



**AGENDA
CODE ENFORCEMENT MAGISTRATE HEARING DOCKET
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
MARCH 20, 2025
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. 2021-55 - 4610 Luzon Avenue - Bethel Church of God
CE Officer Tom Gehrman
Violation of Village Code of Ordinances
Section 10-31 (FBC 105.1 & 105.4): Working with no issued permits **FBC 110.1.**
No required inspections.
Citation Fine: N/A
Admin Cost: TBD
Recommendation: Village Foreclosure
Compliance Date: TBD
2. Cases No. - 2015-34, 2021-38, 2023-2612 - 3734 Gulfstream Road - Miguel Tijero & Isrrael Tijero
CE Officer Tom Gehrman
Violation of Village Code of Ordinances
Sections in cases 2015-34, 2021-38 and 2023-2612.
Citation Fine: N/A
Admin Cost: TBD
Recommendation: Village Foreclosure
Compliance Date: TBD
3. Case No. 2025-08 - 3990 Lakewood Road - Carlos & Mirla Osuna
CE Officer Tom Gehrman
Violation of Village Code of Ordinances

Section 10-31 (FBC 105.1 & 110.1): Failure to obtain the required building permit before starting work. Failure to have any required inspections of work.

Citation Fine: N/A
Admin Cost: \$339.10
Recommendation: \$100.00 per day, per violation
Compliance Date: April 16, 2025

4. Case No. 2025-10 - 4213 Narcissus Avenue - Susana L Cedeno Rigol
CE Officer Joey Sanders

Violation of Village Code of Ordinances

Section 10-31 (FBC 105.1 & 110.1): Work without permits. Obtain an after-the-fact permit for the installation of a wood fence, metal fence and concrete slab.

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

Section 30-141: Overgrowth. Trim all overgrown trees/bushes/vegetation.

Section 10-8: Weeds. Remove all weeds attached to the chain-link fence.

Section 14-32: No residential rental permit. Obtain a rental permit for the property.

Section 34-225: Fence maintenance. Repair or remove broken chain-link fence and remove broken metal fence post located in the front lawn.

Section 34-893: Canopies. Remove prohibited blue and white canopy.

Section 34-914 & 34-915: Vehicles. Remove unregistered RV/camper off the property. RV/camper may not be used for living or sleeping purposes.

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

Section 10-9: Exterior property maintenance. Remove all metal shutters covering the windows.

Citation Fine: N/A
Admin Cost: \$296.60
Recommendation: \$100.00 per day, per violation
Compliance Date: April 1, 2025

5. Case No. 2025-09 - 4320 Lakewood Road - Phillip & Sabrina Lamb
CE Officer Joey Sanders

Violation of Village Code of Ordinances

Section 34-914: Vehicles/parking. Remove all vehicles parked on the grass.

Section 10-8: Accessory structures. Remove all black/green discoloration off the shed.

Section 10-9: Exterior property maintenance. Remove all metal bars and wood boards covering the windows and doors. Repair all broken windows. Repair broken mailbox and label with "4320" house ID numbers.

Citation Fine: N/A
Admin Cost: \$256.60
Recommendation: \$100.00 per day, per violation
Compliance Date: April 1, 2025

6. CIT Case 2020-2442 & Case No. 2022-43 - 2887 Lake Worth Road - I.S. & R.G. LLC
CE Officer Nanciann Cuenot
Violation of Village Code of Ordinances
Section 30-143: Public nuisance. Trash and debris.
Section 10-8: Exterior of property.
Section 10-9: Exterior of building.
Section 46-3: Graffiti.
Case 2020-2442 Order Finding June 18, 2020
Violation
Case 2020-2442 Lien recorded March 10, 2021
Case 2022-43 Order Finding October 20, 2022
Violation
Case 2022-43 Lien recorded February 15, 2024
Fine Amount: \$74,500.00 + \$184,200.00 = \$258,700.00
Citation Fine: Paid
Admin Cost: Paid
Recommendation: Order Authorizing Foreclosure
7. Case No. 2025-07 - 2953 Holly Road - NS 2 PROJECT LLC
CE Officer Nanciann Cuenot
Violation of Village Code of Ordinances
Section 34-823: No accessory uses. Outdoor storage of a recreational vehicle is not permitted in the CG commercial general land development district.
Section 34-914 (e): No parking on the grass.
Section 10-30(g)(3): Unimproved property maintenance. Maintenance shall include, but shall not be limited to, watering, irrigation, cutting, and mowing of required landscape and removal of all trimmings and weeds. Landscaping should not include gravel or broken concrete. Remove unapproved surface material and replace with sod.
Section 10-30 (h)(2): Sod required.
Section 10-30 (e)(1): Application for vacant property registration required.
Section 30-143: Trash and debris.
Citation Fine: N/A
Admin Cost: \$261.45
Recommendation: \$50.00 per day, per violation
Compliance Date: May 5, 2025
8. Case 2025-01 - 4040 South Military Trail - Tuller Properties LLC
CE Officer Nanciann Cuenot
Violation of Village Code of Ordinances
Section 34-572: Violations. Violation and non-compliance of conditions of the Annexation Agreement Ordinance No. 2014-36 approved by the Village Council on December 11, 2024.

Citation Fine:	N/A
Admin Cost:	TBD
Recommendation:	\$250.00 per day
Compliance Date:	TBD

PETITION FOR REDUCTION OR ABATEMENT OF FINE

9. Case No. 2016-100 - 3423 Grace Avenue - Erica Bell
CE Officer Tom Gehrman

Violation of Village Code of Ordinances

Section 78-69: Connection required to the Palm Springs Wastewater system & abandonment of the septic tank.

Initial Violation:	November 29, 2016
Order Finding Violation:	March 14, 2017
Compliance Deadline:	April 14, 2017
Compliance Date:	November 22, 2017
Fine Amount:	\$44,400.00
Citation Fine:	N/A
Admin Cost:	Paid
Recommendation:	\$8,380.00
Compliance Date:	March 31, 2025

10. Case No. 2023-33 - 261 Woodland Road - Rose Naples Est.
CE Officer Tom Gehrman

Violation of Village Code of Ordinances

Section 10-9: Exterior building; maintenance violations.

Section 30-143: Public Nuisance; overgrowth, trash & debris.

Initial Violation:	July 10, 2023
Order Finding Violation:	July 20, 2023
Compliance Deadline:	August 16, 2023
Compliance Date:	December 16, 2024
Fine Amount:	\$48,700.00
Citation Fine:	N/A
Admin Cost:	Payment Required
Recommendation:	\$5,440.00
Compliance Date:	March 31, 2025

Next Magistrate Hearing is Thursday, April 17, 2025, at 10:00 AM.

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



CODE ENFORCEMENT
NOTICE OF REQUEST FOR AUTHORIZATION OF FORECLOSURE

3/5/2025

Bethel Church of God Inc.
4610 Luzon Avenue
Lake Worth Beach, FL 33461 3587

CASE NO.: 2021-55

Property Address: 4610 LUZON AVENUE, Palm Springs, FL
Legal Description: MANILA PARK, LTS 1 TO 3 INC
Parcel Control Number: 70-42-44-24-12-000-0010

Dear Property Owner:

Your property at 4610 Luzon Avenue in the Village of Palm Springs has been determined to have violated the Village's Code of Ordinances in the above referenced Code Enforcement case. The fines for the violation(s) have accrued to \$235,000.00 and the Village has recorded liens against the property. Pursuant to section 162.09, Florida Statutes, and the Village's Code, the Village is now seeking for the Code Enforcement Special Magistrate to authorize the Village to foreclose the lien. **In the event that the Village is successful in obtaining this request before the Special Magistrate, a foreclosure action may be commenced by the Village against the above-referenced property or any other real property you own.**

The request will be presented to the Special Magistrate at a hearing, which you may attend. If you would like to discuss your case prior to that time in an effort to settle all outstanding matters including compliance and payment, please contact the Village Attorney by email at christy@torcivialaw.com or by telephone at (561) 686-8700. OTHERWISE, THE REQUEST WILL BE PRESENTED TO THE CODE ENFORCEMENT SPECIAL MAGISTRATE, ON **THURSDAY, MARCH 20, 2025 AT 10:00AM. IN THE VILLAGE COUNCIL CHAMBERS LOCATED AT 226 CYPRESS LANE, PALM SPRINGS, FLORIDA.**

Please govern yourself accordingly.

Sincerely,

Code Enforcement Division 561-584-8300 Ext 8520

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Case No. 2021-55

BETHEL CHURCH OF GOD INC.
4610 LUZON AVENUE
LAKE WORTH BEACH, FL 33461 3450

Respondent(s)

AFFIDAVIT OF SERVICE

I, TOM GEHRMAN, being duly sworn, depose and say that:

On the 7th Day of MARCH 2025 at 2:33 PM, I served the attached Notice of Violation/Notice of Hearing on the within named Respondent(s), BETHEL CHURCH OF GOD INC. at 4610 LUZON AVENUE, Palm Springs, FL 33461 3450 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 at the above property address and at Palm Springs Village Hall, 226 Cypress Lane, Palm Springs, FL 33461. PHOTOS INCLUDED

I understand that I am swearing or affirming under oath to the truthfulness of the claims made above.

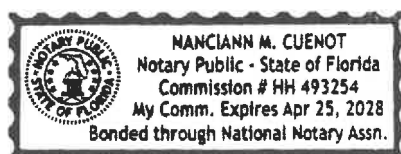
By: Tom Gehrmann
Code Enforcement Officer

Date: March 12, 2025

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 12th day of March, 2025 by Tom Gehrmann, Code Enforcement Officer, who is personally known to me or who has produced a Florida driver's license as identification.

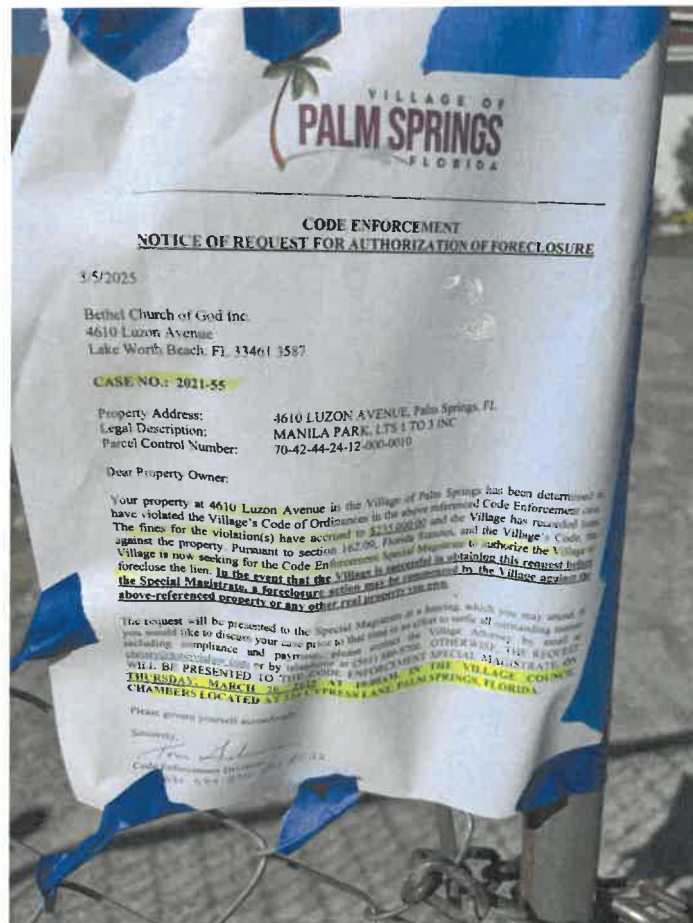
(SEAL)



Nanciann M. Cuenot
NOTARY PUBLIC, State of Florida



3/7/2025 2:33:18 PM



3/7/2025 2:33:08 PM

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Case No. 2021-55

BETHEL CHURCH OF GOD INC.
4610 LUZON AVENUE
LAKE WORTH BEACH, FL 33461 3450

Respondent(s)

AFFIDAVIT OF SERVICE

I, TOM GEHRMAN, being duly sworn, depose and say that:

On the 10th Day of MARCH 2025 at 2:33 PM, I served the attached Notice of Violation/Notice of Hearing on the within named Respondent(s), BETHEL CHURCH OF GOD INC. at 4610 LUZON AVENUE, Palm Springs, FL 33461 3450 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 at the above property address and at Palm Springs Village Hall, 226 Cypress Lane, Palm Springs, FL 33461. PHOTOS INCLUDED

I understand that I am swearing or affirming under oath to the truthfulness of the claims made above.

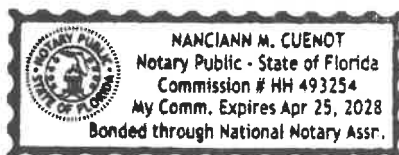
By: Tom Gehrmann
Code Enforcement Officer

Date: March 12, 2025

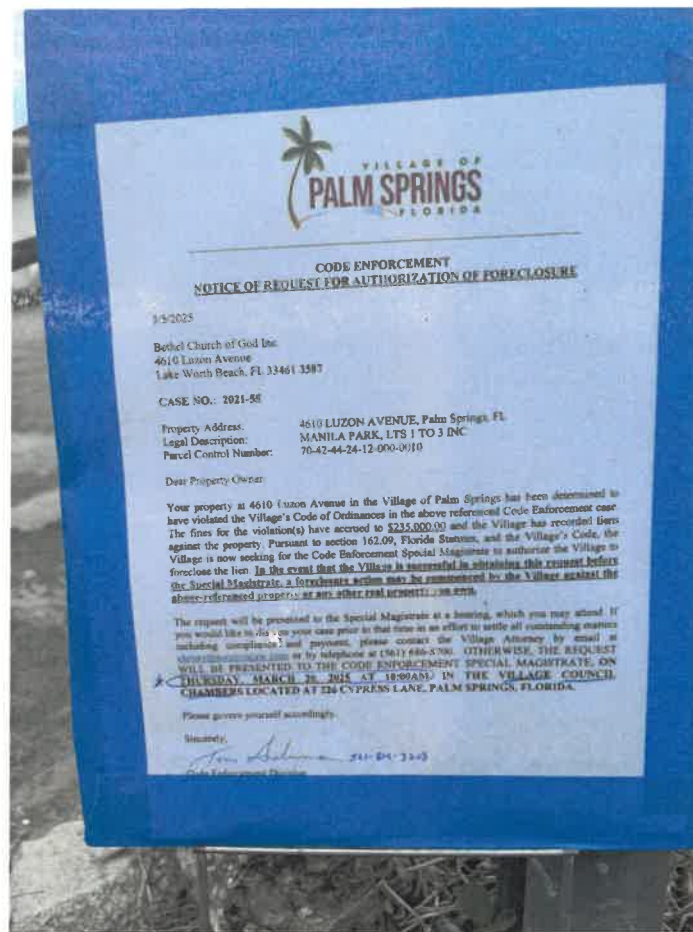
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 12th day of March, 2025 by Tom Gehrmann, Code Enforcement Officer, who is personally known to me or who has produced a Florida driver's license as identification.

(SEAL)



Nanciann M. Cuenot
NOTARY PUBLIC, State of Florida



3/10/2025 2:31:47 PM



3/10/2025 2:31:55 PM



3/10/2025 2:32:08 PM



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



quadiant
FIRST-CLASS MAIL
IMI
\$000.69⁹
03/05/2025 ZIP 33480
043M31255277

US POSTAGE

BETHEL CHURCH OF GOD INC
4610 LUZON AVENUE
LAKE WORTH BEACH, FL 33461 3450



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

9489 0178 9820 3034 7923 80



quadiant
FIRST-CLASS MAIL
IMI
\$008.16⁹
03/05/2025 ZIP 33480
043M31255277

US POSTAGE

BETHEL CHURCH OF GOD INC
4610 LUZON AVENUE
LAKE WORTH BEACH, FL 33461 3450



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



quadiant

FIRST-CLASS MAIL
IMI

\$000.69⁰

03/05/2025 ZIP 33480
043M31255277

US POSTAGE

MERNA FAIRCLOUGH-BROWN
BETHEL CHURCH OF GOD INC
711 SILVER BEACH ROAD
LAKE PARK, FL 33403 3235

CODE ENFORCEMENT ORDER

VILLAGE OF PALM SPRINGS

ORDER ASSESSING FINE AND CLAIM OF LIEN

VILLAGE OF PALM SPRINGS,

Petitioner,

Case No. 2021-55

**v.
BETHEL CHURCH OF GOD INC.
4610 LUZON AVENUE
LAKE WORTH, FL 33461 3450**

Respondent.

Re: Violation of Section(s) FBC 105.1, 105.4, 110.1 of the Code of Ordinances of the Village of Palm Springs.

**Address: 4610 LUZON AVENUE
LAKE WORTH FL 33461 3450**

Legal Description: MANILA PARK, LTS 1 TO 3 INC

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 January, 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, BETHEL CHURCH OF GOD INC, was / was not present at the hearing, however, there was a finding of proper notice.**
- 2. The Palm Springs Code Compliance Officer testified to the ongoing violation.**

CONCLUSIONS OF LAW

Respondent remains in violation of Section(s) FBC 105.1, 105.4, 110.1 of the Code of Ordinances of the Village of Palm Springs.

ORDER

It is the Order of the Code Enforcement Special Magistrate that Respondent **BETHEL CHURCH OF GOD INC.**, shall immediately comply with Section(s) FBC 105.1, 105.4, 110.1 of the Code of Ordinances of the Village of Palm Springs.

A fine of \$100.00 per day, per violation is hereby assessed for the violation that has existed. The fine is imposed for the period from DECEMBER 16, 2021, through JANUARY 20, 2022, and will continue to accrue at \$100.00 per day, per violation, for each day the violation continues to exist. *Past due administrative costs of \$173.49 remains outstanding.*

A certified copy of this Order may be recorded in the Public Records of Palm Beach County, Florida, and, once recorded, shall constitute a lien against the property on which the violation exists and upon any other real or personal property owned by the Respondent, pursuant to Chapter 162, Florida Statutes. After three months, if the recorded lien remains unpaid, the Village of Palm Springs may be authorized through its attorney to foreclose on the lien or to sue to recover a money judgment for the amount of the lien plus accrued interest.

Upon complying, it is the responsibility of the Respondent to notify the Village of Palm Springs Code Compliance Officer at (561) 304-4829 to request a reinspection of the property.

DONE AND ORDERED this 20th day of JANUARY, 2022.

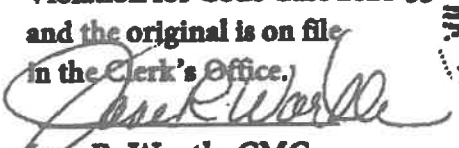
**VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT**

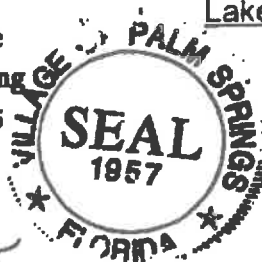
BY:


Special Magistrate

**STATE OF FLORIDA
COUNTY OF PALM BEACH
VILLAGE OF PALM SPRINGS**

I hereby certify that this is a true and correct copy of Order Finding Violation for Code Case 2021-55 and the original is on file in the Clerk's Office.


