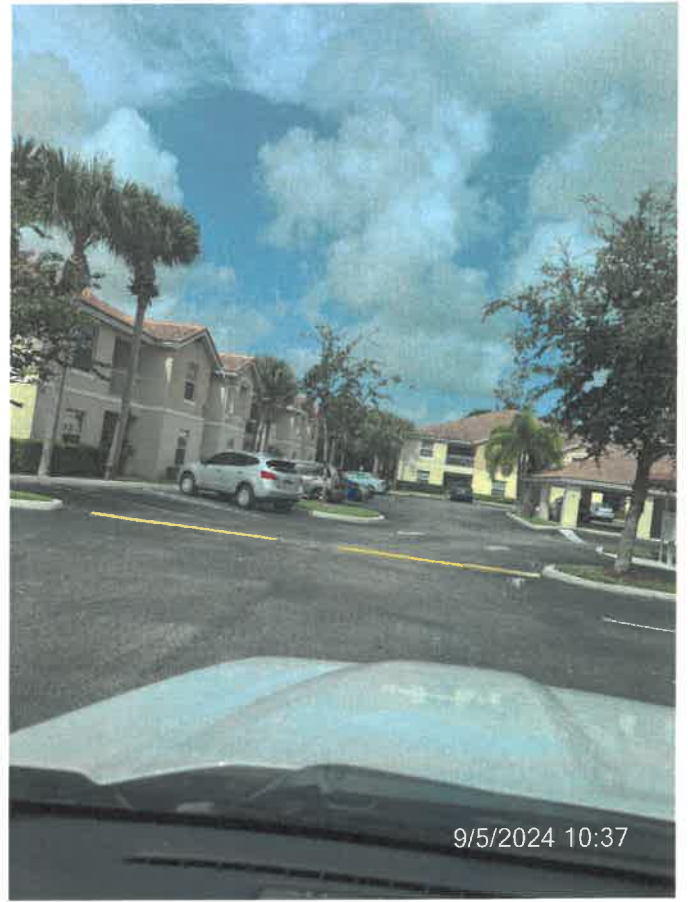
801 RICH DR - NOV POSTING (2) 09.07.24 - 0400PM.jpg



801 RICH DR - NOV POSTING (3) 09.07.24 - 0400PM.jpg



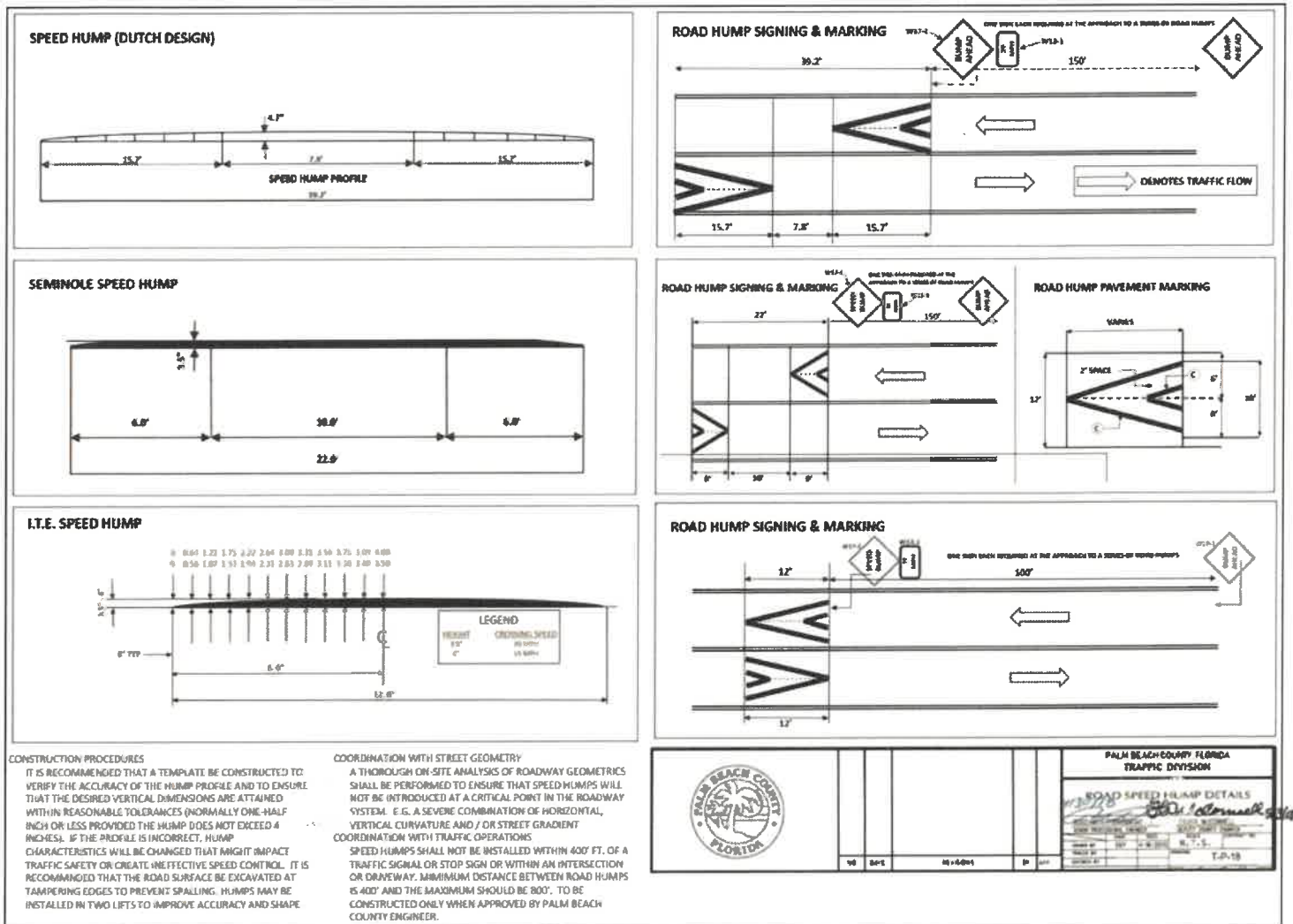






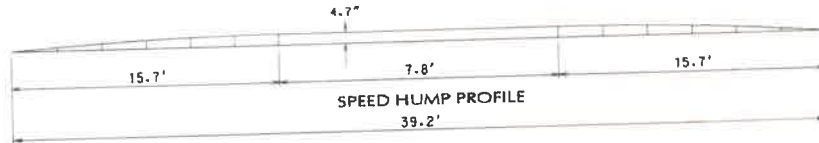
18.2.3.5.7.1 Traffic Calming Devices. Traffic calming devices, if installed, shall meet the requirements set forth by the Palm Beach County Traffic Division. See Figure 18.2.3.5.7.1 and Figure 18.2.3.5.7.2 for details.