Jane R. Worth, CMC
Deputy Village Clerk



A copy of this order has been furnished to the respondent at the following Statutory address:
4610 Luzon Avenue
Lake Worth, FL 33461 3450



Village of Palm Springs

"a great place to call home"

Planning, Zoning & Building

226 Cypress Lane • Palm Springs, Florida 33461 1699
561.965.4016 • Fax 561.439.4132

November 25, 2019

RG&VO General Construction, Inc.
c/o Virginia Ortiz
4454 Anna Lane
Palm Springs, FL 33406

Boutros Bou-Nahra, architect
6287 Bay Club Drive #2
Fort Lauderdale, FL 33308

Bethel Church of God, Inc.
PO Box 5921
Lake Worth, FL 33466

Bethel Church of God, Inc. via certified mail
4610 Luzon Avenue
Lake Worth, FL 33461

Re: Notice of Violation – Unsafe Structure

Interest in Property: Owner by Corrective Quit Claim Deed OR BK 30713/PG
110
of the Public Records of Palm Beach County, Florida
Street Address: 4610 Luzon Ave Lake Worth FL 33461
PCN: 70-42-44-24-12-000-0010

Dear Ms. Ortiz and Mr. Bou-Nahra and Pastor Fairclough:

You are being notified of the Village of Palm Spring's finding that the structure located at the address set forth above is unsafe under the Village's "Unsafe Building Abatement Code". The structure does not have a certificate of occupancy as it was never completed. Therefore under Sec10-29(8) any building that has been constructed or maintained in violation of the Florida Building Code or a Village, County or State law could be declared unsafe. Under this ordinance, the property owner and other interested parties are sent a copy of the "Notice of Violation" and are provided the opportunity to respond to the Notice of Violation as set forth in the attached document.

On June 28, 2019 you were notified that your permit application # 201900701 for the subject property was insufficient and deemed incomplete. You have filed an application for "interior remodeling". This property is the subject of expired permits, dating back to Palm Beach County Permits #2007-001868 and #2011-007068. The County building inspectors passed inspections for footing, slab and wall sheathing. All subsequent inspections failed, up to and including framing, with no further inspections scheduled.

The property owner was previously notified of 1) the expired permits (FBC 105.4), and 2) the need to demonstrate that completed work complies with Florida Building Code, and 3) the need to pursue completion of the project in good faith (FBC 105.3.2). Your permit application needs to be revised to address FBC compliance.

This letter also serves to inform the property owner that lack of good faith effort to retain design professionals, submit building permit applications, and complete construction to remedy the violations will result in formal code enforcement action. Village staff has met with you on numerous occasions over the past 3 years to discuss what is required for compliance. Please contact this office and schedule a meeting so that your contractor and engineer of record can meet with staff and resolve these issues as soon as possible.

Failure to provide a plan of action by Dec 6th 2019 will result in a hearing before the Special Magistrate.

If you have any questions, please contact our office at (561) 965-4016.

Sincerely,



Wayne Cameron
Interim Building Official



Kim Glas-Castro
Planning Zoning & Building Director

☐ HAND DELIVERED
☒ SENT BY REGULAR U.S. MAIL AND CERTIFIED MAIL, RETURN RECEIPT REQUESTED

Email distribution on 11/26/19:
construction9193@gmail.com
boutrosbounahra@gmail.com
trevorfairclough@att.net

CASE PRESENTATION
CASE No. CASE 2021 - 55 (Village Foreclosure Request)

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 4610 LUZON AVENUE IN THE VILLAGE OF PALM SPRINGS.
4. ACCORDING TO THE PALM BEACH COUNTY PROPERTY APPRAISER'S RECORDS AND PALM BEACH COUNTY TAX COLLECTOR RECORDS THE CURRENT OWNER OF THE PROPERTY IS BETHEL CHURCH OF GOD INC.
5. The property was found in violation of Section 10-31 (FBC) 105.1 working without permits, 105.4 applying for a permit is not compliance, 110.1 no required inspections. The Signed Order Assessing Fine and Claim of Lien for Case 2021-55 is included in the file.

The property has remained in violation with little or no communication from the Property Owner. The fines are continuing to accrue and currently stand at \$235,000.00 and the Village has recorded a lien against the property. The building on the property was deemed an Unsafe Structure. Pursuant to Section 162.09, Florida Statutes, and the Village's Code, the Village is now seeking for the Code Enforcement Special Magistrate to authorize the Village to Foreclose the Lien. In the event that the Village is successful in obtaining this request before the Special Magistrate, a foreclosure action may be commenced by the Village against the above reference property.

5. NOTICE WAS mailed Certified and Regular the Property Owner's Address of Record AND ALSO POSTED AT THE PROPERTY and at Village Hall.
6. There has been no communication with the property owner.
7. SUBJECT TO ANY QUESTIONS YOU MIGHT HAVE, THIS CONCLUDES THE VILLAGE TESTIMONY.

Property Detail

Location Address : 4610 LUZON AVE
Municipality : PALM SPRINGS
Parcel Control Number : 70-42-44-24-12-000-0010
Subdivision : MANILA PARK IN
Official Records Book/Page : 30713 / 110
Sale Date : 06/21/2019
Legal Description : MANILA PARK, LTS 1 TO 3 INC

Owner Information**Owner(s)**

BETHEL CHURCH OF GOD INC

Mailing Address

4610 LUZON AVE
 LAKE WORTH BEACH FL 33461 3450

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
06/21/2019	\$10	30713 / 00110	QUIT CLAIM	BETHEL CHURCH OF GOD INC
10/20/2005	\$1	19452 / 01874	QUIT CLAIM	BETHEL CHURCH OF GOD INC
10/10/2001	\$135,000	13017 / 01983	WARRANTY DEED	FAIRCLOUGH TREVOR L &
11/17/1999	\$1	11558 / 00107	QUIT CLAIM	MOLINA MARIA
04/01/1990	\$98,500	06438 / 01354	WARRANTY DEED	
12/01/1989	\$100	06277 / 01418	CERT OF TITLE	

Exemption Information

Applicant/Owner(s)	Year	Detail
	2025	

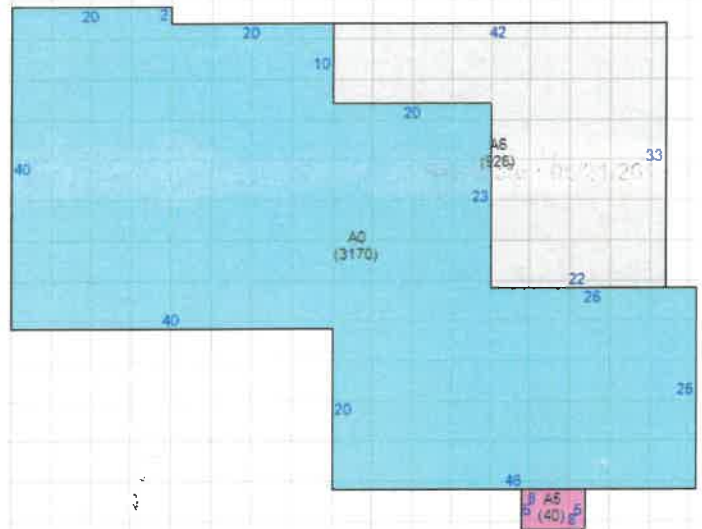
Property Information

Number of Units : 1
***Total Square Feet :** 4136
Acres : 1.03
Property Use Code : 0100—SINGLE FAMILY
Zoning : RM—RESIDENTIAL MULTI-FAMILY (70-PALM SPRINGS)

Building Details**Structural Details**

Structural Element for Building 1	Sketch for Building 1
Exterior Wall 1	MSY: CB STUCCO
Year Built	1954
Air Condition Desc.	HTG & AC
Heat Type	FORCED AIR DUCT
Heat Fuel	ELECTRIC
Bed Rooms	0
Full Baths	2
Half Baths	0
Exterior Wall 2	NONE
Roof Structure	GABLE/HIP
Roof Cover	ASPHALT/COMPOSITION
Interior Wall 1	PLASTER
Interior Wall 2	N/A
Floor Type 1	TERAZZO MONOLITHIC
Floor Type 2	N/A

Code Description	square Footage
FOP Finished Open Porch	40
BAS Base Area	3170
BAS Base Area	926
Total Square Footage	4136
Area Under Air	4096



Description	Year Built	Units
No Extra Feature Available		

Land Line #	Description	Zoning	Acres
1	SFR	RM	1.03

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$461,480	\$369,184	\$301,624	\$285,956	\$288,915
Land Value	\$153,161	\$153,161	\$139,194	\$87,241	\$87,241
Total Market Value	\$614,641	\$522,345	\$440,818	\$373,197	\$376,156

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$376,393	\$342,175	\$311,068	\$282,789	\$257,081
Exemption Amount	\$376,393	\$342,175	\$311,068	\$282,789	\$257,081
Taxable Value	\$0	\$0	\$0	\$0	\$0

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$0	\$0	\$0	\$0	\$0
NON AD VALOREM	\$564	\$560	\$532	\$476	\$471
TOTAL TAX	\$564	\$560	\$532	\$476	\$471

2/2

Account Information

Property Control Number: 70-42-44-24-12-000-0010	Property Type: Real Property	Status: Active
Mailing Address: 4610 LUZON AVE Lake Worth Beach, FL 33461-3450	Property Address: 4610 LUZON AVE LAKE WORTH, FL 33461	Legal Description: MANILA PARK, LTS 1 TO 3 INC
Owner of Record: BETHEL CHURCH OF GOD INC	Second Owner:	

Last updated: 3/11/2025 09:26:23 AM

2024 Real Estate and Tangible Personal Property Taxes will be delinquent as of April 1, 2025.
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: \$564.00

ADD ALL TO CART

2024 | BILL TYPE: ORIGINAL | BILL NO: 101633948 | ROLL: ANNUAL |
DUE \$564.00

ADD TO CART

[View Info](#)

Date	Total Tax	Paid	Amount Due If Paid By Date	Status	Payment Options
3/31/25	☒ \$564.00 Net Tax: \$564.00 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: \$0.00	\$0.00	☒ \$564.00 ▶ 3/11/25 \$564.00 3/31/25 \$564.00 4/30/25 \$602.42 5/30/25 \$602.42	Due	☐ \$564.00 Clear all Total: \$0.00 ADD TO CART

+ Recently Paid Bills

Due Date	Net Tax	Last Paid	Amount Paid	Status
4/1/24	☒ \$560.00 Net Tax: \$560.00 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: \$0.00	3/28/24		-\$560.00 Paid

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/23	☐ \$521.36 Net Tax: \$532.00 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$10.64	1/18/23	-\$521.36	 Paid
3/31/22	☐ \$476.20 Net Tax: \$476.20 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: \$0.00	3/28/22	-\$476.20	 Paid
3/31/21	☐ \$461.78 Net Tax: \$471.20 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$9.42	1/25/21	-\$461.78	 Paid
3/31/20	☐ \$454.27 Net Tax: \$473.20 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$18.93	11/27/19	-\$454.27	 Paid

 [Payment Info](#) - [Select to Expand Payment History for PIN](#)



ORDER AUTHORIZING FORECLOSURE

CASE NO.: 2021-55
RESPONDENT: BETHEL CHURCH OF GOD INC.
PROPERTY: 4610 LUZON AVENUE
LEGAL DESCRIPTION: MANILA PARK, LTS 1 TO 3 INC
PCN: 70-42-44-24-12-000-0010

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs ("Village") in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the **20th** day of **MARCH 2025**, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSION OF LAW and ORDER are hereby entered:

FINDINGS OF FACT

1. The Respondent was / was not present for the hearing.
2. The Village presented evidence and testimony relating to the subject code enforcement case including the relevant Order Finding Violation (the "Order").
3. Case No. 2021-55 is NOT in compliance as of the date of this order. Fines in the cases have accrued to \$235,000.00 and continue to accrue at \$100.00 per day, per violation.
4. The subject fines have not been paid and remain due and owing to the Village.
5. The subject property is not homestead under Section 4 Article X of the Florida State Constitution.

CONCLUSIONS OF LAW

The lien for Case No. 2021-55 was duly recorded in the public records and remains unpaid, and it has been more than three (3) months since the Village recorded its lien in the public record. Therefore, the statutory and code requirements to authorize foreclosure proceedings have been met.

ORDER

Pursuant to section 162.09, Florida Statutes, it is the Order of the Code Enforcement Special Magistrate that the Village Attorney is authorized to foreclose on the Code Enforcement lien in Case No. 2021-55.

DONE AND ORDERED on _____, 2025.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

By: _____
Special Magistrate



**CODE ENFORCEMENT
NOTICE OF REQUEST FOR AUTHORIZATION OF FORECLOSURE**

3/13/2025

Miguel Tijero & Israel Tijero
3734 Gulfstream Rd.
Lake Worth Beach, FL 33461 3587

CASES NO.: 2015-34, 2021-38, 2023-2612

Property Address: 3734 Gulfstream Road, Palm Springs, FL
Legal Description: LAKEWOOD GARDENS PLAT 1 S 100 FT OF W 104 FT OF
TR 1 BLK 4
Parcel Control Number: 70-43-44-19-11-004-0011

Dear Property Owner:

Your property at 3734 Gulfstream Road in the Village of Palm Springs has been determined to have violated the Village's Code of Ordinances in the above referenced Code Enforcement case. The fines for the violation(s) have accrued to \$88,000.00 and the Village has recorded liens against the property. Pursuant to section 162.09, Florida Statutes, and the Village's Code, the Village is now seeking for the Code Enforcement Special Magistrate to authorize the Village to foreclose the lien. **In the event that the Village is successful in obtaining this request before the Special Magistrate, a foreclosure action may be commenced by the Village against the above-referenced property or any other real property you own.**

The request will be presented to the Special Magistrate at a hearing, which you may attend. If you would like to discuss your case prior to that time in an effort to settle all outstanding matters including compliance and payment, please contact the Village Attorney by email at christy@torcivialaw.com or by telephone at (561) 686-8700. OTHERWISE, THE REQUEST WILL BE PRESENTED TO THE CODE ENFORCEMENT SPECIAL MAGISTRATE, **ON THURSDAY, MARCH 20, 2025 AT 10:00AM. IN THE VILLAGE COUNCIL CHAMBERS LOCATED AT 226 CYPRESS LANE, PALM SPRINGS, FLORIDA.**

Please govern yourself accordingly.

Sincerely,

Code Enforcement Division 561-584-8300 ext. 8520

CASE PRESENTATION
CASE No. CASE 2015-34, 2021-38, 2023-2612
(Village Foreclosure Request)

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 3734 GULFSTREAM ROAD IN THE VILLAGE OF PALM SPRINGS.
4. ACCORDING TO THE PALM BEACH COUNTY PROPERTY APPRAISER'S RECORDS AND PALM BEACH COUNTY TAX COLLECTOR RECORDS THE CURRENT OWNER OF THE PROPERTY IS MIGUEL TIJERO & ISRAEL TIJERO.
5. The property was found in violation of Case 2015-34 Section 78-69 failure to connect to Village wastewater system, Case 2021-38 Section 10-31 (FBC) 105.1 working without permits, 105.4 expired permits, 110.1 no required inspections Case 2023-2612 30-143 public nuisance; trash & debris visible (vacant lot). Orders were filed for each Case and Liens Recorded.

Compliance was achieved and a Fine Reduction Order for each case was granted with a date certain for payment. The dates required for reduced payment of the liens were missed and the Lien Reverted back to their original amounts. The property has now fallen out of compliance with no maintenance and has become a Public Nuisance with Trash & Debris visible. As a vacant lot it is also required to be sodded or seeded and maintained. The property will now be Cited for Repeat Violations for lack of Property Maintenance. Pursuant to Section 162.09, Florida Statutes, and the Village's Code, the Village is now seeking for the Code Enforcement Special Magistrate to authorize the Village to Foreclose the Lien. In the event that the Village is successful in obtaining this request before the Special Magistrate, a foreclosure action may be commenced by the Village against the above reference property.
5. NOTICE WAS mailed Certified and Regular the Property Owner's Address of Record AND ALSO POSTED AT THE PROPERTY and at Village Hall.
6. There has been no communication with the property owner.
7. SUBJECT TO ANY QUESTIONS YOU MIGHT HAVE, THIS CONCLUDES THE VILLAGE TESTIMONY.

Record: 24-00267 Code Enf. 

✓ Violation Intake → Investigate → Issue Citation NOV - NOH → Status: Closed

NOTICE ALERT: Address Violation x
ADDRESS: 3734 GULFSTREAM RD, PALM SPRINGS, FL 33461

Record #	24-00267	Status	Liened
Record Type	Code Enf.	Primary Contact	TIJERO MIGUEL & TIJERO ISRRAEL
Type	All other Violations	Location	3734 GULFSTREAM RD, Palm Springs, FL 33461
Sub Type		Approximate Location	NE corner of Gulfstream Rd and Lakewood Rd
Violation Description	Section 78-69 - Refusing, failing or neglecting to connect to the Village of Palm Springs wastewater system		
Inspector	ncuenot (Nanciann Cuenot)	PCN	70434419110040011
Initiated by		Citation #	Case No. 2015-34
		Clearance Type	
Notes	A Lien was recorded. Fines accrued at \$200/day for 124 days for a total fine amount of \$24,800.00. There is a new owner of the property who came before the Special Magistrate on March 21, 2024 with Request for Fine Reduction. The respondent was ordered to pay a reduced fine of \$2,480.00 by April 1., 2024 and in the event that said fine not paid, the fine and costs shall revert to the accured amount, prior to reduction of \$24,800.00. PROPERTY OWNER FAILED TO PAY 3 FINE REDUCTIONS - ALL LIENS REVERTED BACK TO ORIGINAL AMOUNTS. PENDING FORECLOSURE ON PROPERTY.		

Complaint Date	4/4/2024
Initiated	
CIT/NOV	10/19/2015
Compliance Date	12/26/2015
Ext Comply Date	
Hearing Date	11/10/2015
Ext Hearing Date	
Fee Due Date	12/10/2015
Lien Recorded	3/30/2016
Case Closed	
Record Closed	
CRA	
Complainant Name	
Complainant Phone	
Complainant	

Attachments

Attachments Details Plan Review

[Attach File](#) [Associate attachments](#) [Download selected attachments](#)



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

Case No.: 2015-34

**Village of Palm Springs, Florida
Petitioner,**

vs.