Figure 18.2.3.5.7.1, Speed Humps

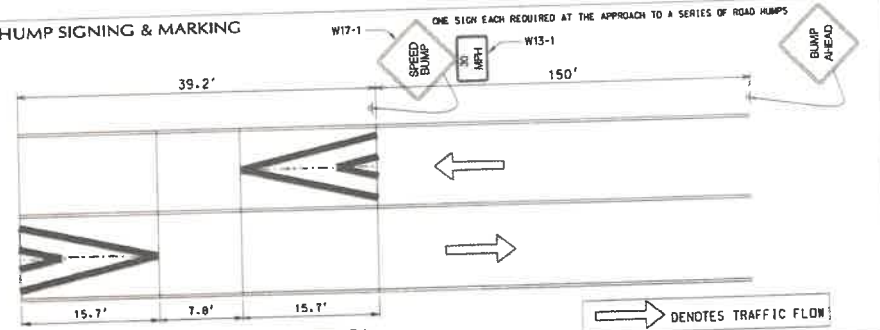


PMT_06DGN 5/1/2018 11:10:17AM

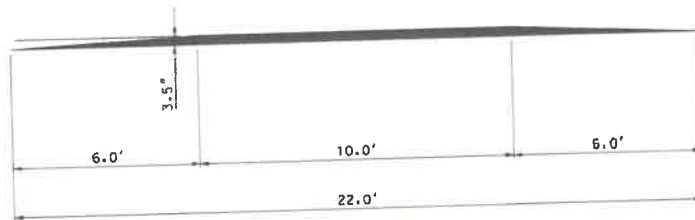
SPEED HUMP (DUTCH DESIGN)



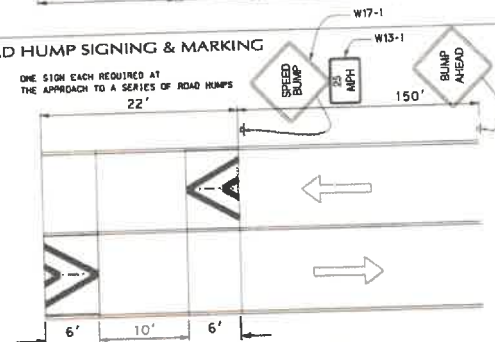
ROAD HUMP SIGNING & MARKING



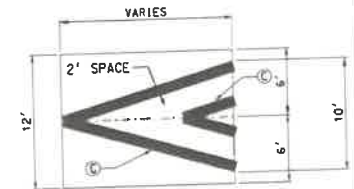
SEMINOLE SPEED HUMP



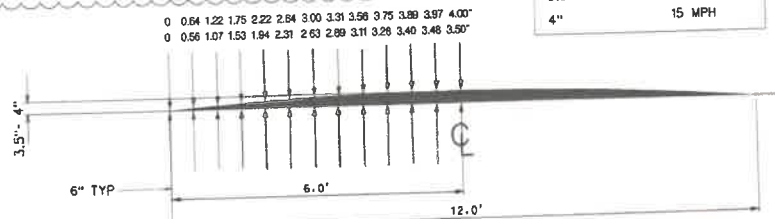
ROAD HUMP SIGNING & MARKING



ROAD HUMP PAVEMENT MARKINGS



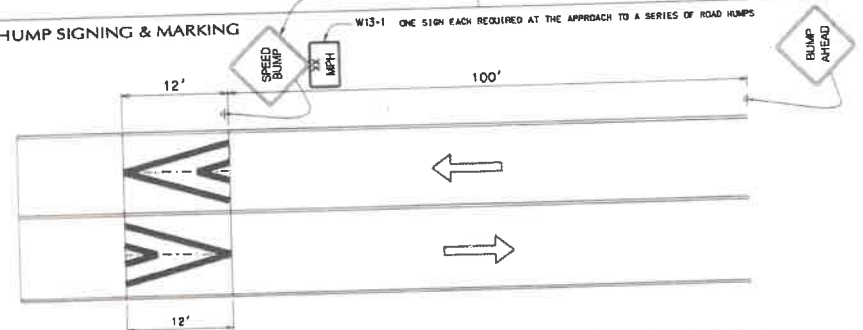
I.T.E. SPEED HUMP ONLY APPLICABLE TO PRIVATE ROADS WITHIN UNINCORPORATED PALM BEACH COUNTY



LEGEND:

HEIGHT	CROSSING SPEED
3.5"	20 MPH
4"	15 MPH

ROAD HUMP SIGNING & MARKING



COORDINATION WITH STREET GEOMETRY

A THOROUGH ON-SITE ANALYSIS OF ROADWAY GEOMETRICS SHALL BE PERFORMED TO ENSURE THAT SPEED HUMPS WILL NOT BE INTRODUCED AT A CRITICAL POINT IN THE ROADWAY SYSTEM, E.G., A SEVERE COMBINATION OF HORIZONTAL, VERTICAL CURVATURE AND / OR STREET GRADIENT.

COORDINATION WITH TRAFFIC OPERATIONS

SPEED HUMPS SHOULD NOT BE INSTALLED WITHIN 400' FT. OF A TRAFFIC SIGNAL OR WITHIN 150' FROM AN INTERSECTION OR STOP SIGN. MINIMUM DISTANCE BETWEEN SPEED HUMPS IS 400' AND THE MAXIMUM SHOULD BE 800'. TO BE CONSTRUCTED ONLY WHEN APPROVED BY PALM BEACH COUNTY ENGINEER.

CONSTRUCTION PROCEDURES

IT IS RECOMMENDED THAT A TEMPLATE BE CONSTRUCTED TO VERIFY THE ACCURACY OF THE HUMP PROFILE AND TO ENSURE THAT THE DESIRED VERTICAL DIMENSIONS ARE ATTAINED WITHIN REASONABLE TOLERANCES (NORMALLY ONE-HALF INCH OR LESS, PROVIDED THE HUMP DOES NOT EXCEED 4 INCHES). IF THE PROFILE IS INCORRECT, HUMP CHARACTERISTICS WILL BE CHANGED THAT MIGHT IMPACT TRAFFIC SAFETY OR CREATE INEFFECTIVE SPEED CONTROL. IT IS RECOMMENDED THAT THE ROAD SURFACE BE EXCAVATED AT TAPERING EDGES TO PREVENT SPALLING. HUMPS MAY BE INSTALLED IN TWO LIFTS TO IMPROVE ACCURACY AND SHAPE.