**MIGUEL & ISRAEL TIJERO
3734 GULFSTREAM ROAD
PALM SPRINGS, FL 33461 3587
Respondent.**

PCN: 70-43-44-19-11-004-0011

FINE REDUCTION OR ABATEMENT ORDER

THIS MATTER having come before the Village of Palm Springs Code Enforcement Special Magistrate on March 21st, 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 3734 GULFSTREAM RD. The property described as: (Legal Description) LAKEWOOD GARDENS PLAT 1 S 100 FT OF W 104 FT OF TR 1 BLK 4
2. On November 10th 2015, the Village of Palm Springs Code Enforcement Special Magistrate entered an order finding the Respondent in violation of Sections 78-69 Refusing, failing or neglecting to make connection to the Village of Palm Springs wastewater system of the Village of Palm Springs Code of Ordinances. The Respondent was given until December 26, 2015, within which to comply with the code, failing which a fine of \$200.00 per day was assessed against respondent. Administrative costs in the amount of \$151.20 were also levied against the Respondent.
3. On April 27, 2016 the Respondent corrected the violation.

IT IS HEREBY ORDERED, that:

A. Based upon the testimony of the parties, and viewing the facts presented in the light most favorable to the Respondent, the fine of \$24,800.00 is found to be excessive; and

X Respondent is ordered to pay a fine of \$2,480.00 and costs in the amount \$0.00 on or before April 1, 2024, and in the event that said fine is not paid, the fine and costs shall revert to the accrued amount, prior to abatement of \$24,800.00.

DONE AND ORDERED this 21st day of March 2024.

By:  Special Magistrate

Copies Furnished to the Parties by U.S. Mail

VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT

CODE CASE: 2015-34

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

v.
Sunfly LLC
3734 Gulfstream Road
Palm Springs, FL 33461

MAILING ADDRESS:
700 E Dania Beach Blvd., Ste. 202
Dania, FL 33004

Respondent(s).

CFN 20160106393
OR BK 28192 PG 0003
RECORDED 03/30/2016 08:51:08
Palm Beach County, Florida
Sharon R. Beck, CLERK & COMPTROLLER
Pgs 0003 - 4; (2pgs)

ORDER FINDING VIOLATION

Re: Violation of Section(s) 78-69 (Ordinance No. 2009-12, Refusing, failing or neglecting to make connections to the Village of Palm Springs wastewater system), of the Village of Palm Springs Code of Ordinances.

Address: 3734 Gulfstream Road
Palm Springs, FL 33461

Legal Description: LAKEWOOD GARDENS PLAT 1 S. 100 FT OF W 104 FT OF TR 1 BLK 4
PCN: 78-43-44-19-11-004-0011

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 10th day of November, 2015, 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, Sunfly LLC, as owner of 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/is not in violation of Section(s) 78-69, of the Village of Palm Springs Code of Ordinances as charged.

ORDER

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

- ☐ Although Respondent is in compliance with the code violation(s), Respondent has failed to pay and is ordered to pay the following amounts within _____ days of this order:
 - ☐ Citation fine of \$ _____
 - ☐ Re-inspection fee of \$ _____
 - ☐ Administrative costs of \$ _____

- ☐ Respondent is not in compliance with the code violation section(s) 78-69. Respondent must bring all violations into compliance by December 10, 2015. If Respondent fails to comply within the time

And pay administrative costs by December 10, 2015

Dec 26, 2015

given, a fine of \$200.00 per day 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.

Administrative costs of \$151.20

Respondent must pay all Citation Fines and Administration Costs by December 10, 2015.

Respondent has failed to pay and is ordered to pay the following amounts within _____ days of this order:

Citation fine of \$ _____

Re-inspection fee of \$ _____

Administrative costs of \$ _____

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 Narcissus 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) 304-4821 to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this 10th day of November, 2015.

VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
VILLAGE OF PALM SPRINGS

BY:

Susan A. Pulley
Special Magistrate

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

700 E Dania Beach Blvd., Ste. 202
Dania, FL 33004

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

Jane R. Worth
Jane R. Worth, CMC
Interim Village Clerk



Record: 24-00269 Code Enf.

Violation Intake → Investigate → Issue Citation NOV - NOH → Status: Closed

NOTICE ALERT: Address Violation
ADDRESS: 3734 GULFSTREAM RD, PALM SPRINGS, FL 33461

Saved

Record #	24-00269	Status	Liened
Record Type	Code Enf.	Primary Contact	TIJERO MIGUEL & TIJERO ISRRAEL
Type	Building	Location	3734 GULFSTREAM RD, Palm Springs, FL 33461
Sub Type		Approximate Location	NE corner of Gulfstream Rd and Lakewood Rd
Violation Description	Section 10-31 FBC 105.4 Expired permits Section 10-31 FBC 110.1 No Inspections	PCN	70434419110040011
Inspector	joey.sanders (Joey Sanders)	Citation #	Case No. 2021-38
Initiated by		Clearance Type	
Notes	A Lien was recorded. Fines accrued at \$100/day/violation a total fine amount of \$36,000.00. There is a new owner of the property who came before the Special Magistrate on February 15, 2024 with Request for Fine Reduction. The respondent was ordered to pay a reduced fine of \$3,600.00 by March 17, 2024 and in the event that said fine not paid, the fine and costs shall revert to the accrued amount, prior to abatement of \$36,000.00 FAILED TO PAY THE REDUCED FINE, THE LIEN REVERTED BACK.		

Complaint Date	4/4/2024
Initiated	7/7/2021
CIT/NOV	9/6/2021
Compliance Date	10/21/2021
Ext Comply Date	4/18/2022
Hearing Date	9/16/2021
Ext Hearing Date	
Fee Due Date	
Lien Recorded	
Case Closed	
Record Closed	
CRA	
Complainant Name	
Complainant Phone	
Complainant	

Attachments

Attachments Details Plan Review

[Attach File](#) [Associate attachments](#) [Download selected attachments](#)



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

Case No.: 2021-38A

**Village of Palm Springs, Florida
Petitioner, vs.**

**FAMI INVEST LLC
515 NORTH FLAGLER DRIVE, SUITE P300
WEST PALM BEACH, FL 33401
(Original) Respondent**

PCN: 70-43-44-19-11-004-0011

**MIGUEL & ISRAEL TIJERO
3734 GULFSTREAM ROAD
PALM SPRINGS, FL 33461
Respondent.**

FINE REDUCTION OR ABATEMENT ORDER

THIS MATTER having come before the Village of Palm Springs Code Enforcement Special Magistrate on February 15th, 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 current Respondent is the owner or occupant of 3734 GULFSTREAM RD. The property described as: (Legal Description) LAKEWOOD GARDENS PLAT 1 S 100 FT OF W 1 04 FT OF TR 1 BLK 4
2. On September 21st, 2021, the Village of Palm Springs Code Enforcement Special Magistrate entered an order finding the original Respondent in violation of **Sections FBC 105.4: Permits Expired and FBC 110.3: Inspection's Required** of the Village of Palm Springs Code of Ordinances. The original Respondent was given until October 21st, 2021, within which to comply with the code, failing which a fine of \$100.00 per day was assessed against original respondent. Administrative costs in the amount of \$173.49 were also levied against the original Respondent.
3. On April 18th 2022, the current Respondent corrected the violation.

IT IS HEREBY ORDERED, that:

A. Based upon the testimony of the parties, and viewing the facts presented in the light most favorable to the Respondent, the fine of \$36,000.00 is found to be excessive; and

Respondent is ordered to pay a fine of \$3,600.00 and costs in the amount \$173.49 on or before March 1st, 2024; and in the event that said fine is not paid, the fine and costs shall revert to the accrued amount, prior to abatement of \$36,000.00

to be paid today - 2-15-24

to be paid within 30 days or March 17, 2024

DONE AND ORDERED this 15th day of February, 2024.

By: _____

Special Magistrate

Copies Furnished to the Parties by _____

CFN 20240194861
OR BK 35063 PG 1930
 RECORDED 6/5/2024 2:13 PM
 Palm Beach County, Florida
 Joseph Abruzzo, Clerk
 Pgs: 1930 - 1931; (2pgs)

**VILLAGE OF PALM SPRINGS
 CODE ENFORCEMENT**

CIT CODE CASE: 2021-38

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

v.

FAMI INVEST LLC
515 N FLAGLER DRIVE SUITE P300
WEST PALM BEACH FL 33401 4326

Respondent(s).

ORDER FINDING VIOLATION

Re: Violation of Section(s) FBC Section 105.4: Permits Expired. FBC 110.3: Inspections required

Address: **3734 GULFSTREAM ROAD**
 Legal Description: **LAKEWOOD GARDENS PLAT 1 S 100 FT OF W 104 FT OF TR 1 BLK 4**
 PCN: **70-43-44-19-11-004-0011**

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 16TH day of SEPTEMBER, 2021, 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 Section(s) FBC Section 105.4: Permits Expired. FBC 110.3: Inspections required; of the Code of Ordinances of the Village of Palm Springs.
- ☐ Respondent was in violation of Section(s) FBC Section 105.4: Permits Expired. FBC 110.3: Inspections required; 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 OCTOBER 21, 2021.
- ☐ Administrative costs of \$173.49
- ☐ 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 21, 2021**. 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 21, 2021**.

☒ Administrative costs of **\$173.49**
☒ 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 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 16th day of September, 2021.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

BY:

[Signature]
Special Magistrate

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

**515 N FLAGLER DRIVE SUITE P300
WEST PALM BEACH, FL 33401 4326**

STATE OF FLORIDA
COUNTY OF PALM BEACH
VILLAGE OF PALM SPRINGS

I hereby certify this is a true and correct copy of the Code Case 2021-38 Order Finding Violation and the original is on file in the Clerk's Office.

[Signature]
JANE R. WORTH, CMC
Deputy Village Clerk



Record: 24-00270 Code Enf. 田

Violation Intake Investigate Issue Citation NOV - NOH Status: Closed

NOTICE ALERT: Address Violation x
ADDRESS: 3734 GULFSTREAM RD, PALM SPRINGS, FL 33461
Contact is Temporary

Saved x

Record #	24-00270	Status	Liened
Record Type	Code Enf.	Primary Contact	TIJERO MIGUEL & TIJERO ISRAEL [I]
Type	Public Nuisances	Location	3734 GULFSTREAM RD, Palm Springs, FL 33461
Sub Type	Garbage, Refuse and Rubbish	Approximate Location	NE corner of Gulfstream Rd and Lakewood Rd
Violation Description	Section 30-143 Trash & debris	PCN	70434419110040011
Inspector	joey.sanders (Joey Sanders)	Citation #	CIT 2023-2612
Initiated by		Clearance Type	
Notes	A Lien was recorded. Fines accrued at \$100/day/violation a total fine amount of \$28,000.00. There is a new owner of the property who came before the Special Magistrate on February 15, 2024 with Request for Fine Reduction. The respondent was ordered to pay a reduced fine of \$2,800.00 by March 17, 2024 and in the event that said fine not paid, the fine and costs shall revert to the accrued amount, prior to abatement of \$28,000.00 FAILED TO PAY THE REDUCED FINE, THE LIEN REVERTED BACK.		

Complaint Date	4/4/2024
Initiated	
CIT/NOV	2/6/2023
Compliance Date	3/15/2023
Ext Comply Date	
Hearing Date	2/16/2024
Ext Hearing Date	
Fee Due Date	
Lien Recorded	4/5/2023
Case Closed	
Record Closed	
CRA	
Complainant Name	
Complainant Phone	
Complainant	

Attachments

Attachments Details Plan Review

[Attach File](#) [Associate attachments](#) [Download selected attachments](#)



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

Case No.: 2023-2612

**Village of Palm Springs, Florida
Petitioner,**

vs.

**MIGUEL & ISRRAEL TIJERO
3734 GULFSTREAM ROAD
PALM SPRINGS, FL 33461 3587
Respondent.**

PCN: 70-43-44-19-11-004-0011

FINE REDUCTION OR ABATEMENT ORDER

THIS MATTER having come before the Village of Palm Springs Code Enforcement Special Magistrate on February 15th, 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 3734 GULFSTREAM RD. The property described as: (Legal Description) LAKEWOOD GARDENS PLAT 1 S 100 FT OF W 104 FT OF TR 1 BLK 4
2. On February 16th, 2023, the Village of Palm Springs Code Enforcement Special Magistrate entered an order finding the Respondent in violation of Sections 30-143 Public Nuisance: Trash and Debris of the Village of Palm Springs Code of Ordinances. The Respondent was given until March 15th, 2023, within which to comply with the code, failing which a fine of \$100.00 per day was assessed against respondent. Administrative costs in the amount of \$311.14 were also levied against the Respondent.
3. On December 20th the Respondent corrected the violation.

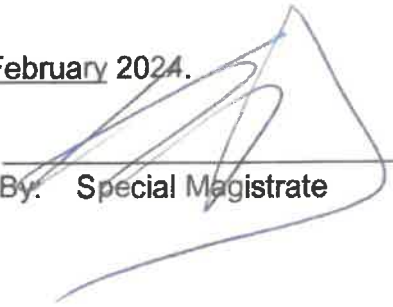
IT IS HEREBY ORDERED, that:

A. Based upon the testimony of the parties, and viewing the facts presented in the light most favorable to the Respondent, the fine of \$28,000.00 is found to be excessive; and

Respondent is ordered to pay a fine of \$2,800.00 and costs in the amount \$0.00 on or before March 1st, 2024, and in the event that said fine is not paid, the fine and costs shall revert to the accrued amount, prior to abatement of \$28,000.00.

within 30 days or March 17, 2024

DONE AND ORDERED this 15th day of February 2024.


By: Special Magistrate

Copies Furnished to the Parties by U.S. Mail

VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT

CIT CODE CASE: 2023-2812

CFN 20230112802
OR BK 34221 PG 1608
RECORDED 4/5/2023 3:53 PM
Palm Beach County, Florida
Joseph Abruzzo, Clerk
Pgs: 1608 - 1609; (2pgs)

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

v.

ISRRAEL TJERO &
MIGUEL TJERO
3734 GULFSTREAM ROAD
LAKE WORTH BEACH FL 33461 3587

Respondent(s).

ORDER FINDING VIOLATION

Re: Violation of Section(s) Section 30-143 Public nuisance: Trash and debris

Address: 3734 GULFSTREAM ROAD
Legal Description: LAKEWOOD GARDENS PLAT 1 S 100 FT OF W 104 FT OF TR 1 BLK 4
PCN: 70-43-44-19-11-004-0011

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 182, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the 16th day of FEBRUARY, 2023, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER are hereby entered:

FINDINGS OF FACT

1. The Respondent 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 Section 30-143 Public nuisance: Trash and debris of the Code of Ordinances of the Village of Palm Springs.
- ☐ Respondent was in violation of Section 30-143 Public nuisance: Trash and debris 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 MARCH 15, 2023.
- ☐ Administrative costs of \$181.14
☐ Citation fine of \$100.00
☐ Re-inspection fee of \$30.00

- ☒ 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 **MARCH 15, 2023**. 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 **MARCH 15, 2023**.

- ☒ Administrative costs of **\$181.14**
☒ Citation fine of **\$100.00**
☒ Re-inspection fee of **\$30.00**

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 33481, 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 8523 to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this 16th day of FEBRUARY, 2023.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
VILLAGE OF PALM SPRINGS

BY:

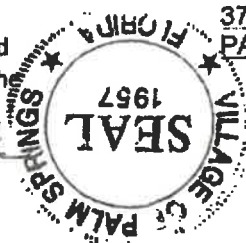
Special Magistrate

I hereby certify that this is a true and correct copy of Code Case 2023-2612 and the original is on file in the

Clerk's Office

Jane R. Worth, CMC
Deputy Village Clerk

A copy of this order has been furnished to the respondent at the following statutory address:
3734 GULFSTREAM ROAD
PALM SPRINGS FL 33461



Property Detail

Location Address : 3734 GULFSTREAM RD
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-19-11-004-0011
Subdivision : LAKEWOOD GARDENS PL 1 IN
Official Records Book/Page : 33321 / 1540
Sale Date : 02/09/2022
Legal Description : LAKEWOOD GARDENS PLAT 1 S 100 FT OF W 104 FT OF TR 1 BLK 4

Owner Information**Owner(s)**

TIJERO ISRRAEL
 TIJERO MIGUEL &

Mailing Address

3734 GULFSTREAM RD
 LAKE WORTH BEACH FL 33461 3587

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
02/09/2022	\$190,000	33321 / 01540	WARRANTY DEED	TIJERO MIGUEL &
10/10/2018	\$10	30254 / 00227	QUIT CLAIM	FAMI INVEST LLC
03/09/2016	\$10	28272 / 00620	QUIT CLAIM	KASA IMMOBILIER LLC
06/04/2015	\$217,000	27647 / 01311	WARRANTY DEED	SUNFLY LLC
01/20/2015	\$90,000	27403 / 00238	WARRANTY DEED	KASA IMMOBILIER LLC
09/18/2014	\$64,200	27049 / 00969	CERT OF TITLE	DEUTSCHE BANK NATL TRUST CO TR
06/27/2005	\$260,000	18839 / 00001	WARRANTY DEED	PICONE JEANINE A
01/14/2005	\$112,000	18044 / 00950	WARRANTY DEED	CASA PARTNERS INC
07/01/1997	\$75,900	09897 / 01857	WARRANTY DEED	
11/01/1996	\$100	09540 / 01191	CERT OF TITLE	
05/01/1994	\$70,000	08266 / 01214	WARRANTY DEED	
08/01/1993	\$100	07863 / 01145	QUIT CLAIM	
04/01/1992	\$45,500	07196 / 01280	WARRANTY DEED	
07/01/1991	\$54,900	06889 / 01136	CERT OF TITLE	
05/01/1984	\$74,000	04230 / 01558	WARRANTY DEED	
01/01/1979	\$21,500	03185 / 01248		

Exemption Information

No Exemption Information Available.

Property Information

Number of Units :
***Total Square Feet :** 0
Acres : .24
Property Use Code : 0000—VACANT
Zoning : RM—RESIDENTIAL MULTI-FAMILY (70-PALM SPRINGS)

Building Details**Structural Details**

Structural Element for Building 1

Sketch for Building 1

Subarea and Square Footage for Building 1

Code Description square Footage

No data found

Account Information

Property Control Number:
70-43-44-19-11-004-0011

Mailing Address:
3734 GULFSTREAM RD
Lake Worth Beach, FL 33461-3587

Owner of Record:
TIJERO MIGUEL &

Property Type:
Real Property

Property Address:
3734 GULFSTREAM RD
PALM SPRINGS, FL 33461

Second Owner:
TIJERO ISRRAEL

Status: Active

Legal Description:
LAKEWOOD GARDENS PLAT 1 S 100 FT OF
W 104 FT OF TR 1 BLK 4

Last updated: 3/05/2025 09:45:22 AM

2024 Real Estate and Tangible Personal Property Taxes will be delinquent as of April 1, 2025.
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: \$3,048.84 Total Due: \$15,050.07 [ADD ALL TO CART](#)

2024 | BILL TYPE: ORIGINAL | BILL NO: 101626819 | ROLL: ANNUAL |
DUE \$3,048.84

[ADD TO CART](#)

Date	Total Tax	Paid	Amount Due if Paid By Date	Status	Payment Options
3/31/25	☐ \$3,048.84	\$0.00	☐ \$3,048.84	☒ Due	☐ \$3,048.84
	Net Tax: \$3,048.84		☒ 3/5/25 \$3,048.84		Clear all
	Interest: \$0.00		3/31/25 \$3,048.84		
	Penalty: \$0.00		4/30/25 \$3,161.81		
	Fees: \$0.00		5/30/25 \$3,161.81		
	Discount: \$0.00				
Total: \$0.00					ADD TO CART

[View Info](#)

2023 | BILL TYPE: TAX CERTIFICATE | BILL NO: (05/31/2024) 2024:19094 |
ROLL: ANNUAL |
PAST DUE \$4,040.84

NOT PAYABLE ?