1 '01/07/21/ADDED I.T.E. SPEED HUMP AND NOTE CHANGE. EL		PALM BEACH COUNTY, FLORIDA TRAFFIC DIVISION TYPICAL	
7/2/21		ROAD SPEED HUMP DETAILS	
BOGO		MOTASEM AL-TURK	
SENIOR PROFESSIONAL ENGINEER		DIRECTOR - TRAFFIC DIVISION	
DATE		N.T.S.	
DRAWN BY		T-P-21	
CHECKED BY		SHEET 6 OF 12 SHEETS	



PALM SPRINGS POLICE DEPARTMENT

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

SEPTEMBER 06, 2024

JERJO HOLDINGS LLC
PALM SPRINGS APARTMENTS
2552 PETERS ROAD
STE B
FORT PIERCE, FL 34945 2635

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 **801 RICH DRIVE B in Palm Springs, FL.**

PCN: 70-42-44-12-40-001-0020

VIOLATION/HEARING CASE 2024-54

SECTION 10-31 (FBC 105.1): Permits. Traffic calming devices installed without permits from the Village.

SECTION 10-31 (FBC 110.1): Inspections. No required inspections for traffic calming devices.

The options available include coming into voluntary compliance on or before **SEPTEMBER 17, 2024, OR** arguing your case at the Special Magistrate hearing, **THURSDAY SEPTEMBER 19, 2024, AT 10:00 AM.** This is part of your right under the judicial system.

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

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

Respectfully,

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

ALERT: TROPICAL STORM FRANCINE, FLOODING, AND SEVERE WEATHER IN THE SOUTHERN U.S. MAY I...

USPS Tracking®

FAQs >

Tracking Number:

Remove X

9489017898203019876388

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item was delivered to an individual at the address at 11:21 am on September 11, 2024 in FORT PIERCE, FL 34945.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

FORT PIERCE, FL 34945

September 11, 2024, 11:21 am

Arrived at USPS Regional Facility

WEST PALM BEACH FL DISTRIBUTION CENTER

September 10, 2024, 6:37 am

Arrived at USPS Regional Facility

MIAMI FL DISTRIBUTION CENTER

September 9, 2024, 6:41 pm

Accepted at USPS Origin Facility

LAKE WORTH, FL 33461

September 9, 2024, 5:26 pm

Pre-Shipment, USPS Awaiting Item

September 6, 2024

Hide Tracking History

Feedback

[What Do USPS Tracking Statuses Mean? \(https://faq.usps.com/s/article/Where-is-my-package\)](https://faq.usps.com/s/article/Where-is-my-package)



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



CERTIFIED MAIL®



9489 0178 9820 3019 8763 88

09/06/2024 09:33 AM

quadiant

FIRST-CLASS MAIL
IMI

\$008.16⁰

09/06/2024 ZIP 33480
043M31255277

US POSTAGE

JERJO HOLDINGS LLC
PALM SPRINGS APARTMENTS
2552 PETERS ROAD
STE B
FORT PIERCE, FL 34945 2635



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



quadiant

FIRST-CLASS MAIL
IMI

\$000.69⁰

09/06/2024 ZIP 33480
043M31255277

US POSTAGE

JERJO HOLDINGS LLC
PALM SPRINGS APARTMENTS
2552 PETERS ROAD
STE B
FORT PIERCE, FL 34945 2635

Florida Building Code (FBC) PERMITS

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

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

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

CASE PRESENTATION

CASE No. 2024-54

1. Good morning, my name is NICOLE TAMAYO, 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. 2024-54. This case concerns the property at 801 RICH DRIVE B 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(s) of the property is/are JERJO HOLDINGS LLC.
5. Pursuant to observation there are Violations of local ordinances.
SECTION 10-31 (FBC 105.1): Permits. Traffic calming devices installed without approved permits from the Village.
SECTION 10-31 (FBC 110.1): Inspections. No required inspections for traffic calming devices.
6. Code Enforcement received information from Palm Beach County Fire Rescue that the speed humps installed throughout both parcels do not meet the requirements of the Local PBCFR Amendments. The existing speed humps pose a public safety threat by delaying the response time of Emergency vehicles in the event of an emergency. PBCFR advised they notified the corporate office of the violation. The corporate office has failed to make the necessary corrections and refused to remove the existing traffic calming devices.
7. On SEPTEMBER 06, 2024, Notice of Violation/ Notice of Hearing 2024-53 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 digital status of both Certified Mail letters appear as delivered as of September 11, 2024. The Village is asking that proper permits and passing inspections be obtained. Failure to do so will result in a \$100.00 per day, per violation fine to be assessed towards the property.
8. The Village has also incurred costs in the amount of \$196.60 conducting this investigation and hearing. I request that the respondent be ordered to reimburse those costs to the Village by no later than SEPTEMBER 30, 2024.
9. Subject to any questions you might have, this concludes the Village Testimony.



Case Administrative / Court Costs

SEPTEMBER 19, 2024, 801 RICH DRIVE B		Case No. 2024-54		
Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	3.00	35.00	105.00
2	Additional Inspector Time - 1 hour Bldg	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	0.00	5.00	0.00
5	Additional photos re-inspections - 5 for 20.00	1.00	20.00	20.00
6	Additional certified copies for hearing	1.00	8.16	8.16
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	0.69	0.69
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
Total Costs for Case No. 2024-54				196.60

Property Detail

Location Address : 801 RICH DR B → CASE # : 2024-54
Municipality : PALM SPRINGS
Parcel Control Number : 70-42-44-12-40-001-0020
Subdivision : PALM SPRINGS ADDITION FIRST REPLAT
Official Records Book/Page : 29748 / 228
Sale Date : MAR-2018
Legal Description : PALM SPRINGS ADDITION FIRST REPLAT PAR A (LESS WLY 260.40 FT) K/A APARTMENT TR

Owner Information**Owner(s)**

JERJO HOLDINGS LLC

Mailing Address

2552 PETERS RD STE B
FORT PIERCE FL 34945 2635

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
MAR-2018	\$10	29748 / 00228	WARRANTY DEED	JERJO HOLDINGS LLC

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 104
*Total Square Feet : 95007
Acres : 6.7983
Property Use Code : 0300—MULTIFAMILY 10 UNITS OR MORE
Zoning : RM—RESIDENTIAL MULTI-FAMILY (70-PALM SPRINGS)

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$9,908,779	\$9,798,284	\$10,481,354	\$7,943,214	\$7,777,275
Land Value	\$3,120,000	\$3,120,000	\$1,965,600	\$1,687,192	\$1,687,192
Total Market Value	\$13,028,779	\$12,918,284	\$12,446,954	\$9,630,406	\$9,464,467

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$12,818,071	\$11,652,792	\$10,593,447	\$9,630,406	\$9,464,467
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$12,818,071	\$11,652,792	\$10,593,447	\$9,630,406	\$9,464,467