[View Info](#)

Date	Total Tax	Paid	Amount Due If Paid By Date	Status	Payment Options
4/1/24	☐ \$4,040.84	\$0.00	☐ \$4,040.84	● Past Due	
	Net Tax: \$3,819.73		▶ 3/5/25 \$4,040.84		
	Interest: \$214.86		3/31/25 \$4,040.84		
	Penalty: \$0.00		4/30/25 \$4,062.33		
	Fees: \$6.25		5/30/25 \$4,083.81		
	Discount: \$0.00				

2022 | BILL TYPE: TAX CERTIFICATE | BILL NO: (05/31/2023) 2023:15997 |
ROLL: ANNUAL |
PAST DUE \$7,960.39

NOT PAYABLE ?

[View Info](#)

Date	Total Tax	Paid	Amount Due If Paid By Date	Status	Payment Options
3/31/23	☐ \$7,960.39	\$0.00	☐ \$7,960.39	● Past Due	
	Net Tax: \$7,575.37		▶ 3/5/25 \$7,960.39		
	Interest: \$378.77		3/31/25 \$7,960.39		
	Penalty: \$0.00		4/30/25 \$7,960.39		
	Fees: \$6.25		5/30/25 \$7,960.39		
	Discount: \$0.00				

+ Recently Paid Bills

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/22	☐ \$6,145.82	2/14/22	-\$6,145.82	● Paid
	Net Tax: \$6,207.91			
	Interest: \$0.00			
	Penalty: \$0.00			
	Fees: \$0.00			
	Discount: -\$62.09			
3/31/21	☐ \$6,188.02	2/15/22	-\$6,188.02	● Paid
	Net Tax: \$5,708.52			
	Interest: \$171.26			
	Penalty: \$0.00			
	Fees: \$308.24			
	Discount: \$0.00			
4/15/20	☐ \$5,851.17	2/15/22	-\$5,851.17	● Paid
	Net Tax: \$5,397.05			
	Interest: \$161.91			
	Penalty: \$0.00			
	Fees: \$292.21			
	Discount: \$0.00			

 [Payment Info](#) - [Select to Expand Payment History for PIN](#)



CODE ENFORCEMENT
NOTICE OF REQUEST FOR AUTHORIZATION OF FORECLOSURE

3/13/2025

Miguel Tijero & Israel Tijero
3734 Gulfstream Rd.
Lake Worth Beach, FL 33461 3587

CASES NO.: 2015-34, 2021-38, 2023-2612

Property Address: 3734 Gulfstream Road, Palm Springs, FL
Legal Description: LAKEWOOD GARDENS PLAT 1 S 100 FT OF W 104 FT OF
TR 1 BLK 4
Parcel Control Number: 70-43-44-19-11-004-0011

Dear Property Owner:

Your property at 3734 Gulfstream Road in the Village of Palm Springs has been determined to have violated the Village's Code of Ordinances in the above referenced Code Enforcement case. The fines for the violation(s) have accrued to \$88,000.00 and the Village has recorded liens against the property. Pursuant to section 162.09, Florida Statutes, and the Village's Code, the Village is now seeking for the Code Enforcement Special Magistrate to authorize the Village to foreclose the lien. **In the event that the Village is successful in obtaining this request before the Special Magistrate, a foreclosure action may be commenced by the Village against the above-referenced property or any other real property you own.**

The request will be presented to the Special Magistrate at a hearing, which you may attend. If you would like to discuss your case prior to that time in an effort to settle all outstanding matters including compliance and payment, please contact the Village Attorney by email at christy@torcivialaw.com or by telephone at (561) 686-8700. OTHERWISE, THE REQUEST WILL BE PRESENTED TO THE CODE ENFORCEMENT SPECIAL MAGISTRATE, **ON THURSDAY, MARCH 20, 2025 AT 10:00AM. IN THE VILLAGE COUNCIL CHAMBERS LOCATED AT 226 CYPRESS LANE, PALM SPRINGS, FLORIDA.**

Please govern yourself accordingly.

Sincerely,

 (561-814-3208)
Code Enforcement Division

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Case No. 2015-34, 2021-38, 2023-2612

MIGUEL TIJERO
ISRRAEL TIJERO
3734 MEADOW ROAD
LAKE WORTH BEACH, FL 33461 3587
Respondent(s)

AFFIDAVIT OF SERVICE

I, Tom Gehrman, being duly sworn, depose and say that:

On the 7th Day of MARCH 2025 at 2:17pm, I served the attached Notice of Violation/Notice of Hearing on the within named Respondent(s), Miguel & Isrrael Tijero at 3734 Meadow Road, Palm Springs, FL 33461 3587 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 at the above property address and at Palm Springs Village Hall, 226 Cypress Lane, Palm Springs, FL 33461. PHOTOS INCLUDED

I understand that I am swearing or affirming under oath to the truthfulness of the claims made above.

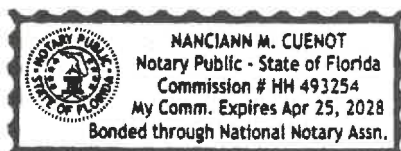
By: Tom Gehrman
Code Enforcement Officer

Date: March 12, 2025

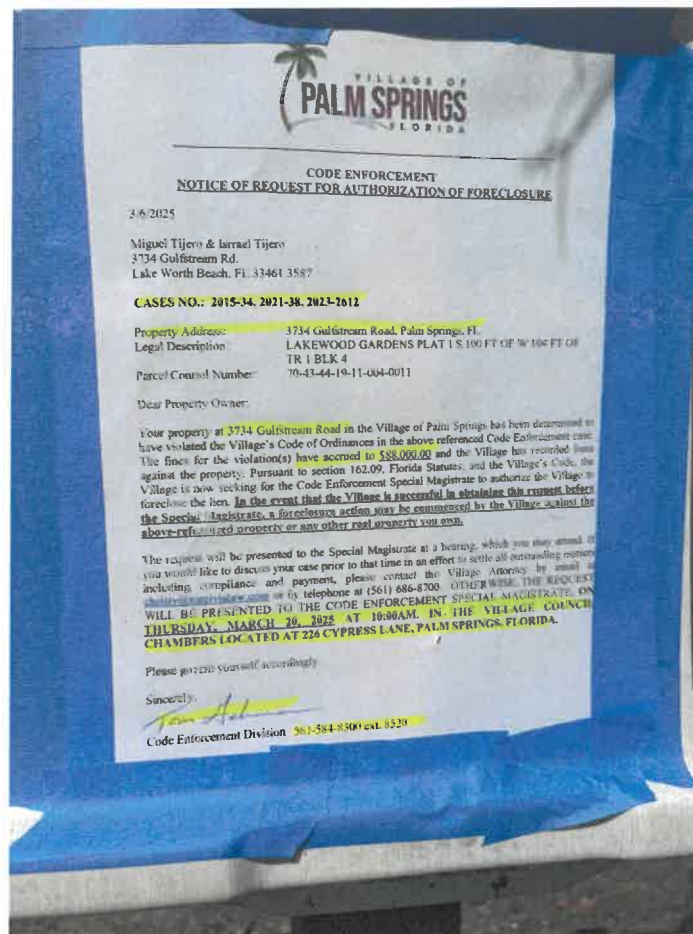
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 12th day of March, 2025 by Tom Gehrman, Code Enforcement Officer, who is personally known to me or who has produced a Florida driver's license as identification.

(SEAL)



Nanciann M. Cuenot
NOTARY PUBLIC, State of Florida



3/7/2025 2:16:46 PM



3/7/2025 2:17:03 PM



3/7/2025 2:17:21 PM



3/7/2025 2:17:32 PM



3/7/2025 2:17:25 PM



3/7/2025 2:17:10 PM



PALM SPRINGS POLICE
230 CYPRESS LANE
PALM SPRINGS, FL 334

POSTAL SERVICE CERTIFIED MAIL



9489 0178 9820 3034 7924 10

Label 890-QDT, March 2023

MIGUEL TIJERO
ISRRAEL TIJERO
3734 GULFSTREAM ROAD
LAKE WORTH BEACH, FL 33461 3587

9489 0178 9820 3034 7924 10



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

MIGUEL TIJERO
ISRRAEL TIJERO
3734 GULFSTREAM ROAD
LAKE WORTH BEACH, FL 33461 3587



quodient
FIRST-CLASS MAIL
IMI
\$008.16⁰
03/06/2025 ZIP 33480
043M31255277

US POSTAGE



quodient
FIRST-CLASS MAIL
IMI
\$000.69⁰
03/06/2025 ZIP 33480
043M31255277

US POSTAGE



ORDER AUTHORIZING FORECLOSURE

CASE NO.; 2015-34,2021-38,2023-2612

RESPONDENT: MIGUEL TIJERO & ISRRAEL TIJERO

PROPERTY: 3734 GULFSTREAM ROAD

LEGAL DESCRIPTION: LAKEWOOD GARDENS PLAT 1 S 100 FT OF W 104 FT OF TRI BLK4

PCN: 70-43-44-19-11-004-0011

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs ("Village") in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the 20th day of MARCH 2025, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSION OF LAW and ORDER are hereby entered:

FINDINGS OF FACT

1. The Respondent was / was not present for the hearing.
2. The Village presented evidence and testimony relating to the subject code enforcement case including the relevant Order Finding Violation (the "Order").
3. Cases No. 2015-34, 2021-38, 2023-2612 is in compliance as of the date of this order. Fines in the cases have accrued to \$88,800.00.
4. The subject fines have not been paid and remain due and owing to the Village.
5. The subject property is not homestead under Section 4 Article X of the Florida State Constitution.

CONCLUSIONS OF LAW

The liens for Cases No. 2015-34, 2021-38, 2023-2612 was duly recorded in the public records and remains unpaid, and it has been more than three (3) months since the Village recorded its lien in the public record. Therefore, the statutory and code requirements to authorize foreclosure proceedings have been met.

ORDER

Pursuant to section 162.09, Florida Statutes, it is the Order of the Code Enforcement Special Magistrate that the Village Attorney is authorized to foreclose on the Code Enforcement lien in Cases No. 2015-34, 2021-38, 2023-2612.

DONE AND ORDERED on _____ 2025.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

By: _____
Special Magistrate

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2025-08

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

V.

CARLOS OSUNA
MIRLA OSUNA
4517 OAK TERRACE DRIVE
LAKE WORTH FL 33463 3719
Respondent.

Notices

CERTIFIED 3-5-25

9489 0178 9820 3034 7924 03

Regular 3-5-25

Posting 3-7-25

PCN 70-43-44-19-20-066-0010

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 **MARCH 3, 2025**, the Respondent, **CARLOS & MIRLA OSUNA** owners of the property at **3990 LAKEWOOD DRIVE, PALM SPRINGS, FL, 33461** is in violation of local ordinances.

SECTION 10-31 Florida Building Code Adopted Minimum Standards for the Village of Palm Springs.

Violations: Work without Permits, siding, windows, enclosing space, electrical, outside door.

FBC 105.1 Issued permits required for work

FBC 110.1 Inspections Required for work done

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 8520, at 10:00 a.m., on **THURSDAY MARCH 20, 2025**. 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 561 584-8200 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 561-584-8200 ext. 8522

Date Issued: MARCH 4, 2025


Code Officer

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2025-08

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,
V.

CARLOS OSUNA
MIRLA OSUNA
4517 OAK TERRACE DRIVE
LAKE WORTH FL 33463 3719
Respondent.

PCN 70-43-44-19-20-066-0010

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 **MARCH 3, 2025**, the Respondent, **CARLOS& MIRLA OSUNA** owners of the property at **3990 LAKEWOOD DRIVE, PALM SPRINGS, FL, 33461** is in violation of local ordinances.

SECTION 10-31 Florida Building Code Adopted Minimum Standards for the Village of Palm Springs.
Violations: Work without Permits, siding, windows, enclosing space, electrical, outside door.
FBC 105.1 Issued permits required for work
FBC 110.1 Inspections Required for work done

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 8520, at 10:00 a.m. on THURSDAY MARCH 20, 2025. 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 561 584-8200 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. 8522

Date Issued: MARCH 3, 2025

Tom Gehrman
Printed Name of Officer

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Case No. 2025 - 08

CARLOS OSUNA
MIRLA OSUNA
4517 OAK TERRACE DRIVE
LAKE WORTH BEACH, FL 33463 3719

Respondent(s)

AFFIDAVIT OF SERVICE

I, TOM GEHRMAN, being duly sworn, depose and say that:

On the 7th Day of MARCH 2025 at 2:21 PM, I served the attached Notice of Violation/Notice of Hearing on the within named Respondent(s), CARLOS & MIRLA OSUNA at 3990 LAKEWOOD ROAD, Palm Springs, FL 33461 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 at the above property address and at Palm Springs Village Hall, 226 Cypress Lane, Palm Springs, FL 33461. PHOTOS INCLUDED

I understand that I am swearing or affirming under oath to the truthfulness of the claims made above.

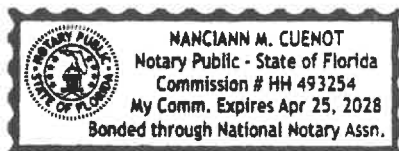
By: Tom Gehrmann
Code Enforcement Officer

Date: March 12, 2025

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 12th day of MARCH, 2025 by Tom Gehrmann, Code Enforcement Officer, who is personally known to me or who has produced a Florida driver's license as identification.

(SEAL)



Nanciann M. Cuenot
NOTARY PUBLIC, State of Florida

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2025-08

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner:
V.

CARLOS OSUNA
MIRLA OSUNA
4517 DAK TERRACE DRIVE
LAKE WORTH FL 33463 2719
Respondent

PCN 78-43-44-19-20-566-0010

STATE OF FLORIDA
COUNTY OF PALM BEACH

NOTICE OF VIOLATION AND NOTICE OF HEARING

THE UNDERSIGNED CERTIFIES AND SWEARS that he has just and reasonable grounds to believe, and does believe that on MARCH 3, 2025, the Respondent, **CARLOS & MIRLA OSUNA**, owners of the property at **2990 LAKEWORTH DRIVE, PALM SPRINGS, FL 33461** is in violation of local ordinance

SECTION 10-31, Florida Building Code Adopted Minimum Standards for the Village of Palm Springs
Violations: Work without Permits, sliding windows, enclosing space, electrical, outside door.
FBC 105.1 Insured permits required for work
FBC 115.1 Inspections Required for work done

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: 561-564-8200 Ext 8520, at 10:00 AM on THURSDAY MARCH 20, 2025. 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 VIOLATIONS, 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 right 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 as soon as violations are achieved by calling the Code Enforcement Office at 561-564-8200 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 up to \$500.00 per day, per violation, for each and every day that such 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. Formal rules of evidence shall not apply, but fundamental due process shall be observed and shall govern the proceedings. If you wish to have witnesses subpoenaed to if you have other against you, prior to a final determination by the Magistrate. If you wish to have witnesses subpoenaed to if you have other against you, prior to a final determination by the Magistrate. If you wish to have witnesses subpoenaed to if you have other against you, prior to a final determination by the Magistrate. If you wish to have witnesses subpoenaed to if you have other against you, prior to a final determination by the Magistrate.

Any interested party seeking to submit any evidence and will need to provide that a written report in the proceedings is made. Hearing will need a record of the proceedings and will need to provide that a written report in the proceedings is made. Hearing will need a record of the proceedings and will need to provide that a written report in the proceedings is made. Hearing will need a record of the proceedings and will need to provide that a written report in the proceedings is made.