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$250,380	\$236,468	\$224,205	\$198,252	\$196,541
NON AD VALOREM	\$31,711	\$31,277	\$29,426	\$25,755	\$25,636
TOTAL TAX	\$282,091	\$267,745	\$253,631	\$224,007	\$222,177

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

Account Information

Property Control Number:
70-42-44-12-40-001-0020

Mailing Address:
2552 PETERS RD STE B
Fort Pierce, FL 34945-2635

Owner of Record:
JERJO HOLDINGS LLC

Property Type:
Real Property

Property Address:
801 RICH B
PALM SPRINGS, FL 33406

Second Owner:

Status: Active

Legal Description:
PALM SPRINGS ADDITION FIRST REPLAT PAR A (LESS
WLY 260.40 FT) K/A APARTMENT TR

Last updated: 9/10/2024 03:59:09 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	☐ \$257,035.53 Net Tax: \$267,745.35 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$10,709.82	11/29/23	-\$257,035.53	● Paid
3/31/23	☐ \$243,486.12 Net Tax: \$253,631.37 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$10,145.25	11/29/22	-\$243,486.12	● Paid
3/31/22	☐ \$215,046.49 Net Tax: \$224,006.76 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$8,960.27	11/24/21	-\$215,046.49	● Paid
3/31/21	☐ \$213,289.61 Net Tax: \$222,176.68 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$8,887.07	11/25/20	-\$213,289.61	● Paid
3/31/20	☐ \$211,886.32 Net Tax: \$220,714.92 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$8,828.60	11/20/19	-\$211,886.32	● Paid

VILLAGE OF PALM
SPRINGS CODE
ENFORCEMENT



CODE CASE: 2024-54

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

JERJO HOLDINGS LLC
PALM SPRINGS APARTMENTS
801 RICH DRIVE B
PALM SPRINGS, FL 33461

MAILING ADDRESS:
2552 PETERS ROAD, STE B
FORT PIERCE, FL 34945 2635
Respondent(s).

ORDER FINDING VIOLATION

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

SECTION 10-31 (FBC 105.1): Permits. Traffic calming devices were installed without approved permits from the Village.

SECTION 10-31 (FBC 110.1): Inspections. No required inspections for traffic calming devices.

Address: 801 RICH DRIVE B
Legal Description: PALM SPRINGS ADDITION REPLAT PAR A (LESS WLY
260.40 FT) K/A APARTMENT TR
PCN: 70-42-44-12-40-001-0020

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 19th day of September 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): Permits. Traffic calming devices installed without approved permits from the Village.**

☐ **SECTION 10-31 (FBC 110.1): Inspections. No required inspections for traffic calming devices.**

☐ 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): Permits. Traffic calming devices installed without approved permits from the Village.**

☐ **SECTION 10-31 (FBC 110.1): Inspections. No required inspections for traffic calming devices.**

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 **September 30, 2024:**

☐ Administrative costs of **\$196.60**

☐ 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 **September 30, 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 **September 30, 2024.**

☐ Administrative costs of **\$196.60**

☐ 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 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)584-8300 ext. 8521 to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this 19th day of September 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:
[2552 Peters Road, Suite B](#)
[Fort Pierce, FL 34945 2635](#)

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
CASE NO. 2024-0060

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

V.

FERNANDEZ HENRY &
GARCIA CHAVEZ HANNY V
3116 EVANS DRIVE
PALM SPRINGS FL 33461

PCN 70-43-44-19-20-015-0160

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 **SEPTEMBER 8TH, 2024**, the Respondent (**FERNANDEZ HENRY & GARCIA CHAVEZ HANNY V** owner(s) of the property at **3116 EVANS DRIVE PALM SPRINGS, FL, 33461** violates local ordinances.

SECTION 34.914- NO PARKING OF VEHICLES AND/OR BOATS AND/OR TRAILERS ON PROPERTY GRASS

These violations must be corrected on or before **SEPTEMBER 19TH, 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 SEPTEMBER 19TH, 2024 at 10:00 AM**. **SUPPOSE THE VIOLATION IS CORRECTED BEFORE THE HEARING DATE AS SET FORTH HEREIN. IN THAT CASE, 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) before 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 concerning any matter considered at the hearing will need a record of the proceedings and will need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence presented. Persons who need special accommodation to attend or participate in this hearing must contact the Village Clerk at (561) 584-8200 Ext 8430, at least 36 hours before the hearing.



Code Enforcement Officer 561-584-8300 ext. 8523

HENRY L. STOUT
Printed Name of Officer

Date Issued: September 8, 2024

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

**VILLAGE OF PALM SPRINGS,
FLORIDA,**

Petitioner

Case No. 2024-60

RETURN OF SERVICE

**FERNANDEZ HENRY &
GARCIA CHAVEZ HANNY V
3116 EVANS DRIVE
LAKE WORTH FL 33461**

Respondent

On the **08th Day of September 2024 at 10:33 AM**, I served the attached NOTICE OF HEARING on the within named Respondent(s), **FERNANDEZ HENRY & GARCIA CHAVEZ HANNY V at 3116 EVANS 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: _____

STATE OF FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
CASE NO. 2024-0060

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,
v.

FERNANDOZ HENRY &
GARCIA CHAVEZ HANNY V
3116 EVANS DRIVE
PALM SPRINGS FL 33461

PCN 70-43-44-19-20-015-0160

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
SEPTEMBER 8TH, 2024, the Respondent (FERNANDOZ HENRY & GARCIA CHAVEZ HANNY V owners) of the property at 3116
EVANS DRIVE PALM SPRINGS FL 33461 violates local ordinance.

SECTION 34-014: NO PARKING OF VEHICLES AND/OR BOATS AND/OR TRAILERS ON PROPERTY GRASS

These violations must be corrected on or before **SEPTEMBER 18TH, 2024**, failing, this matter shall be heard at a public hearing
by a Code Enforcement Special Magistrate at Village Hall, 236 Cypress Lane, Palm Springs, FL 33461, Tel. 951-984-4200 Ext 8521,
on **THURSDAY SEPTEMBER 18TH, 2024 at 10:00 AM**. **SUPPOSE THE VIOLATION IS CORRECTED BEFORE THE HEARING.**
DATE AS SET FORTH HEREIN. IN THAT CASE, 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 the 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 48 hours in compliance is achieved by calling
the Code Enforcement Office at (951) 984-4200 Ext 8521 and providing proof that violations have been corrected. A request for
inspection must be made at least 1 day(s) before 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 incurred 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. **not necessary at
the hearing will be waived with it not occurred. The Special Magistrate shall take testimony from the Code Enforcement 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 testimony 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 (951) 984-4200 Ext 8430.
Any interested party seeking to appeal any decision of the Special Magistrate concerning any matter considered at the hearing will need a
record of the proceedings and will need to submit that a verbatim record of the proceedings is made, including the testimony and evidence
presented. Persons who need special accommodation to attend or participate in the hearing must contact the Village Clerk at (951) 984-4200
Ext 8430, at least 30 hours before the hearing.**

Code Enforcement Officer 951-984-4200 ext. 8521

HENRY L. STOUT
Printed Name of Officer

Date Issued September 8, 2024

[illegible]

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PALM SPRINGS POLICE DEPARTMENT

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

September 12TH, 2024

FERNANDEZ HENRY & GARCIA CHAVEZ HANNY V
3116 EVANS DRIVE
LAKE WORTH, FLORIDA 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 **3116 EVANS DRIVE, LAKE WORTH, FL 33461**

PCN: 70-43-44-19-20-015-0160

VIOLATION/HEARING CASE 2024-60

SECTION 34.914- NO PARKING OF VEHICLES ON PROPERTY GRASS (FRONT LAWN AND MULTIPLE TRAILERS AND BOATS ON GRASS) MAY USE SWALE. (repeat, previous citation forgiven).

The options available include coming into voluntary compliance on or before **AUGUST 15TH, 2024, OR** arguing your case at the Special Magistrate hearing, **on Thursday, September 19th, 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



PALM SPRINGS POLICE
CODE ENFORCEMENT
256 CYPRESS LANE
PALM SPRINGS, FL 334



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US POSTAGE

FERNANDEZ HENRY & GARCIA CHAVEZ HANNY V
4105 DAHL DR
LAKE WORTH FL 33463 4643

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

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

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

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

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

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

CASE PRESENTATION
CASE No. CASE 2024 - 60

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. 2024-60. This case concerns the property at 3116 EVANS DRIVE, 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 FERNANDEZ HENRY & GARCIA CHAVEZ HANNY V.
5. Pursuant to observation there are Violations of local ordinances
SECTION 34.914- NO PARKING OF VEHICLES ON PROPERTY GRASS
(FRONT LAWN AND MULTIPLE TRAILERS AND BOATS ON GRASS) MAY
USE SWALE.(repeat, previous citation forgiven)..
5. Code has been issuing CCV's since March 2024. The above property has continued to come into compliance and as soon as we turn around, they are back to violating. We have issued both CCV's and Citations for which the homeowner has paid. We have told the homeowner on several occasions while she has been at PZB the rules and that she needs to stay in compliance. However, there have been multiple complaints from the community, I have continued to see how they keep parking cars, trucks, and trailers and now multiple boats on their property that are rental space for the storage of boats. The boats don't belong to them.
- 6.
7. On SEPTEMBER 8TH, 2024, Notice of Violation/ Notice of Hearing 2024-60 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
8. The Village has also incurred costs in the amount of \$160.75 conducting this investigation and hearing. I request that the respondent be ordered to reimburse those costs to the Village by no later than SEPTEMBER 29th, 2024
9. Subject to any questions you might have, this concludes the Village Testimony.



Case Administrative / Court Costs

SEPTEMBER 19, 2024, 3116 EVANS DRIVE

Case No. 2024-60

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. 2024-60				160.75

**Courtesy Code
Violation
Notice**

Case: 24-00320

Date: 3-19-24 Time: _____

Location: 316 E. 6th

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

Section 94.914-

NO cars or trailers
can be parked
on the street. Vehicles must
be on a hard
surface.

Compliance Due: 3-23-24

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 us if you have any questions.

Ann Skiff 732

Palm Springs Police Department
(951) 594-4000, ext. 8120



**CODE CITATION**

NAME: JAMES D. GADINCO
 ADDRESS: 1111 GADINCO RD
 CITY: ALBANY, NY 12204

Phone: 363-9546. Hours: 7 a.m. to 6 p.m. weekdays. (363-9546) (363-9546) (363-9546)
 Section 36-956. Parking. Parking is restricted to one direction. CONTINUE TO PARK CAR
 AND TRAFFIC ON GRASS AFTER WRITTEN WARNING AND VERBAL WARNING.

Journal of Health Politics, Policy and Law

[illegible]

2745, spec. type, Palm Springs, California 1941

[illegible]

If you **try** to get the card **past** before the time allowed or fail to **appear** at the hearing to contest the citation, you will be charged a **late** ticket and will not be eligible for a **dismissal** and a judgment will be entered against you for the **amount** up to the maximum set by law.

Responsible Signature: SL 1/20
Printed Name: SL

Name: _____
 Date: _____
 Page: _____

100



PALM SPRINGS POLICE DEPARTMENT

230 Cypress Lane - Palm Springs, Florida 33461 Phone 941-964-8300 ext. 8520 www.pspfl.org

CODE CITATION

Friday, June 07, 2024 02:14 PM
FERNANDEZ HENRY & GARCIA CHAVEZ HANNY V
3116 EVANS DR
PALM SPRINGS FL 33463

Please address the listed Code Violations: [Repeat Violation: YES]
SECTION 34.914 NO PARKING OF VEHICLES ON PROPERTY GRASS (FRONT LAWN)
MAY USE SW A.L.C. (except, previous citation forgiven)

section 16-963- No House number on main structure
This citation is issued pursuant to Chapter 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:

June 10th, 2024 at 10:00 AM
Location: Village Council Chambers, Village Hall
226 Cypress Lane, Palm Springs, Florida 33461

You may avoid a hearing by complying with the Code Section cited, obtaining an inspection by calling 941-964-8300 Ext. 8520 and paying a fee of \$ *150.00* plus a re-inspection fee of \$10.00 for a TOTAL Civil Penalty of \$ *160.00*. The inspection must be completed, and full payment must be received at Village Hall, Planning, Zoning & Building Department, 226 Cypress Lane, Palm Springs, FL 33461 or call 941-964-8300 Ext. 8460 for credit card payment, on or before 5:00 PM on [Date] *JUNE 12TH, 2024*.

If you fail to pay the civil penalty within the time allowed or fail to appear at the hearing to contest the citation, you shall be deemed to have waived your right to contest the citation and a judgment may be entered against you for an amount up to the maximum civil penalty.