Date Issued: MARCH 3, 2025

3/7/2025 2:21:39 PM



3/7/2025 2:21:50 PM



12/11/2024 10:16:45 AM



12/11/2024 10:16:41 AM



12/11/2024 10:16:40 AM



12/11/2024 10:16:13 AM



12/11/2024 10:15:54 AM



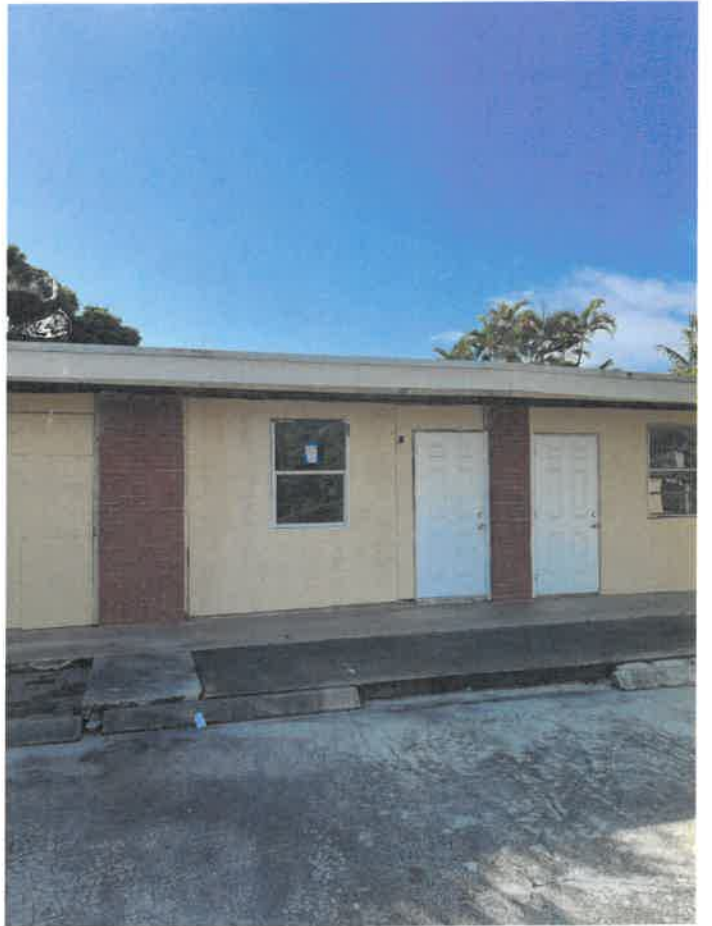
12/11/2024 10:15:25 AM



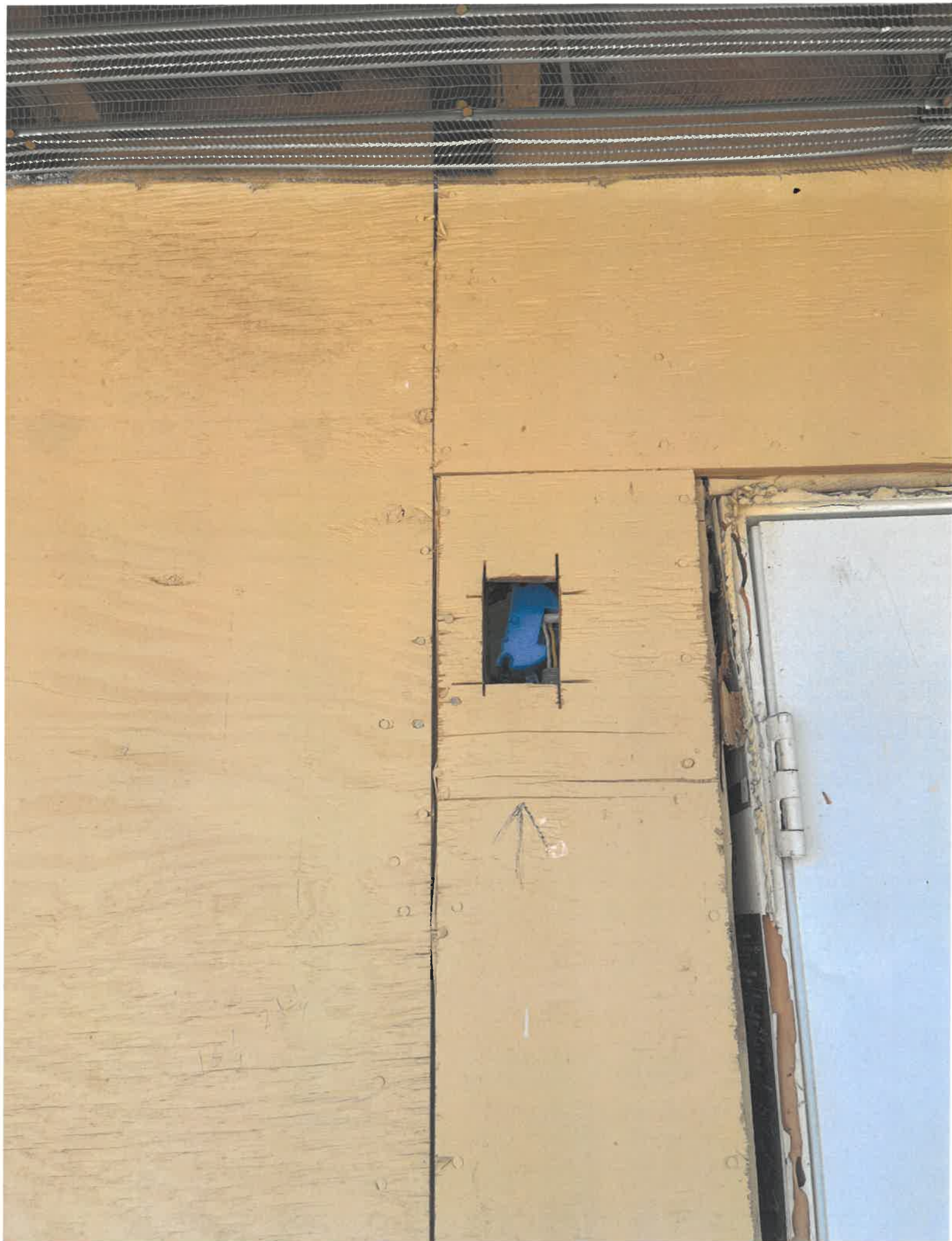
12/11/2024 10:15:21 AM



12/11/2024 10:15:05 AM



12/11/2024 10:14:56 AM







PALM SPRINGS POLICE DEPARTMENT

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

MARCH 3, 2025

CARLOS & MIRLA OSUNA
4517 OAK TERRACE DRIVE
LAKE WORTH, FL 33463 3719

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 at **3990 LAKEWOOD ROAD in Palm Springs, FL**
PCN: 70-43-44-19-20-066-0010

CASE 2025 - 08

SECTION 10-31 Florida Building Code Adopted as the Minimum Standards for the Village of Palm Springs.
Violations: Work without Permits, siding, windows, enclosing space, electrical, outside door.
FBC 105.1 Issued permits required for work
FBC 110.1 Inspections Required for work done

The options available include coming into voluntary compliance **OR** arguing your case at the Special Magistrate hearing, **THURSDAY MARCH 20, 2025, AT 10:00 AM** that is noted on your citation. This is part of your rights under the judicial system.

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

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

Respectfully,

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

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

Professionalism · Respect · Integrity · Duty · Excellence



PALM SPRINGS POLICE DEPARTMENT

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

MARCH 3, 2025

CARLOS & MIRLA OSUNA
4517 OAK TERRACE DRIVE
LAKE WORTH, FL 33463 3719

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 at **3990 LAKEWOOD ROAD in Palm Springs, FL**

PCN: 70-43-44-19-20-066-0010

CASE 2025 - 08

SECTION 10-31 Florida Building Code Adopted as the Minimum Standards for the Village of Palm Springs.

Violations: Work without Permits, siding, windows, enclosing space, electrical, outside door.

FBC 105.1 Issued permits required for work

FBC 110.1 Inspections Required for work done

The options available include coming into voluntary compliance **OR** arguing your case at the Special Magistrate hearing, **THURSDAY MARCH 20, 2025, AT 10:00 AM** that is noted on your citation. This is part of your rights under the judicial system.

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

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

Respectfully,

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

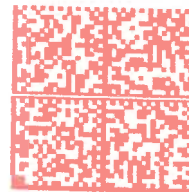
Tom Gehrman
Palm Springs Public Safety
Code Enforcement Officer
(T) 561-583-8300 ext. 8520
(cell) 561-814-3208
tgehrman@vpsfl.org

Professionalism · Respect · Integrity · Duty · Excellence



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

CARLOS OSUNA
MIRLA OSUNA
4517 OAK TERRACE DRIVE
LAKE WORTH, FL 33463 3719



quadiant
FIRST-CLASS MAIL
IMI
\$000.69⁹
03/05/2025 ZIP 33480
043M31255277

US POSTAGE



PALM SPRINGS POLICE
230 CYPRESS LANE
PALM SPRINGS, FL 334



UNITED STATES
POSTAL SERVICE

CERTIFIED MAIL[®]



9489 0178 9820 3034 7924 03

Label 890-QDT, March 2023

CARLOS OSUNA
MIRLA OSUNA
4517 OAK TERRACE DRIVE
LAKE WORTH, FL 33463 3719



quadiant
FIRST-CLASS MAIL
IMI
\$008.16⁹
03/05/2025 ZIP 33480
043M31255277

US POSTAGE

CASE PRESENTATION
CASE No. CASE 2025-08

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 3990 LAKEWOOD ROAD IN THE VILLAGE OF PALM SPRINGS.
4. ACCORDING TO THE PALM BEACH COUNTY PROPERTY APPRAISER'S RECORDS AND PALM BEACH COUNTY TAX COLLECTOR RECORDS THE CURRENT OWNER OF THE PROPERTY IS CARLOS & MIRLA OSUNA.

5. PERSUANT TO Complaints and Personal Observation there are VIOLATIONS OF ORDINANCES,

SECTION 10-31 Florida Building Code Adopted as the Minimum Standards for the Village of Palm Springs.

Violations: Work without Permits, siding, windows, enclosing space, electrical, outside door.

FBC 105.1 Issued permits required for work

FBC 110.1 Inspections Required for work done

Courtesy Notices were mailed and posted to the property and sent owner of record, discussions with Carlos Osuna at Village Hall regarding required compliance with Florida Building Codes.

There has been minimal communication and/or progress in obtaining a permit. No Applications in the Village System for Review. Mr. Carlos Osuna has visited PZ&B inquiring about the permits and met with the Village Building Official Peter Ringle..

5. On MARCH 3, 2025, I WROTE Notice of Violation/Notice of Hearing 2025-08 FOR THE VIOLATIONS THE NOTICE WAS Mailed Certified and Regular to the Property Owner's Address of Record AND ALSO POSTED AT THE PROPERTY and at Village Hall.

6. The Violations remain on the property.

7. **I REQUEST THAT THE RESPONDENT BE ORDERED to COME INTO COMPLIANCE BY APRIL 16, 2025.** Failure to GAIN COMPLIANCE with AN Issued Permit in the time designated will result in a \$100.00 per day, per violation fine for non-compliance.

8. THE VILLAGE HAS ALSO INCURRED COSTS IN THE AMOUNT OF \$339.10 CONDUCTING THIS INVESTIGATION AND HEARING. I REQUEST THAT THE RESPONDENT BE ORDERED TO REIMBURSE THOSE COSTS TO THE VILLAGE BY NO LATER THAN, APRIL 16, 2025.

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



Case Administrative / Court Costs

March 20, 2025, 3990 Lakewood Road - Carlos & Mirla Osuna

Case 2025-08

[illegible]

Parcel Records: 70434419200660010

Record #	Status	Type	Location	Case Manager	Description	Created
202500076	Corrections Required	Permit	3990 LAKEWOOD RD, 1, Palm Springs, FL 33463		2 ton ac changeout	Jan 21
25-00050	Warned	Code Enf.	3990 LAKEWOOD RD, 1, Palm Springs, FL 33463	tgehrman	FBC 105.1 & 110.1 working without permits Red Tags Posted	Jan 16
24-01291	Warned	Code Enf.	3990 LAKEWOOD RD, 1, Palm Springs, FL 33463	tgehrman	105.1 work w-o permits, 110.1 no required inspections Building, Electrical	12/11/2024
202400117	Corrections Required	Permit	3990 LAKEWOOD RD, Palm Springs, FL 33463		Meter cans 150A replace (like to Like)	2/2/2024
BT-4699-111904	Active	Business Tax	3990 N LAKEWOOD ROAD, 3, Palm Springs, FL	1320mram	BUSINESS PERMIT	
BT-4698-111903	Active	Business Tax	3990 N LAKEWOOD ROAD, 2, Palm Springs, FL	1320mram	BUSINESS PERMIT	
BT-4697-111902	Active	Business Tax	3990 N LAKEWOOD ROAD, 1, Palm Springs, FL	1320mram	BUSINESS PERMIT	
201700781	Closed	Permit	3990 LAKEWOOD ROAD, Palm Springs, FL 33461	1320icab	REROOF FLAT ROOF	6/12/2017
201600856	Closed	Permit	3990 LAKEWOOD ROAD, Palm Springs, FL 33461	1320crui	INSTALL NEW WOOD FENCE 6' HIGH	6/29/2016

Legend

PERMIT NO.

VIOLATION DO NOT REMOVE

CORRECTIONS MUST BE
MADE AS NOTED BELOW

3990 Lake Wood Rd

ADDRESS

☒ BLDG. ☒ ELEC. ☐ MECH. ☐ PLBG. ☐

Work Without Permits
Siding / windows & Stucco
Enclosing Space w/o Permits
Electrical w/o Permits

MULTIPLE UNITS Posted

☒ STOP WORK! CALL 561-584-8200 EXT. 8460
BETWEEN 8:30 AM - 3:00 PM

☐ VIOLATION! CORRECT AS NOTED

☐ 2nd REINSPECTION FEE OF \$100.00 MUST BE PAID.
EACH ADDITIONAL RE-INSPECTION FEE
INCREASES BY \$100.00

☐ CALL 561-584-8265 FOR REINSPECTIONS

Date: 12-11-2014

Inspector: Peter Ringle



PALM SPRINGS POLICE DEPARTMENT

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

December 11, 2024

**OSUNA CARLOS & OSUNA MIRLA
3990 LAKEWOOD RD
PALM SPRINGS, FL 33463**

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 3990 LAKEWOOD RD, 1, Palm Springs, FL 33463.

PCN: 70434419200660010

This property is in violation of local ordinances.

STOP WORK ORDERS POSTED (3)

Section Sec. 10-31. FBC 105.1 - Failure to obtain a required Building Permit; FBC 105.1 Building and Electrical Work

Section Sec. 10-31. FBC 110.1 - Failure to obtain a required Building Inspection; FBC 110.1 Building and Electrical Work

Compliance Date: DECEMBER 21, 2024

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

Respectfully,

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

Professionalism · Respect · Integrity · Duty · Excellence

Property Detail

Location Address : 3990 LAKEWOOD RD 1
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-19-20-066-0010
Subdivision : SUB 19-44-43
Official Records Book/Page : 27439 / 1276
Sale Date : 03/30/2015
Legal Description : SUB 19-44-43 W 158 FT OF N 110 FT OF TR 66 (LESS W 25 FT RD RW)

Owner Information**Owner(s)**

OSUNA CARLOS &
 OSUNA MIRLA

Mailing Address

4517 OAK TERRACE DR
 LAKE WORTH FL 33463 3719

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
03/30/2015	\$147,000	27439 / 01276	WARRANTY DEED	OSUNA CARLOS &
07/01/1988	\$30,000	05756 / 00837	CERT OF TITLE	
09/01/1984	\$85,000	04347 / 01620	WARRANTY DEED	
01/01/1975	\$54,000	02498 / 01610		

Exemption Information

No Exemption Information Available.

Property Information

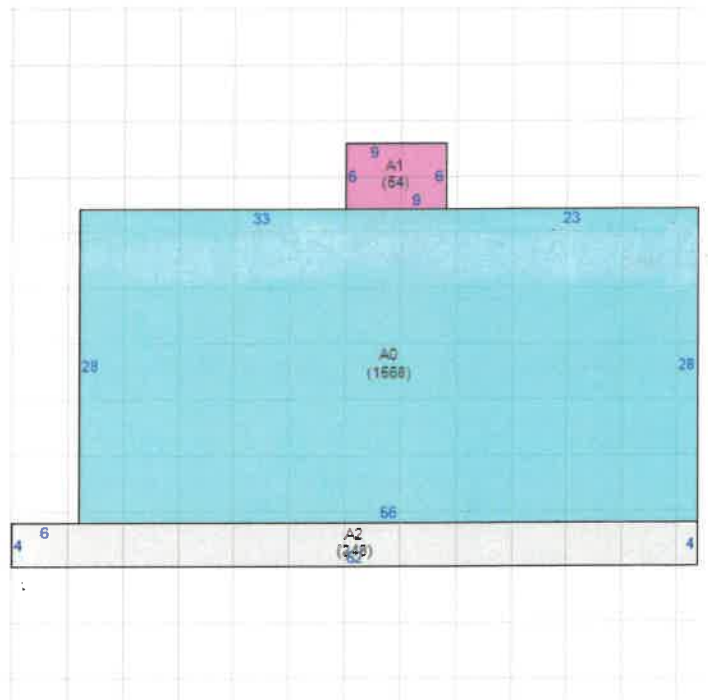
Number of Units : 3
***Total Square Feet :** 2790
Acres : .29
Property Use Code : 0800—MULTIFAMILY < 5 UNITS
Zoning : RM—RESIDENTIAL MULTI-FAMILY (70-PALM SPRINGS)

Building Details**Structural Details**

Structural Element for Building 1		Sketch for Building 1
Exterior Wall 1	WSF: WOOD SIDING	
Year Built	1970	
Air Condition Desc.	NO HTG/AC	
Heat Type	NONE	
Heat Fuel	NONE	
Bed Rooms	0	
Full Baths	3	
Half Baths	0	
Exterior Wall 2	NONE	
Roof Structure	FLAT	
Roof Cover	ROLLED COMPOSITION	
Interior Wall 1	DRYWALL	
Interior Wall 2	N/A	
Floor Type 1	VINYL ASBESTOS	
Floor Type 2	N/A	
Stories	1	

Subarea and Square Footage for Building 1

Code Description	square Footage
UOP Unfinished Open Porch	248
BAS Base Area	1568
UST Unfinished Storage	54
Total Square Footage	1870
Area Under Air	1568



Property Extra Feature

Description	Year Built	Units
Patio	1970	660
Patio	1970	772
Patio	1970	704
Patio	1970	386

Property Land Details

Land Line #	Description	Zoning	Acres
1	MULTI-FAMILY	RM	0.29

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$232,339	\$192,790	\$156,107	\$126,831	\$152,854
Land Value	\$176,891	\$200,329	\$202,679	\$116,249	\$117,000
Total Market Value	\$409,230	\$393,119	\$358,786	\$243,080	\$269,854

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$323,540	\$294,127	\$267,388	\$243,080	\$233,383
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$323,540	\$294,127	\$267,388	\$243,080	\$233,383

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$6,827	\$6,402	\$5,950	\$5,004	\$5,102
NON AD VALOREM	\$1,106	\$1,093	\$1,030	\$904	\$897
TOTAL TAX	\$7,933	\$7,494	\$6,979	\$5,908	\$5,999

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



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-08

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

**CARLOS & MIRLA OSUNA
3990 LAKEWOOD ROAD 1
PALM SPRINGS, FL 33461**

**MAILING ADDRESS:
CARLOS OSUNA & MIRLA OSUNA
4517 OAK TERRACE DRIVE
LAKE WORTH, FL 33463 3719
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): Failure to obtain the required building permit before starting work. Failure to have any required inspections of work.

Address: 3990 LAKEWOOD ROAD 1
Legal Description: SUB 19-44-43 W 158 FT OF N 110 FT OF TR 66 (LESS W 25
FT RD R/W)
PCN: 70-43-44-19-20-066-0010

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 **20th** day of **MARCH 2025**, 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): Failure to obtain the required building permit before starting work. Failure to have any required inspections of work.**

- ☐ 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): Failure to obtain the required building permit before starting work. Failure to have any required inspections of work.**

ORDER

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

- ☐ Respondent **has** brought the cited code violation(s) into compliance. The Respondent has failed to pay and is ordered to pay the following amounts on or before **April 16, 2025:**

- ☐ Administrative costs of **\$339.10**
- ☐ Citation fine of **\$ N/A**
- ☐ Re-inspection fee of **\$ N/A**

- ☐ Respondent **has not** brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before **April 16, 2025. If not in compliance by April 16, 2025, a \$200.00 per day, shall begin to accrue.** The Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **April 16, 2025:**

- ☐ Administrative costs of **\$339.10**
- ☐ 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. 8520 to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this 20th day of March 2025.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

Special Magistrate

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

4517 Oak Terrace Dr.

Lake Worth, FL, 33463 3719

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2025-10

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,
V.

Susana L Cedeno Rigol
4213 Narcissus Ave
Palm Springs, FL 33461

Respondent(s).

70-42-44-24-00-000-5060

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 **March 9th, 2025**, the Respondent(s), **Susana L Cedeno Rigol** owner(s) of the property at **4213 Narcissus Ave, PALM SPRINGS, FL, 33461** is in violation of local ordinances.

SECTION 10-31 (FBC 105.1 & 110.1)-Work w/o Permits- Obtain an after the fact permit for the installation of a wood fence, metal fence and concrete slab.

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

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

SECTION 10-8: Weeds-Remove all weeds attached to the chain-link fence.

SECTION 14-32: No Residential Rental Permit-Obtain a rental permit for the property.

SECTION 34-225: Repair or remove broken chain-link fence and remove broken metal fence post located in the front lawn.

SECTION 34-893: Remove prohibited blue and white canopy.

SECTION 34-914 & 34-915: Vehicles-Remove unregistered RV/camper off the property. RV/campers may not be used for living or sleeping purposes.

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

SECTION 10-9: Exterior Property Maintenance-Remove all metal shutters covering the windows.