Respondent Signature: *Not Present*
Printed Name: *DIA*

Henry Starr
Code Enforcement Officer
[Signature]

Property Detail

Location Address : 3116 EVANS DR
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-19-20-015-0160
Subdivision : SUB 19-44-43
Official Records Book/Page : 33508 / 1190
Sale Date : APR-2022
Legal Description : SUB 19-44-43 E 163.92 FT OF N 157 FT OF S 753 FT OF TR 15 /LESS W 20 FT RD R/W/

Owner Information**Owner(s)**

FERNANDEZ HENRY &
GARCIA CHAVEZ HANNY V

Mailing Address

4105 DAHL DR
LAKE WORTH FL 33463 4643

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
APR-2022	\$387,500	33508 / 01190	WARRANTY DEED	FERNANDEZ HENRY &
MAY-2012	\$10	25191 / 00562	WARRANTY DEED	JOHNSON LARRY K
APR-1972	\$0	2002 / 01728	WARRANTY DEED	JOHNSON LARRY K

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 1
***Total Square Feet :** 2358
Acres : 0.5192
Property Use Code : 0100—SINGLE FAMILY
Zoning : RS—RESIDENTIAL SINGLE-FAMILY (70-PALM SPRINGS)

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$215,527	\$175,324	\$144,685	\$137,054	\$151,179
Land Value	\$178,674	\$202,414	\$183,925	\$124,394	\$121,000
Total Market Value	\$394,201	\$377,738	\$328,610	\$261,448	\$272,179

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$394,201	\$377,738	\$112,721	\$109,438	\$107,927
Exemption Amount	\$0	\$0	\$50,500	\$50,500	\$50,500
Taxable Value	\$394,201	\$377,738	\$62,221	\$58,938	\$57,427

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$7,659	\$7,400	\$1,409	\$1,385	\$1,368
NON AD VALOREM	\$516	\$511	\$483	\$427	\$422
TOTAL TAX	\$8,175	\$7,911	\$1,891	\$1,812	\$1,789

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

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

Account Information

Property Control Number:
70-43-44-19-20-015-0160

Mailing Address:
4105 DAHL DR
Lake Worth, FL 33463-4643

Owner of Record:
FERNANDEZ HENRY &

Property Type:
Real Property

Property Address:
3116 EVANS
PALM SPRINGS, FL 33461

Second Owner:
GARCIA CHAVEZ HANNY V

Status: Active

Legal Description:
SUB 19-44-43 E 163.92 FT OF N 157 FT OF S
753 FT OF TR 15 /LESS W 20 FT RD R/W/

Last updated: 9/12/2024 12:57:12 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	☐ \$7,594.54 Net Tax: \$7,910.99 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$316.45	11/30/23	-\$7,594.54	Paid
3/31/23	☐ \$1,815.72 Net Tax: \$1,891.37 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$75.65	11/6/22	-\$1,815.72	Paid
3/31/22	☐ \$1,739.38 Net Tax: \$1,811.86 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$72.48	11/9/21	-\$1,739.38	Paid

VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT

CODE CASE: 2024-60

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,



Henry Fernandez &
Hanny V. Garcia-Chavez
3116 Evans Drive
Lake Worth FL 33461

Mailing address:
4105 Dahl Drive
Lake Worth FL 30463 4643

Respondent(s).

ORDER FINDING VIOLATION

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

Section 34.914 - No parking of vehicles on property grass (front lawn and multiple trailers and boats on grass) may use swale. (repeat, previous citation forgiven).

Address: 3116 EVANS DRIVE
Legal Description: SUB 19-44-43 E 163.92 FT OF N 157 FT OF S 753 FT OF
TR 15 /LESS W 20 FT RD RAN/
PCN: 70-43-44-19-20-015-0160

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, under Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the 19th day of September 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 violates the code section(s) referenced above.

CONCLUSIONS OF LAW

- ☐ Respondent violates the following Village of Palm Springs Code of Ordinances:
- ☐ **Section 34-914 - No parking of vehicles on property grass (front lawn and multiple trailers and boats on grass) may use swale. (repeat, previous citation forgiven).**
- ☐ Respondent was in violation of the following Village of Palm Springs Code of Ordinances but is currently in compliance:

- ☐ **SECTION 34.914- NO PARKING OF VEHICLES ON PROPERTY GRASS (FRONT LAWN AND MULTIPLE TRAILERS AND BOATS ON GRASS) MAY USE SWALE. (repeat, previous citation forgiven).**

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 **September 29, 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 **September 19, 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 **September 29, 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 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 US. 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 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 19th day of September 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:

316 Alameda Drive
Lake Worth Beach FL 33461 1502



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

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.

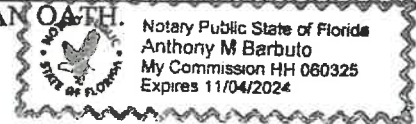
Date: 6/18/24

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
Code Enforcement Magistrate Hearing**

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

vs.

**IS & RG LLC
Gloria I Beshara
1277 Stallion Drive
Loxahatchee, FL 33470**

Respondent(s).

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

FINE REDUCTION ORDER

THIS MATTER having come before the Village of Palm Springs Code Enforcement Special Magistrate on **SEPTEMBER 19, 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). The fines continued for 1,369 days and totaled \$68,450.00.
3. 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 have been paid in full.
4. On June 18, 2024, the Respondent(s) complied with the cited violation(s).
5. The Respondent has submitted an application for a fine reduction.

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, fine reduction criteria under Section 162.09(2)(b), Florida Statutes, has been _____ or _____ has not been established; and
- B. _____ Respondent is ordered to pay a reduced fine of **\$13,690.00** and costs in the amount of **\$-0-** on or before **OCTOBER 17, 2024**. If the reduced fine is not paid within the specified time, the fine shall revert to the original accrued amount of **\$68,450.00** before the reduction, of **\$13,690.00**.

DONE AND ORDERED this 19th day of September 2024.

By: Special Magistrate

Copies Furnished to the Parties by U.S. Mail
IS & RG LLC
P.O. Box 19911
WEST PALM BEACH, FL 33416

VILLAGE OF PALM SPRINGS, FLORIDA

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

Code Enforcement Officer: Cuenot

Date: August 15, 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(2)(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 **October 17, 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(2)(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 has been an eyesore in the neighborhood for approximately 20 years. The current owners purchased the property in January 2001. Two cases are being presented today for fine reduction. The violation in this Case is for Trash & Debris. The property has reoccurring violations of leaving trash, debris, construction materials and miscellaneous garbage. The property is used by people on weekends for soccer games and there is a homeless population using the property leaving debris and garbage behind. This is in the Palm Springs CRA and the Village's desire is to end the existing blighted conditions and have this property redeveloped. We have suggested that the property owner take advantage of the CRA Demolition Grant available and or sell the property to someone who will develop it. It is a prime location across the street to the north of Palm Beach State College. This lien has remained for 4 years, and the Village recommends reducing the fine amount in both Cases to 20% of the total lien amount.

Dated: September 19, 2024

By: Nanciann Cuenot
Code Enforcement Officer

**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

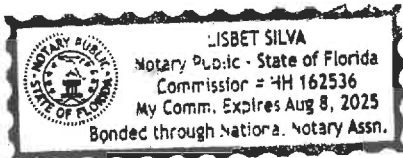
The property at **2887 LAKE WORTH ROAD** in the Code Enforcement **CITATION** dated **MAY 20, 2020**, in the above-mentioned case, has been re-inspected and, I **Nanciann Cuenot** state that said property is **NOW in compliance with Section 30-143 Trash & Debris** of the Ordinance Codes of the Village 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
Code Enforcement Magistrate Hearing**

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

vs.

**IS & RG LLC
Gloria I Beshara
1277 Stallion Drive
Loxahatchee, FL 33470**

Respondent(s).

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

FINE REDUCTION ORDER

THIS MATTER having come before the Village of Palm Springs Code Enforcement Special Magistrate on **SEPTEMBER 19, 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 maintained in a clean, safe, and sanitary condition 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(s). The fines continued for 574 days and totaled \$57,400.00. A lien was recorded on the property with the Palm Beach County Clerk of the Court on February 15, 2024.
3. Administrative costs in the amount of \$189.53 were also levied against the Respondent and paid in full.
4. On JUNE 18, 2024, the Respondent(s) complied with the cited violation(s).
5. The Respondent has submitted an application for a fine reduction.

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 reduction criteria under Section 162.09(2)(b), Florida Statutes, has been _____ or _____ has not been established; and

B. _____ Respondent is ordered to pay a fine of **\$11,480.00** and costs in the amount **\$-0-** on or before **OCTOBER 17, 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 before the reduction, of \$11,480.00.

DONE AND ORDERED this 19th day of September 2024.

Copies Furnished to the Parties by U.S. Mail
P.O. Box 19911
WEST PALM BEACH, FL 33416

By: Special Magistrate

VILLAGE OF PALM SPRINGS, FLORIDA

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

Code Enforcement Officer: Cuenot

Date: August 15, 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 Exterior of Property not kept clean, safe & sanitary. The property has reoccurring violations of leaving trash, debris, construction materials and miscellaneous garbage. The property is used by people on weekends for soccer games and there is a homeless population using the property leaving debris and garbage behind. This is in the Palm Springs CRA and the Village's desire is to end the existing blighted conditions and have this property redeveloped. We have suggested that the property owner take advantage of the CRA Demolition Grant available and or sell the property to someone who will develop it. It is a prime location across the street to the north of Palm Beach State College. This lien has remained for 4 years, and the Village recommends reducing the fine amount in both Cases to 20% of the total lien amount. amount.

Dated: September 19, 2024

By: Nanciann Cuenot
Code Enforcement Officer

**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 Nanciann Cuenot at the Village of Palm Springs, 226 Cypress Lane, Palm Springs, FL 33461, for a hearing to challenge the fine amount imposed by this order. If such a hearing is timely requested, the Village shall notify the Respondent of the hearing date and time by regular U.S. mail sent to the address provided in the written request for the hearing. The requested hearing will be limited to 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.

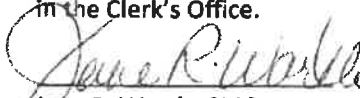
STATE OF FLORIDA
COUNTY OF PALM BEACH
VILLAGE OF PALM SPRINGS

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)

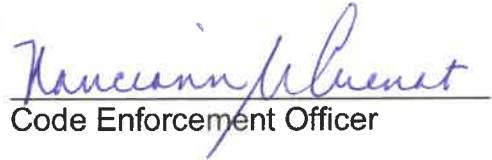
VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner

vs.

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

Respondent

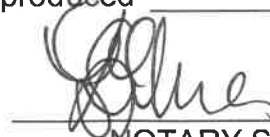
The property at **2887 LAKE WORTH ROAD** in the Code Enforcement **Notice of Violation/ Notice of Hearing** dated **December 20, 2022**, in the above mentioned case, has been re-inspected and, I Nanciann Cuenot state that said property is **NOW in compliance with Section 10-8 Exterior Property Areas**; 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

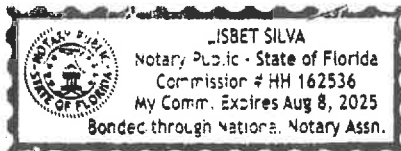
Sworn to, (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this 21st day of JUNE, 2024, by, NANCIANN CUENOT, who is personally known to me or who has produced _____ as identification.

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

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: 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

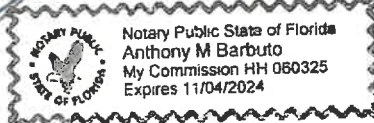
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19
DAY OF June 2024, BY Gloria Beshara WHO IS PERSONALLY
KNOWN TO ME OR WHO HAS PRODUCED F2 DC
AS IDENTIFICATION AND WHO DID/DID NOT TAKE AN OATH.

SIGNATURE OF NOTARY PUBLIC

PRINT NAME OF NOTARY PUBLIC

[Signature]

Anthony Barbuto



(OFFICIAL SEAL)

Village of Palm Springs
Code Enforcement Magistrate Hearing



CODE CASE: 2024-30

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

v.
HERMAN J. DOORLAG
3218 FROST ROAD
PALM SPRINGS, FL 33406 7928

MAILING ADDRESS:
(SAME AS ABOVE)

Respondent(s).

PCN: 70-43-44-18-05-009-0120

ORDER GRANTING /DENYING EXTENSION OF TIME

THIS MATTER having come before the Village of Palm Springs Code Enforcement Special Magistrate on **SEPTEMBER 19, 2024**, by the Respondent's request for an extension of time within which to come into compliance, the Magistrate, having heard the testimony and other evidence of the parties, and having been fully apprised of the circumstances:

1. The above Respondent is the owner or occupant of THE PROPERTY DESCRIBED AS: FROST PARK LT 12 BLK 9
2. On **MAY 16, 2024**, the Village of Palm Springs Code Enforcement Special Magistrate entered an Order finding the Respondents in violation of SECTION 30-143 Public Nuisance, trash, debris & overgrowth visible, SECTION 10-9 building exterior (main residence) not maintained needs washing and painting, SECTION 10-8 accessory areas & buildings (shed & fence) not maintained, SECTION 30-141 overgrown grass, hedges, vegetation, SECTION 34-1381 outdoor storage visible to neighbors, SECTION 6-3 keeping fowl on the premises, chickens and roosters prohibited..
3. The Respondent was given until **AUGUST 15, 2024**, within which to comply with the code, failing a fine of \$100.00 per day, per violation was assessed to be 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 extension to comply with the Notice of Violation issued in this matter, requiring compliance on or before **NOVEMBER 21, 2024**.
- B. If the Respondent shall not bring the alleged violations into compliance on or before the extended compliance date of **NOVEMBER 21, 2024**, the fine of **\$100.00** per day, per violation shall commence from the original date of compliance of **AUGUST 15, 2024**, and continue for each and every day of non-compliance.