These violations must be corrected on or before **March 18th, 2025**, 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 March 20th, 2025**. IF THE VIOLATION IS CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.

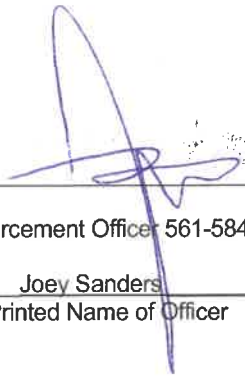
YOU ARE HEREBY ORDERED to appear and answer the above charges. You may choose to waive your rights to this hearing and the costs as determined by the Special Magistrate. Your failure to appear may result in the Special Magistrate proceeding in your absence.

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

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

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

CE/ CEB Case No. _____



Code Enforcement Officer 561-584-8300 ext. 8525

Date Issued: March 9th, 2025

Joey Sanders
Printed Name of Officer

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

**VILLAGE OF PALM SPRINGS,
FLORIDA,**

Petitioner

Case No. 2025-10

RETURN OF SERVICE

**SUSANA L CEDENO RIGOL
4213 NARCISSUS AVE
PALM SPRINGS, FL 33461 3468**
_____ /

Respondent

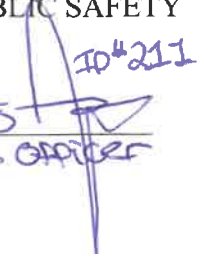
On the **9th Day of March 2025 at 3:13PM**, I served the attached NOV/NOH on the within named Respondent, **Susana L Cedeno Rigol** at **4213 Narcissus Ave**, Palm Springs, FL 33461 and posted the notice at Palm Springs Village Hall, 226 Cypress Lane, Palm Springs, FL 33461 Palm Beach County, Florida, 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.

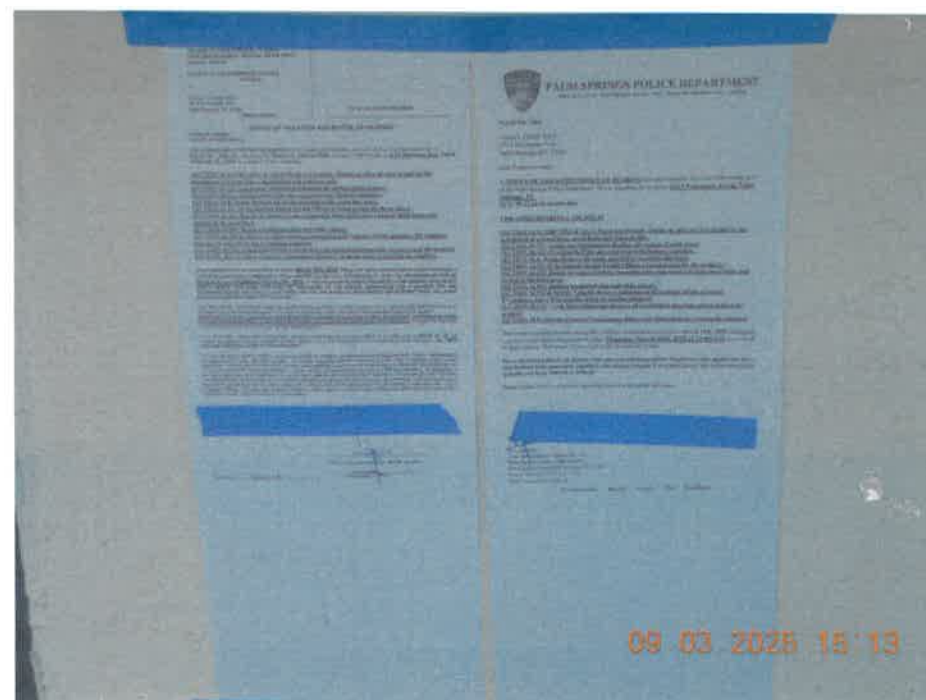
_____ **XX** **POSTED BY:** Securely affixing a copy to a conspicuous place on the property described within. PHOTO INCLUDED

VILLAGE OF PALM SPRINGS
DEPARTMENT OF PUBLIC SAFETY

By: Joey Sanders 
Code Enforcement Officer



DSCN9541.JPG



DSCN9539.JPG



DSCN9470.JPG



DSCN9473.JPG



DSCN9474.JPG



DSCN9475.JPG



DSCN9476.JPG



DSCN9477.JPG



DSCN9478.JPG



DSCN9479.JPG



DSCN9480.JPG



DSCN9481.JPG



DSCN9482.JPG



DSCN9483.JPG



DSCN9484.JPG



DSCN9485.JPG



DSCN9486.JPG



DSCN9487.JPG



DSCN9488.JPG



DSCN9489.JPG



DSCN9490.JPG



DSCN9491.JPG



DSCN9492.JPG



DSCN9493.JPG



DSCN9494.JPG



DSCN9103.JPG



DSCN9104.JPG



DSCN9105.JPG



DSCN9106.JPG



DSCN9107.JPG



DSCN9108.JPG



DSCN8445.JPG



DSCN8446.JPG



DSCN8447.JPG



DSCN8448.JPG



DSCN8449.JPG



DSCN7979.JPG



DSCN7980.JPG



DSCN7981.JPG



DSCN7982.JPG



DSCN7983.JPG



DSCN7009.JPG



DSCN7010.JPG



DSCN7011.JPG



DSCN7012.JPG



DSCN7013.JPG



DSCN7014.JPG



DSCN7015.JPG



DSCN6766.JPG



DSCN6767.JPG



DSCN6768.JPG



DSCN6769.JPG



DSCN6770.JPG



DSCN6771.JPG



DSCN6285.JPG



DSCN6286.JPG



DSCN6287.JPG



DSCN6288.JPG



DSCN6289.JPG



DSCN5665.JPG



DSCN5666.JPG



DSCN5667.JPG



DSCN5668.JPG



DSCN5669.JPG



DSCN5670.JPG



DSCN5671.JPG



DSCN5229.JPG



DSCN5230.JPG



DSCN5231.JPG



DSCN5232.JPG



DSCN5233.JPG



DSCN5234.JPG



DSCN5235.JPG



DSCN5236.JPG



DSCN4743.JPG



DSCN4744.JPG



DSCN4745.JPG



DSCN4746.JPG



DSCN4747.JPG



DSCN4504.JPG



DSCN4505.JPG



DSCN4506.JPG



DSCN4507.JPG



DSCN4253.JPG



DSCN4254.JPG



DSCN4255.JPG



DSCN4256.JPG



DSCN4257.JPG



DSCN4258.JPG



DSCN3930.JPG



DSCN3931.JPG



DSCN3932.JPG



DSCN3933.JPG



DSCN3935.JPG



DSCN3936.JPG



DSCN3540.JPG



DSCN3541.JPG



DSCN3542.JPG



DSCN3543.JPG



DSCN3544.JPG



DSCN3545.JPG



DSCN3546.JPG



DSCN3548.JPG



DSCN3549.JPG



DSCN3550.JPG

4213 Narcissus Ave-2024



12/30/2023

4213 Narcissus Ave-2024



01/01/2024

4213 Narcissus Ave-2018



01/06/2018



PALM SPRINGS POLICE DEPARTMENT

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

March 9th, 2025

Susana L Cedeno Rigol
4213 Narcissus Ave
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 **4213 Narcissus Ave in Palm Springs, FL.**

PCN: 70-42-44-24-00-000-5060

VIOLATION/HEARING CASE 2025-10

SECTION 10-31 (FBC 105.1 & 110.1)-Work w/o Permits- Obtain an after the fact permit for the installation of a wood fence, metal fence and concrete slab.

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

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

SECTION 10-8: Weeds-Remove all weeds attached to the chain-link fence.

SECTION 14-32: No Residential Rental Permit-Obtain a rental permit for the property.

SECTION 34-225: Repair or remove broken chain-link fence and remove broken metal fence post located in the front lawn.

SECTION 34-893: Remove prohibited blue and white canopy.

SECTION 34-914 & 34-915: Vehicles-Remove unregistered RV/camper off the property.

RV/campers may not be used for living or sleeping purposes.

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

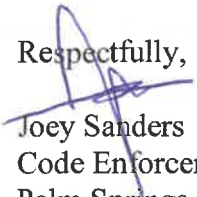
SECTION 10-9: Exterior Property Maintenance-Remove all metal shutters covering the windows.

The options available include coming into voluntary compliance on or before **March 18th, 2025 OR** arguing your case at the Special Magistrate Hearing, **Thursday March 20th, 2025 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 3034 7924 34

Label 890-QDT, March 2023



quadiant

FIRST-CLASS MAIL
IMI

\$008.16⁰

03/09/2025 ZIP 33480
043M31255277

US POSTAGE

Susana L Cedeno Rigol
4213 Narcissus Ave
Palm Springs, FL 33461



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



quadiant

FIRST-CLASS MAIL
IMI

\$000.69⁰

03/09/2025 ZIP 33480
043M31255277

US POSTAGE

Susana L Cedeno Rigol
4213 Narcissus Ave
Palm Springs, FL 33461

HE 4262 4E0E 0286 8270 6846

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.

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.

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

Sec. 10-8. Exterior property areas.

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

(Ord. No. 2006-47, § 2, 11-9-2006)

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

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

-
- (h) *Decorative features.* All cornices, belt courses, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.
 - (i) *Overhang extensions.* All canopies, marquees, signs, metal awnings, fire escapes, stand pipes, exhaust ducts and similar overhang extensions shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.
 - (j) *Stairways, decks, porches and balconies.* Every exterior stairway, deck, porch, balcony, railings and all other appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
 - (k) *Chimneys and towers.* All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair.
 - (l) *Handrails and guards.* Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
 - (m) *Window and doorframes.* Every window, door and frame shall be kept in sound condition, good repair and weather tight.
 - (1) *Glazing.* All glazing materials shall be maintained free from cracks and holes.
 - (2) *Openable window.* Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
 - (n) *Doors.* All exterior doors and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door.
 - (o) *Holiday lights and decorations,* erected during the appropriate holiday season, shall comply with all applicable building and electrical codes. Holiday lights and decorations may be erected no earlier than 30 days prior to the subject holiday, with the exception of the Christmas/Hanukkah holidays. Christmas/Hanukkah lights and decorations may be erected no earlier than October 15. All Christmas/Hanukkah lights and decorations must be removed within 30 days following the holiday. All other holiday lights and decorations shall be removed within 14 days following the holiday.
 - (p) *Protection from windborne debris* is encouraged for all structures certified for occupancy in the village. Storm shutters, or hurricane protection devices, shall be designed and installed in conformance with the building code in effect at the time such hurricane protection was permitted by the building department.
 - (q) *It is prohibited to maintain any device (including but not limited to wood, aluminum, or approved hurricane shutters) used for securing property, which impede egress, light, and/or ventilation in a closed/secured position on occupied buildings after a designated hurricane watch or warning has terminated. In addition, it is prohibited to maintain any hurricane protective devices, with the exception of those covering clerestory windows, in a closed/secured position for periods in excess of ten consecutive days unless:*
 - (1) A hurricane occurs during the ten-day period, at which point the ten-day period begins anew the day after hurricane conditions have subsided; or
 - (2) Hurricane or tropical storm watch conditions are predicted to occur within 48 hours after the tenth day; or
 - (3) The structure is used for residential purposes, but no person is in residence for a period in excess of ten consecutive days, except that (1) and (2), above, shall still apply during periods when a person is in residence.

-
- (4) Clerestory windows exempted under this section, shall be removed ten days after the official conclusion of the hurricane season.
- (r) The owner of an occupied structure shall promptly repair any broken door or window so that a temporary boarded-up condition is limited. Any such repair, other than in the case of a natural disaster, shall be made within ten (10) consecutive days. Any means of securing property including crime prevention devices shall be subject to review by the building official for safety and compliance with the Florida Building Code. In no instance shall safety bars, grating, or other similar apparatus be allowed over any window, door, or other opening of any building. Real property may be secured via boarding up windows, doors, or other openings upon the requirement of the building official provided a permit is issued by the village prior to securing a property.
- (Ord. No. 2006-47, § 2, 11-9-2006; Ord. No. 2007-07, § 2, 9-13-2007)

Sec. 14-32. Regulatory fee; application.

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

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

State law reference(s)—Regulatory fees authorized, F.S. § 166.221.

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

- (a) The growth of weeds over 12 inches in height, or that which is conducive to harboring vermin, reptiles or other wild animal life, upon any lot, piece or parcel of land within the limits of the village, is hereby declared to be a nuisance and a violation of this article.
- (b) All lands in the village shall be kept free from debris, overgrowth, vegetation, including trees, or any other matter which by reason of height, proximity to neighboring structures, physical condition, disease such as,

but not limited to, lethal yellowing of palms, or any other peculiar characteristics, might, in time of hurricane winds prevalent in the region, cause damage to life or property within the immediate area surrounding the region or which constitutes a hazard to health, safety or proper fire control. The existence of any debris, overgrowth, vegetation or other matter as shall create such a hazard is declared to be a nuisance.

(Code 1994, § 26-86)

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

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

(Code 1994, § 26-86)

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

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

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

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

Sec. 34-225. 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. 34-893. Canopies prohibited.

Canopies and freestanding canopies, as defined in section 1-2 of this Code, (excluding tree canopies), are prohibited within the village, unless the village building official has determined that the canopy meets the requirements of the Florida Building Code, and the village has issued a building permit and certificate of completion for the canopy. Any canopy existing within the village at the time of the adoption of the ordinance from which this section derives shall be deemed to be a nonconforming use, and shall be removed no later than June 31, 2007, unless an after-the-fact building permit is applied for and issued for the canopy by the village on or before June 31, 2007. This amortization period was adopted by the Village council, based upon the commencement of the 2007 hurricane season on June 1, 2007; the degree of nuisance, and other adverse effects that this nonconforming use creates; the relative ease and minor expense with which this nonconforming use may be eliminated; and a finding that this period of amortization will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare, and will not substantially diminish or impair property values during the amortization period. The owner of real property on which any freestanding canopy is located, which has not been permitted or completely removed as of July 1, 2007, shall be subject to code enforcement action and/or other legal action by the village.

(Ord. No. 2007-08, § 7, 4-26-2007)

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

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

-
- (2) Not more than one standard size (eight-foot height × eight-foot width × 16-foot length) storage container or one roll-off construction dumpster in a size not to exceed (4.5-foot height × eight-foot width × 22-foot length) (20-yard capacity), may be located on an impervious or semi-pervious surface, at a single-family residence, multi-family residential property or commercial property, for a time period not to exceed 30 consecutive days. In the event of exceptional circumstances, the permit holder may request an extension of an additional 30 consecutive days time. Any request for an extension of time must be in writing, and must include a written justification statement demonstrating "good cause" as to why the 30-day period should be extended for up to an additional 30 consecutive days. The decision to grant or deny the request for an extension, shall be within the sole discretion of the village. Not more than one permit, per year, for a storage container or a dumpster, shall be issued by the village for the same property.
 - (3) No storage container or dumpster shall exceed the height of the roofline of the house or building. No storage container or dumpster, shall be located within a utility easement, drainage easement, right-of-way, front yard area (except for driveways), alley right-of-way or street right-of-way. No storage container or dumpster shall be stored within a required side yard setback between a building and an adjacent street or property line. The storage container or dumpster, must be owned or leased by the occupant-owner or occupant-lessee of the property, and may not be used for living or sleeping purposes, or for any other use except storage.
 - (4) Upon the issuance of a tropical storm watch and/or a hurricane watch by the National Weather Service, the occupant-owner or occupant-lessee of property on which a storage container or roll-off dumpster is located, shall use every reasonable and best effort to remove, or to arrange for the removal of, the storage container or roll-off dumpster from the property. In the event removal is not possible, the storage container or the roll-off dumpster and its contents, shall be secured against windloads up to 150 mph. The occupant-owner and/or occupant-lessee of property on which a storage container or roll-off dumpster is located, shall be subject to civil liability and/or code enforcement action, for damages and/or code violations caused by an unsecured storage container or roll-off dumpster and/or its contents.
- (d) Parking or storage locations for not more than the following:
- (1) One boat and trailer, or recreational vehicles, or any combination thereof, shall be permitted so that such parking shall first be accomplished, whenever physically possible, based on the layout of the lot and fixed obstructions as follows:
 - a. Within a garage or covered carport, if not otherwise used to park or store a vehicle such as a car, motorcycle, or light truck;
 - b. In any interior, or side yard, behind the front building line, at the height of or below the roofline of the house.
 - (2) Additional boats and trailers, or recreational vehicles or any combination thereof, shall be permitted in the side yard or rear yard behind the setback lines, at the height of or below the roofline of the house.
- (e) Each vehicle, boat and trailer, trailer, recreational vehicle, hobby vehicle or race vehicle must be parked on an impervious or semipervious surface.
- (f) The maximum area of impervious and semipervious parking surface in the front yard in any residential zoning district, shall be 40 percent, unless the front yard shall contain a semicircular driveway, in which event, the maximum area of impervious and semipervious parking surface shall be 60 percent of the front yard. Paver blocks set in sand shall only be considered as 25 percent pervious and 75 percent impervious. See section 34-881 also.
- (g) Each hobby vehicle or race vehicle must be completely and securely covered by a commercial, weatherproof, opaque fabric cover. Such vehicle shall be screened from view, if parked in an interior, side or rear yard.

-
- (h) No major repairs or overhaul work on vehicles which constitutes either a public or private nuisance shall be made or performed on any property within the village, unless otherwise permitted by this Code.
 - (i) All parking areas shall be maintained in a clean, and neat manner, and the vehicles, boat and trailer, trailer, recreational vehicle, or combination thereof, shall be in usable and operable condition at all times; and shall have a current tag, if required by state law to have a registration and tag.
 - (j) Variances from the size, location, screening and distance requirements set forth in this section shall only be for good cause shown in an administrative variance application to the land development director, as set forth in section 34-607.

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

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

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

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

CASE PRESENTATION

CASE No. CASE 2025-10

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 #2025-10 is concerning the property located at 4213 Narcissus Ave 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 Susana L Cedeno Rigol.
4. Pursuant to observation there are violations of the following local ordinances:
SECTION 10-31 (FBC 105.1 & 110.1)-Work w/o Permits- Obtain an after the fact permit for the installation of a wood fence, metal fence and concrete slab.
SECTION 34-221: Landscape Maintenance-Replace all sections of dead grass.
SECTION 30-141: Overgrowth-Trim all overgrown trees/bushes/vegetation.
SECTION 10-8: Weeds-Remove all weeds attached to the chain-link fence.
SECTION 14-32: No Residential Rental Permit-Obtain a rental permit for the property.
SECTION 34-225: Fence Maintenance-Repair or remove broken chain-link fence and remove broken metal fence post located in the front lawn.
SECTION 34-893: Canopies-Remove prohibited blue and white canopy.
SECTION 34-914 & 34-915: Vehicles-Remove unregistered RV/camper off the property. RV/campers may not be used for living or sleeping purposes.
SECTION 30-143: Trash/Debris/Materials-Remove all trash/debris/materials stored around the property
SECTION 10-9: Exterior Property Maintenance-Remove all metal shutters covering the windows.