DONE AND ORDERED this **19th** day of **SEPTEMBER 2024**.

By: _____
Special Magistrate

Copies Furnished to the Parties by _____ U. S. MAIL _____

VILLAGE OF PALM SPRINGS, FLORIDA

**STAFF RECOMMENDATION TO THE SPECIAL MAGISTRATE
ON REQUEST FOR EXTENSION OF TIME**

Code Enforcement Officer: Gehrman

Date: September 19, 2024

Case No.: 2024-30

Respondent(s): HERMAN J. DOORLAG

Violation Address (Subject Property): 3218 FROST ROAD

BACKGROUND

On **JULY 18, 2024**, the above referenced case was adjudicated by the Special Magistrate as being in violation of SECTION 30-143 Public Nuisance, trash, debris & overgrowth visible, SECTION 10-9 building exterior (main residence) not maintained needs washing and painting, SECTION 10-8 accessory areas & buildings (shed & fence) not maintained, SECTION 30-141 overgrown grass, hedges, vegetation, SECTION 34-1381 outdoor storage visible to neighbors, SECTION 6-3 keeping fowl on the premises, chickens and roosters prohibited.

RECOMMENDATION.

Code Enforcement Staff recommends the following actions pursuant to Florida Statute Section 162.06(2), for the Special Magistrate's consideration:

- A. ☒ That based upon the criteria of Section 162.06(2), Fla. Stat., that the Special Magistrate **approve** the Respondent's Request for an Extension of time to **NOVEMBER 21, 2024**, from the original compliance due date of AUGUST 15, 2024.
- B. ☐ That based upon the criteria of Section 162.06(2), Fla. Stat., that the Special Magistrate **deny** the Respondent's Request for an Extension of time. This recommendation is based on the following fact:

STAFF JUSTIFICATION FOR RECOMMENDATION

Staff has based its recommendation to the Special Magistrate on the following factors which include, but are not limited to, the gravity of the violation(s), the actions taken by the Respondent to correct the violation(s), and any previous violations committed by the Respondent. The basis for Staff's recommendation is set forth as follows: The respondent has taken actions to correct the property maintenance issues at 3218 FROST RD and has been in communication with Code Enforcement. Mr. Doorlag has had a couple of setbacks in getting this property into compliance. Mr. Doorlag has been approved as part of the Village Angel program to assist property owners maintain and improve their property. As a part of the Angel Program and viewing the facts in the light most favorable to the Respondent the Village agrees extend payment of Administrative costs to the November 21, 2024 date. Mr. Doorlag has made use of the Angel Program and Code Enforcement has seen some positive signs that the Property is moving in the right direction. Village Code Enforcement agrees that an extension to **NOVEMBER 21, 2024**, is acceptable.

Dated: September 19, 2024,

By: Tom Gehrman,
Code Enforcement Officer

Village of Palm Springs
Code Enforcement Magistrate Hearing



CODE CASE: 2024-44

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

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

MAILING ADDRESS:
(SAME AS ABOVE)

Respondent(s).

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

ORDER GRANTING /DENYING EXTENSION OF TIME

THIS MATTER having come before the Village of Palm Springs Code Enforcement Special Magistrate on **SEPTEMBER 19, 2024**, by the Respondent's request for an extension of time within which to come into compliance, the Magistrate, having heard the testimony and other evidence of the parties, and having been fully apprised of the circumstances:

1. The above Respondent is the owner or occupant of THE PROPERTY DESCRIBED AS: ALBERT LAKES GARDEN (UNREC) LT 35 (LESS SLY 12 FT OF ELY 96.71 FT)
2. On **JULY 18, 2024**, the Village of Palm Springs Code Enforcement Special Magistrate entered an Order finding the Respondents in violation of SECTION 10-31 (FBC 105.1) Gazebo/Pergola, NO REQUIRED issued permits. SECTION 10-31 (FBC 110.1) NO REQUIRED Building Inspections.
3. The Respondent was given until **September 19, 2024**, within which to comply with the code, failing a fine of \$100.00 per day, per violation was assessed to be 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 extension to comply with the Notice of Violation issued in this matter, requiring compliance on or before **October 19, 2024**.
- B. If the Respondent shall not bring the alleged violations into compliance on or before the extended compliance date of **OCTOBER 19, 2024**, the fine of **\$100.00** per day, per violation shall commence from the original date of compliance of **SEPTEMBER 19, 2024**, and continue for each and every day of non-compliance.

DONE AND ORDERED this **19th** day of **SEPTEMBER 2024**.

By: _____
Special Magistrate

Copies Furnished to the Parties by _____ U. S. MAIL _____

VILLAGE OF PALM SPRINGS, FLORIDA

**STAFF RECOMMENDATION TO THE SPECIAL MAGISTRATE
ON REQUEST FOR EXTENSION OF TIME**

Code Enforcement Officer: Gehrman

Date: September 19, 2024

Case No.: 2024-44

Respondent(s): ALEJANDRINA NAVARRO

Violation Address (Subject Property): 1856 Emilio Lane

BACKGROUND

On **JULY 18, 2024**, the above referenced case was adjudicated by the Special Magistrate as being in violation of Code Section 10-31 (FBC 105.1) Gazebo/Pergola NO REQUIRED Issued permits, Section 10-31 (FBC 110.1) required inspections not completed; Administrative Costs have been Paid.

RECOMMENDATION.

Code Enforcement Staff recommends the following actions pursuant to Florida Statute Section 162.06(2), for the Special Magistrate's consideration:

- A. ☒ That based upon the criteria of Section 162.06(2), Fla. Stat., that the Special Magistrate **approve** the Respondent's Request for an Extension of time to **OCTOBER 19, 2024**, from the original compliance due date of SEPTEMBER 19, 2024.
- B. ☐ That based upon the criteria of Section 162.06(2), Fla. Stat., that the Special Magistrate **deny** the Respondent's Request for an Extension of time. This recommendation is based on the following fact:

STAFF JUSTIFICATION FOR RECOMMENDATION

Staff has based its recommendation to the Special Magistrate on the following factors which include, but are not limited to, the gravity of the violation(s), the actions taken by the Respondent to correct the violation(s), and any previous violations committed by the Respondent. The basis for Staff's recommendation is set forth as follows: The respondent has taken actions to correct the permit issue and has been in communication with Code Enforcement. The HOA of this neighborhood, Albert Lakes, requires their Landscape Board to approve this type of property addition first. HOA Approval has now been achieved and now the permit can be applied for at the Village of Palm Springs. The Property Owner and Contractor agree that with the extension the property will be brought into compliance. Village Code Enforcement agrees that an extension to **OCTOBER 19, 2024**, is acceptable.

Dated: September 19, 2024,

By: Tom Gehrman,
Code Enforcement Officer