Photos are included in the file.

5. On 08/07/2024, I inspected the property and observed multiple code violations to include a new white metal fence installed without a permit and a large plot of dead vegetation located in the 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. It should be noted that I mailed the property owner a total of two follow-up letters which included a "Final Notice Before Special Magistrate Hearing" warning notice dated 09/25/2024 with a compliance date of 10/09/2024.

The property owner's husband Ramon and I have met in-person and have also been in constant communication via telephone. Ramon told me that a male subject was living inside the RV/camper but advised that he will remove the RV/camper off the property and have his wife obtain all of the required permits. As of this writing, the property owner has failed to apply for any permits and all progress toward bringing the property into compliance has halted.

6. On March 9th, 2025, Notice of Violation/ Notice of Hearing 2025-10 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 April 1st, 2025. If not in compliance by April 1st, 2025, a **\$100.00 PER DAY PER VIOLATION** fine shall commence.

8. The Village has also incurred costs in the amount of \$296.60 conducting this investigation and hearing. I request that the respondent be ordered to reimburse those costs to the Village by no later than April 1st, 2025.

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



The Village of Palm Springs FLORIDA



Case Administrative / Court Costs

March 20, 2025, 4213 Narcissus Ave

Case 2025-10

Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	3.00	35.00	105.00
2	Additional Inspector Time - 1 hour Bldg	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	0.00	5.00	0.00
5	Additional photos re-inspections - 5 for 20.00	6.00	20.00	120.00
6	Additional certified copies for hearing	1.00	8.16	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 2025-10				296.60



PALM SPRINGS POLICE DEPARTMENT

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

September 25th, 2024

Susana L Cedeno Rigol
4213 Narcissus Ave
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 **4213 Narcissus Ave Palm Springs, FL 33461**

PCN: 70-42-44-24-00-000-5060

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

SECTION 105.1, 110.1 & 14-32

Work w/o Permits/No Residential Rental Permit: Fence installed without a permit and inspection and no residential rental permit on file with the Village of Palm Springs. Obtain a building permit for the fence and a rental permit by contacting the PZB Department at 561-584-8200 Ext: 8460 for further assistance.

SECTION 30-143

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

SECTION 10-8 & 34-221

Driveways/Landscape Maintenance: Improve the appearance of the driveway (right side). It appears that the grass died and needs to be replaced.

SECTION 34-225

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

Compliance Date: October 9th, 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



PALM SPRINGS POLICE DEPARTMENT

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

August 7th, 2024

Susana L Cedenio Rigol
4213 Narcissus Ave
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 **4213 Narcissus Ave Palm Springs, FL 33461**

PCN: 70-42-44-24-00-000-5060

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

SECTION 105.1 & 110.1

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

SECTION 30-141 & 30-142

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

SECTION 30-143:

Trash/Debris: Remove all trash and debris stored on the right side of the property.

SECTION 10-8:

Driveways: Improve the appearance of the driveway (right side).

SECTION 34-225

Fence Maintenance: Repair, replace or remove broken chain-link fence (right side). Also, remove all black discoloration off the wood fence (rear).

SECTION 10-9

Exterior Property Maintenance/Street Numbers: Post "4213" house ID numbers on the front of the property. Must be clearly visible from the roadway and a minimum of 4" height.

SECTION 34-914 & 34-915

Vehicles/Parking/RV Camper:

- Remove all inoperative and/or unregistered vehicles off the property (vehicle with car cover).
- All vehicles must be parked on an impervious surface (no grass).
- RV/camper may not be used for living or sleeping purposes. Remove RV/camper off the property.

Compliance Date: August 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

Courtesy Code Violation Notice

Case# _____

Date: 08/05/2024 Time: _____

Location: 4213 Narcissus Ave

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

Please address the listed code violations:

105-111-112 - Work w/o Permits

30-141/30-142 - Overgrowth/Landscape maintenance

30-143 - Trash/Debris

10-8 - Driveways

34-225 - Fence Maintenance

10-9 - Exterior Property maintenance / Street Numbers

34-914/34-915 - Vehicles / Parking / RV Campers

★ Reference Attached Letter ★

Compliance Date: 08/21/2024

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. 48525



Property Detail

Location Address : 4213 NARCISSUS AVE
Municipality : PALM SPRINGS
Parcel Control Number : 70-42-44-24-00-000-5060
Subdivision :
Official Records Book/Page : 33732 / 32
Sale Date : 06/21/2022
Legal Description : 24-44-42, E 127 FT OF S 99 FT OF N 151 FT OF W 1/2 OF NW 1/4 OF NE 1/4 OF SE 1/4

Owner Information**Owner(s)**

CEDENO RIGOL SUSANA L

Mailing Address

4213 NARCISSUS AVE
 LAKE WORTH BEACH FL 33461 3468

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
06/21/2022	\$480,000	33732 / 00032	WARRANTY DEED	RIGOL SUSANA L CEDENO
03/15/2022	\$245,000	33384 / 01708	WARRANTY DEED	SOFLO FLIPPERS LLC
03/15/2022	\$10	33384 / 01706	QUIT CLAIM	DESPAZIN LOUINA
01/06/2022	\$0	33219 / 01611	SUMMARY ORDER	DESPAZIN LOUINA &
09/25/2003	\$149,900	15999 / 00699	WARRANTY DEED	TERMONFILS IDAMAINE
08/12/2003	\$100	15999 / 00698	WARRANTY DEED	AMPUJA MICHAEL E
11/01/1993	\$67,500	07969 / 00909	AGREEMENT DEED	AMPUJA MICHAEL E
09/01/1993	\$100	07898 / 00153	QUIT CLAIM	
07/01/1991	\$70,000	06907 / 01661	WARRANTY DEED	
01/01/1974	\$2,500	02295 / 00144		

Exemption Information

Applicant/Owner(s)	Year	Detail
CEDENO RIGOL SUSANA L	2025	HOMESTEAD
CEDENO RIGOL SUSANA L	2025	ADDITIONAL HOMESTEAD

Property Information

Number of Units : 1
***Total Square Feet :** 2111
Acres : .29
Property Use Code : 0100—SINGLE FAMILY
Zoning : RM—RESIDENTIAL MULTI-FAMILY (70-PALM SPRINGS)

Building Details**Structural Details**

Structural Element for Building 1		Sketch for Building 1
Exterior Wall 1	MSY: CB STUCCO	
Year Built	1974	
Air Condition Desc.	HTG & AC	
Heat Type	FORCED AIR DUCT	
Heat Fuel	ELECTRIC	
Bed Rooms	3	
Full Baths	3	
Half Baths		
Exterior Wall 2	NONE	
Roof Structure	GABLE/HIP	



ANNE M. GANNON

CONSTITUTIONAL TAX COLLECTOR

Serving Palm Beach County Serving you.

 **\$0.00**
CHECK OUT 

 Return  New Search  Print Page  View Assessment Data

Account Information

Property Control Number:
70-42-44-24-00-000-5060

Mailing Address:
4213 NARCISSUS AVE

Lake Worth Beach, FL 33461-3468

Owner of Record:
CEDENO RIGOL SUSANA L

Property Type:
Real Property

Property Address:
4213 NARCISSUS AVE
LAKE WORTH, FL 33461

Second Owner:

Status: Active

Legal Description:
24-44-42, E 127 FT OF S 99 FT OF N 151
FT OF W 1/2 OF NW 1/4 OF NE 1/4 OF
SE 1/4

Last updated: 3/10/2025 06:00:02 PM

2024 Real Estate and Tangible Personal Property Taxes will be delinquent as of April 1, 2025.
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: 2025-10

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

SUSANA L CEDENO RIGOL
4213 NARCISSUS AVENUE
PALM SPRINGS, FL 33461 3468

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): Work without permits. Obtain an after-the-faced permit for the installation of a wood fence, metal fence and concrete slab.

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

Section 30-141: Overgrowth. Trim all overgrown trees/bushes/vegetation.

Section 10-8: Weeds. Remove all weeds attached to the chain-link fence.

Section 14-32: No residential rental permit. Obtain a rental permit for the property.

Section 34-225: Fence maintenance. Repair or remove broken chain-link fence and remove broken metal fence post located in the front lawn.

Section 34-893: Canopies. Remove prohibited blue and white canopy.

Section 34-914 & 34-915: Vehicles. Remove unregistered RV/camper off the property. RV/camper may not be used for living or sleeping purposes.

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

Section 10-9: Exterior property maintenance. Remove all metal shutters covering the windows.

Address: 4213 NARCISSUS AVENUE

Legal Description: 24-44-42, E 127 FT OF S 99 FT OF N 151 FT OF W ½ OF NW
1/4 OF NE ¼ OF SE ¼

PCN: 70-42-44-24-00-000-5060

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 **March 2025**, 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)-Work without permits. Obtain an after-the-faced permit for the installation of a wood fence, metal fence and concrete slab.**
- ☐ **Section 34-221: Landscape maintenance. Replace all sections of dead grass.**
- ☐ **Section 30-141: Overgrowth. Trim all overgrown trees/bushes/vegetation.**
- ☐ **Section 10-8: Weeds. Remove all weeds attached to the chain-link fence.**
- ☐ **Section 14-32: No residential rental permit. Obtain a rental permit for the property.**
- ☐ **Section 34-225: Fence maintenance. Repair or remove broken chain-link fence and remove broken metal fence post located in the front lawn.**
- ☐ **Section 34-893: Canopies. Remove prohibited blue and white canopy.**
- ☐ **Section 34-914 & 34-915: Vehicles. Remove unregistered RV/camper off the property. RV/camper may not be used for living or sleeping purposes.**
- ☐ **Section 30-143: Trash/debris/materials. Remove all trash/debris/materials stored around the property.**
- ☐ **Section 10-9: Exterior property maintenance. Remove all metal shutters covering the windows.**

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

- ☐ **Section 10-31 (FBC 105.1 & 110.1)-Work without permits. Obtain an after-the-faced permit for the installation of a wood fence, metal fence and concrete slab.**
- ☐ **Section 34-221: Landscape maintenance. Replace all sections of dead grass.**
- ☐ **Section 30-141: Overgrowth. Trim all overgrown trees/bushes/vegetation.**
- ☐ **Section 10-8: Weeds. Remove all weeds attached to the chain-link fence.**
- ☐ **Section 14-32: No residential rental permit. Obtain a rental permit for the property.**
- ☐ **Section 34-225: Fence maintenance. Repair or remove broken chain-link fence and remove broken metal fence post located in the front lawn.**
- ☐ **Section 34-893: Canopies. Remove prohibited blue and white canopy.**
- ☐ **Section 34-914 & 34-915: Vehicles. Remove unregistered RV/camper off the property. RV/camper may not be used for living or sleeping purposes.**
- ☐ **Section 30-143: Trash/debris/materials. Remove all trash/debris/materials stored around the property.**
- ☐ **Section 10-9: Exterior property maintenance. Remove all metal shutters covering the windows.**

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 **April 1st, 2025:**
- ☐ Administrative costs of **\$296.60**
 - ☐ 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 **April 1st, 2025**. 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 **April 1st, 2025**.
- ☐ Administrative costs of **\$296.60**
 - ☐ 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 20th day of March 2025.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

Special Magistrate

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

[4213 NARCISSUS AVE](#)

[PALM SPRINGS, FL 33461 3468](#)

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2025-09

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,
V.

Phillip & Sabrina Lamb
4320 Lakewood RD
Palm Springs, FL 33461

Respondent(s).

70-42-44-24-00-000-5391

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 **March 9th, 2025**, the Respondent(s), **Phillip & Sabrina Lamb** owner(s) of the property at **4320 Lakewood RD, PALM SPRINGS, FL, 33461** is in violation of local ordinances.

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

SECTION 10-8 Accessory Structures-Remove all black/green discoloration off the shed.

SECTION 10-9: Exterior Property Maintenance-Remove all metal bars and wood boards covering the windows and doors/Repair all broken windows/Repair broken mailbox and label with "4320" house ID numbers.

These violations must be corrected on or before **March 18th, 2025**, 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 March 20th, 2025**. 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: March 9th, 2025

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

**VILLAGE OF PALM SPRINGS,
FLORIDA,**

Petitioner

Case No. 2025-09

RETURN OF SERVICE

**PHILLIP & SABRINA LAMB
4320 LAKEWOOD RD
PALM SPRINGS, FL 33461 3439**
_____ /

Respondent

On the **9th Day of March 2025 at 3:18PM**, I served the attached NOV/NOH on the within named Respondent, **Phillip & Sabrina Lamb** at **4320 Lakewood 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

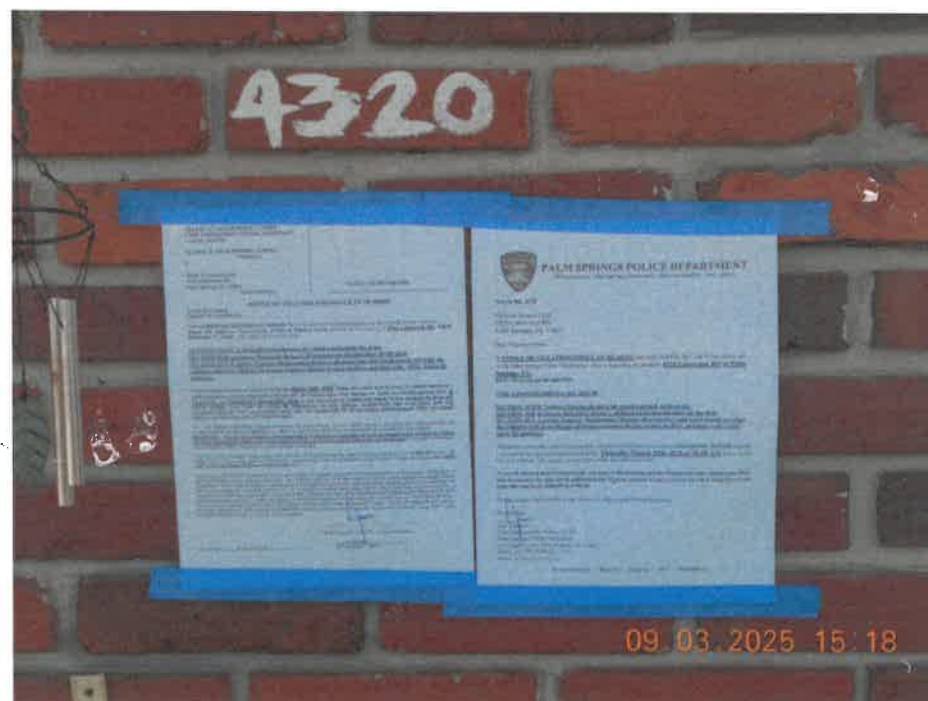
VILLAGE OF PALM SPRINGS
DEPARTMENT OF PUBLIC SAFETY

By: Joey Sanders
Code Enforcement Officer

10th 211



DSCN9543.JPG



DSCN9542.JPG



DSCN9395.JPG



DSCN9396.JPG



DSCN9397.JPG



DSCN9398.JPG



DSCN9399.JPG



DSCN9400.JPG



DSCN9401.JPG



DSCN9403.JPG



DSCN9404.JPG



DSCN8877.JPG



DSCN8878.JPG



DSCN8879.JPG



DSCN8880.JPG



DSCN8881.JPG



DSCN8882.JPG



DSCN8884.JPG



DSCN8885.JPG



DSCN8886.JPG



DSCN8887.JPG



DSCN8888.JPG



DSCN8889.JPG



DSCN8890.JPG



DSCN8232.JPG



DSCN8233.JPG



DSCN8234.JPG



DSCN8235.JPG



DSCN8236.JPG



DSCN8237.JPG



DSCN8238.JPG



DSCN8239.JPG



DSCN8240.JPG



DSCN8241.JPG



DSCN8242.JPG



DSCN8243.JPG



DSCN8244.JPG



DSCN7716.JPG



DSCN7717.JPG



DSCN7718.JPG



DSCN7719.JPG



DSCN7720.JPG



DSCN7721.JPG



DSCN7722.JPG



DSCN7723.JPG



DSCN7724.JPG



DSCN6903.JPG



DSCN6904.JPG



DSCN6905.JPG



DSCN6906.JPG



DSCN6907.JPG



DSCN6908.JPG



DSCN6909.JPG



DSCN6605.JPG



DSCN6606.JPG



DSCN6607.JPG



DSCN6608.JPG



DSCN6609.JPG



DSCN6610.JPG



DSCN6187.JPG



DSCN6188.JPG



DSCN6189.JPG



DSCN6190.JPG



DSCN6191.JPG



DSCN6192.JPG



DSCN6193.JPG



DSCN5718.JPG



DSCN5719.JPG



DSCN5720.JPG



DSCN5721.JPG



DSCN5710.JPG



DSCN5713.JPG



DSCN5715.JPG



DSCN5717.JPG



DSCN5706.JPG



DSCN5707.JPG



DSCN5708.JPG



DSCN5709.JPG



PALM SPRINGS POLICE DEPARTMENT

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

March 9th, 2025

Phillip & Sabrina Lamb
4320 Lakewood 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 **4320 Lakewood RD in Palm Springs, FL.**

PCN: 70-42-44-24-00-000-5391

VIOLATION/HEARING CASE 2025-09

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

SECTION 10-8 Accessory Structures-Remove all black/green discoloration off the shed.

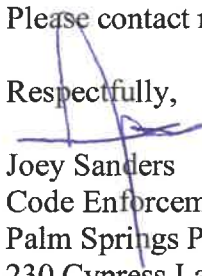
SECTION 10-9: Exterior Property Maintenance-Remove all metal bars and wood boards covering the windows and doors/Repair all broken windows/Repair broken mailbox and label with "4320" house ID numbers.

The options available include coming into voluntary compliance on or before **March 18th, 2025 OR** arguing your case at the Special Magistrate Hearing, **Thursday March 20th, 2025 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
CODE ENFORCEMENT I
230 CYPRESS LANE
PALM SPRINGS, FL 3346

POSTAL SERVICE CERTIFIED MAIL



9489 0178 9820 3034 7924 27

Label 890-QDT, March 2023



quadiant
FIRST-CLASS MAIL
IMI
\$008.16⁰
03/09/2025 ZIP 33480
043M31255277

US POSTAGE

Phillip & Sabrina Lamb
4320 Lakewood RD
Palm Springs, FL 33461



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



quadiant
FIRST-CLASS MAIL
IMI
\$000.69⁰
03/09/2025 ZIP 33480
043M31255277

US POSTAGE

Phillip & Sabrina Lamb
4320 Lakewood RD
Palm Springs, FL 33461

22 4262 4E0E 0286 8270 6846

Sec. 10-8. Exterior property areas.

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

(Ord. No. 2006-47, § 2, 11-9-2006)

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

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

-
- (h) *Decorative features.* All cornices, belt courses, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.
 - (i) *Overhang extensions.* All canopies, marquees, signs, metal awnings, fire escapes, stand pipes, exhaust ducts and similar overhang extensions shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.
 - (j) *Stairways, decks, porches and balconies.* Every exterior stairway, deck, porch, balcony, railings and all other appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
 - (k) *Chimneys and towers.* All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair.
 - (l) *Handrails and guards.* Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
 - (m) *Window and doorframes.* Every window, door and frame shall be kept in sound condition, good repair and weather tight.
 - (1) *Glazing.* All glazing materials shall be maintained free from cracks and holes.
 - (2) *Openable window.* Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
 - (n) *Doors.* All exterior doors and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door.
 - (o) *Holiday lights and decorations,* erected during the appropriate holiday season, shall comply with all applicable building and electrical codes. Holiday lights and decorations may be erected no earlier than 30 days prior to the subject holiday, with the exception of the Christmas/Hanukkah holidays. Christmas/Hanukkah lights and decorations may be erected no earlier than October 15. All Christmas/Hanukkah lights and decorations must be removed within 30 days following the holiday. All other holiday lights and decorations shall be removed within 14 days following the holiday.
 - (p) *Protection from windborne debris* is encouraged for all structures certified for occupancy in the village. Storm shutters, or hurricane protection devices, shall be designed and installed in conformance with the building code in effect at the time such hurricane protection was permitted by the building department.
 - (q) *It is prohibited to maintain any device (including but not limited to wood, aluminum, or approved hurricane shutters) used for securing property, which impede egress, light, and/or ventilation in a closed/secured position on occupied buildings after a designated hurricane watch or warning has terminated. In addition, it is prohibited to maintain any hurricane protective devices, with the exception of those covering clerestory windows, in a closed/secured position for periods in excess of ten consecutive days unless:*
 - (1) A hurricane occurs during the ten-day period, at which point the ten-day period begins anew the day after hurricane conditions have subsided; or
 - (2) Hurricane or tropical storm watch conditions are predicted to occur within 48 hours after the tenth day; or
 - (3) The structure is used for residential purposes, but no person is in residence for a period in excess of ten consecutive days, except that (1) and (2), above, shall still apply during periods when a person is in residence.

-
- (4) Clerestory windows exempted under this section, shall be removed ten days after the official conclusion of the hurricane season.
- (r) The owner of an occupied structure shall promptly repair any broken door or window so that a temporary boarded up condition is limited. Any such repair, other than in the case of a natural disaster, shall be made within ten (10) consecutive days. Any means of securing property including crime prevention devices shall be subject to review by the building official for safety and compliance with the Florida Building Code. In no instance shall safety bars, grating, or other similar apparatus be allowed over any window, door, or other opening of any building. Real property may be secured via boarding up windows, doors, or other openings upon the requirement of the building official provided a permit is issued by the village prior to securing a property.
- (Ord. No. 2006-47, § 2, 11-9-2006; Ord. No. 2007-07, § 2, 9-13-2007)

Sec. 34-914. 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 2025-09

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 #2025-09** is concerning the property located at **4320 Lakewood 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 **Phillip & Sabrina Lamb**.

4. Pursuant to observation there are violations of the following local ordinances:

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

SECTION 10-8: Accessory Structures-Remove all black/green discoloration off the shed.

SECTION 10-9: Exterior Property Maintenance-Remove all metal bars and wood boards covering the windows and doors/Repair all broken windows/Repair broken mailbox and label with "4320" house ID numbers.

Photos are included in the file.

5. On 10/31/2024, I inspected the property and observed multiple code violations to include metal crime prevention bars and wood boards covering the windows and doors and several vehicles parked on the grass. 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. It should be noted that I mailed the property owner a total of two follow-up letters which included a "Final Notice Before Special Magistrate Hearing" warning notice dated 01/25/2025 with a compliance date of 02/08/2025. On 11/12/2024, I received a handwritten letter from the property owner and have also made contact with the property owner in-person on at least three separate occasions. The property owner informed me that some of his windows were broken and that he was unable to repair them due to current financial hardships. As of this writing, the property owner has made minimal progress toward bringing the property into compliance and has recently failed to make any further efforts to communicate with me.

6. On **March 9th, 2025**, Notice of Violation/ Notice of Hearing **2025-09** 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 **April 1st, 2025**. If not in compliance by **April 1st, 2025**, a **\$100.00 PER DAY PER VIOLATION** fine shall commence.

8. The Village has also incurred costs in the amount of **\$256.60** conducting this investigation and hearing. I request that the respondent be ordered to reimburse those costs to the Village by no later than **April 1st, 2025**.

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



The Village of Palm Springs FLORIDA



Case Administrative / Court Costs

March 20, 2025, 4320 Lakewood RD

Case 2025-09

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	4.00	20.00	80.00
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 2025-09				256.60



PALM SPRINGS POLICE DEPARTMENT

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

January 25th, 2025

Phillip & Sabrina Lamb
4320 Lakewood 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 **4320 Lakewood RD Palm Springs, FL 33461**
PCN: 70-42-44-24-00-000-5391

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

SECTION 10-8

Accessory Structures: Remove all black/green discoloration off the shed (pressure wash).

SECTION 34-914

Vehicles/Parking: Remove all vehicles parked on the grass. All vehicles must be parked on an impervious surface.

SECTION 30-143 & 34-1381

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

SECTION 10-9

Exterior Property Maintenance/Street Numbers/Mailboxes/Shutters/Metal Bars:

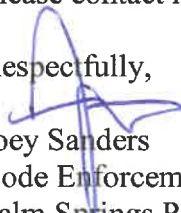
- Post "4320" house ID numbers on the front of the property and mailbox. Must be clearly visible from the roadway and a minimum of 4" height.
- Remove all prohibited metal crime prevention bars and wood boards/shutters covering the windows.

Compliance Date: February 8th, 2025

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



PALM SPRINGS POLICE DEPARTMENT

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

October 31st, 2024

Phillip & Sabrina Lamb
4320 Lakewood 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 **4320 Lakewood RD Palm Springs, FL 33461**

PCN: 70-42-44-24-00-000-5391

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

SECTION 30-143 & 34-1381:

Trash/Debris/Materials/Open Storage: Remove all trash, debris, materials and misc. items stored around the property (this includes the baby gates located on each side of the property).

SECTION 34-914:

Vehicles/Parking: Remove all vehicles parked on the grass (red Dodge sedan and blue Kia sedan). All vehicles must be parked on an impervious surface.

SECTION 10-9

Exterior Property Maintenance/Shutters/Metal Bars/Street Numbers/Mailbox:

- Remove all prohibited metal crime prevention bars and wood boards/shutters covering the windows.
- Post "4320" house ID numbers on the front of the property and the mailbox. Must be clearly visible from the roadway and a minimum of 4" height.

Compliance Date: November 14th, 2024

Failure to comply may result in a citation fine, court costs or a potential lien on the property.

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

Respectfully,

Joey Sanders
Code Enforcement Officer ID #211
Palm Springs Police Department
Phone: 561-584-8300 Ext: 8525
Email: jsanders@vpsfl.org

Professionalism • Respect • Integrity • Duty • Excellence

Courtesy Code Violation Notice

Case#

Date: 10/31/2024 Time: _____

Location: 4320 Lakewood 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:

30-143/31-1381 - Trash / Debris / Materials /
Open Storage

31-914 - Vehicles / Parking

10-9 - Exterior Property Maintenance / Structures /
Metal Bins / Street Numbers / Mailbox

A Reference Attached Letter

Compliance Date: 11/14/2024

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



NOV 12, 24

"In response to your courtesy Code Violations"

- #1. We respect the notice of parking in the limited driveway space and will park in the driveway.
- #2. Our screen doors are compliant and offer extra security and ventilation to our home (show me please where the doors are non compliant) these doors have been there for almost 25 years.
- #3 The mail box cover will be replaced (it has been ripped off numerous times)
- #4. All the wood on the windows will be removed soon. The coolers were thrown away and the fertilizer thing was put in the shed.
- #5. The baby gates were there to secure our puppy and toddler grandkids from the "highway" that runs in front of our home.

We are disturbed that you entered our back yard without our invitation or permission

we live in a very insecure neighborhood and have been here for over 50 years

Our security should be a concern at your office also the window bars in the picture DSCN5718.jpg is decorative and adds extra security to that back window (as we have been broken into 4 times. Can you show me where it is documented that such a door attachment is a violation?

We've acknowledged your violations and respectfully need more time from your deadline. My husband is unable to do the repairs and we are making arrangements.

Someone threw a rock in the front window that is why the board is up there and to be honest I don't have the extra money but will try to get it fixed soon.

Sincerely

Mrs. Sabrina Lamb

Property Detail

Location Address : 4320 LAKEWOOD RD
Municipality : PALM SPRINGS
Parcel Control Number : 70-42-44-24-00-000-5391
Subdivision :
Official Records Book/Page : 29985 / 1268
Sale Date : 07/10/2018
Legal Description : 24-44-42, E 72.8 FT OF W 1/2 OF NE 1/4 OF SW 1/4 OF SE 1/4 /LESS S 540 FT & N 25 FT RD R/W/

Owner Information

Owner(s)	Mailing Address
LAMB PHILLIP & LAMB SABRINA	4320 LAKEWOOD RD LAKE WORTH BEACH FL 33461 3439

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
07/10/2018	\$70,000	29985 / 01268	DEED OF TRUST	LAMB PHILLIP &
07/10/2018	\$10	29985 / 01259	QUIT CLAIM	LAMB PHILLIP &
06/01/2018	\$10	29905 / 00828	QUIT CLAIM	LAMB RAYMOND E JR &
02/02/2018	\$10	29675 / 00784	QUIT CLAIM	LAMB MARK A
03/01/1999	\$100	11114 / 01791	QUIT CLAIM	LAMB MARION FAMILY TRUST
09/01/1991	\$100	06959 / 01770	QUIT CLAIM	
01/01/1977	\$100	02723 / 00935		

Exemption Information

Applicant/Owner(s)	Year	Detail
LAMB PHILLIP &	2025	HOMESTEAD
LAMB PHILLIP &	2025	ADDITIONAL HOMESTEAD
LAMB SABRINA	2025	HOMESTEAD
LAMB SABRINA	2025	ADDITIONAL HOMESTEAD

Property Information

Number of Units : 1
***Total Square Feet :** 1376
Acres : .18
Property Use Code : 0100—SINGLE FAMILY
Zoning : RM—RESIDENTIAL MULTI-FAMILY (70-PALM SPRINGS)

Building Details**Structural Details**

Structural Element for Building 1	Sketch for Building 1
Exterior Wall 1	MSY: CB STUCCO
Year Built	1972
Air Condition Desc.	HTG & AC
Heat Type	FORCED AIR DUCT
Heat Fuel	ELECTRIC
Bed Rooms	0
Full Baths	2
Half Baths	0
Exterior Wall 2	NONE
Roof Structure	GABLE/HIP
Roof Cover	ASPHALT/COMPOSITION



ANNE M. GANNON

CONSTITUTIONAL TAX COLLECTOR

Serving Palm Beach County Serving you.



\$0.00
CHECK OUT

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

Account Information

Property Control Number:
70-42-44-24-00-000-5391

Mailing Address:
4320 LAKEWOOD RD

Lake Worth Beach, FL 33461-3439

Owner of Record:
LAMB PHILLIP &

Property Type:
Real Property

Property Address:
4320 LAKEWOOD RD

LAKE WORTH, FL 33461

Second Owner:
LAMB SABRINA

Status: Active

Legal Description:
24-44-42, E 72.8 FT OF W 1/2 OF NE 1/4
OF SW 1/4 OF SE 1/4 /LESS S 540 FT &
N 25 FT RD R/W/

Last updated: 3/10/2025 06:32:01 PM

2024 Real Estate and Tangible Personal Property Taxes will be delinquent as of April 1, 2025.
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: **\$2,868.28** [ADD ALL TO CART](#)

2024 | Bill Type: Original | Bill No: 101134470 | Roll: Annual |
Due \$2,868.28 [ADD TO CART](#)

[View Info](#)

Date	Total Tax	Paid	Amount Due If Paid By Date		Status	Payment Options
3/31/25	☒ \$2,868.28	\$0.00	☒ \$2,868.28		Due	☐ \$2,868.28
	Net Tax:	\$2,868.28	3/10/25	\$2,868.28		Clear all
	Interest:	\$0.00	3/31/25	\$2,868.28		
	Penalty:	\$0.00	4/30/25	\$2,975.83		
	Fees:	\$0.00	5/30/25	\$2,975.83		
	Discount:	\$0.00				

Total: \$0.00 [ADD TO CART](#)



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-09

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

PHILLIP & SABRINA LAMB
4320 LAKEWOOD ROAD
PALM SPRINGS, FL 33461 3439

Respondent(s).

ORDER FINDING VIOLATION

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

Section 34-914: Vehicles/parking. Remove all vehicles parked on the grass.
Section 10-8: Accessory structures. Remove all black/green discoloration off the shed.
Section 10-9: Exterior property maintenance. Remove all metal bars and wood boards covering the windows and doors. Repair all broken windows/Repair broken mailbox and label with "4320" house ID numbers.

Address: 4320 LAKEWOOD ROAD
Legal Description: 24-44-42, E 72.8 FT OF W ½ OF NE ¼ OF SW ¼ OF SE ¼ /LESS
S 540 FT & N 25 FT RD R/W/
PCN: 70-42-44-24-00-000-5391

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 **March 2025**, 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 34-914: Vehicles/Parking-Remove all vehicles parked on the grass.**
☐ **Section 10-8: Accessory Structures-Remove all black/green discoloration off the shed.**

☐ **Section 10-9: Exterior property maintenance. Remove all metal bars and wood boards covering the windows and doors. Repair all broken windows. Repair broken mailbox and label with "4320" house ID numbers.**

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

☐ **Section 34-914: Vehicles/Parking-Remove all vehicles parked on the grass.**

☐ **Section 10-8: Accessory Structures-Remove all black/green discoloration off the shed.**

☐ **Section 10-9: Exterior property maintenance. Remove all metal bars and wood boards covering the windows and doors. Repair all broken windows. Repair broken mailbox and label with "4320" house ID numbers.**

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 **April 1st, 2025:**

☐ Administrative costs of **\$256.60**

☐ 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 **April 1st, 2025**. 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 **April 1st, 2025**.

☐ Administrative costs of **\$256.60**

☐ 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 20th day of March 2025.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

Special Magistrate

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

[4320 LAKEWOOD RD](#)
[PALM SPRINGS, FL 33461 3439](#)



9489 0178 9820 3034 7923 73

9489 0178 9820 3034 7924 41

CODE ENFORCEMENT
NOTICE OF REQUEST FOR AUTHORIZATION OF FORECLOSURE

3/4/2025

I.S. & R.G., L.L.C.
GLORIA I BESHARA, REG. AGENT
1277 Stallion Drive
Loxahatchee, FL 33470

CASE NO.: 2020-2442
CAES NO.: 2022-43

Property Address: 2887 LAKE WORTH RD.

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

Parcel Control Number: 70-43-44-20-01-106-0020

Dear Property Owner:

Your property at 2887 Lake Worth Road in the Village of Palm Springs has been determined to have violated the Village's Code of Ordinances in the above-referenced Code Enforcement cases. The fines for the violation(s) have accrued to \$258,700.00, and the Village has recorded two liens against the property. Pursuant to section 162.09, Florida Statutes, and the Village's Code, the Village is now seeking for the Code Enforcement Special Magistrate to authorize the Village to foreclose the lien. **In the event that the Village is successful in obtaining this request before the Special Magistrate, a foreclosure action may be commenced by the Village against the above-referenced property or any other real property you own.**

The request will be presented to the Special Magistrate at a hearing, which you may attend. If you would like to discuss your case prior to that time in an effort to settle all outstanding matters, including compliance and payment, please contact the Village Attorney by email at christy@torcivialaw.com or by telephone at (561) 686-8700. OTHERWISE, THE REQUEST

WILL BE PRESENTED TO THE CODE ENFORCEMENT SPECIAL MAGISTRATE ON THURSDAY, MARCH 20, 2025, AT 10:00 A.M. IN THE VILLAGE COUNCIL CHAMBERS LOCATED AT 226 CYPRESS LANE, PALM SPRINGS, FLORIDA.

Please govern yourself accordingly.

Sincerely,

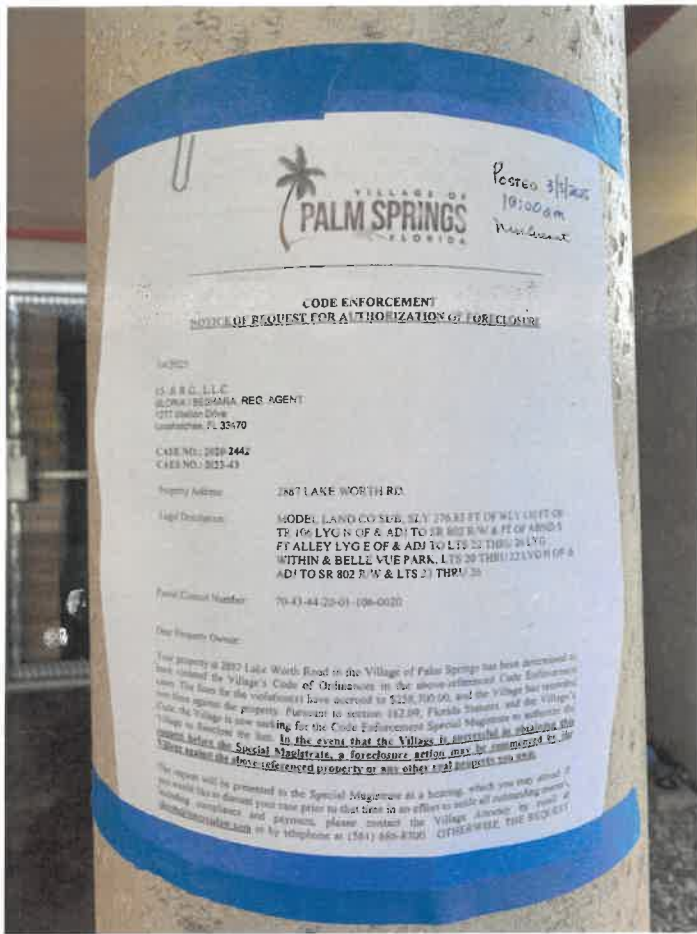


Code Enforcement Division

Nanciann Cuenot, C.E.P.

561-584-8300, 8524

ncuenot@vpsfl.org



3/5/2025 9:56:05 AM



3/5/2025 9:56:17 AM



3/5/2025 9:56:27 AM



3/5/2025 9:57:02 AM

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Case No. 2020-2442

Case No. 2022-43

IS & RG LLC
GLORIA I BESHARA, REG. AGENT
1277 STALLION DRIVE
LOXAHATCHEE, FL 33470

Respondent(s)

AFFIDAVIT OF SERVICE

I, NANCIANN CUENOT, being duly sworn, depose and say that:

On the 5th Day of MARCH 2025 at 9:57 AM, I served the attached Notice of Request for Authorization of Foreclosure on the within named Respondent(s), IS & RG LLC at 2887 Lake Worth Road, Palm Springs, FL 33461 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 at the above property address and at Palm Springs Village Hall, 226 Cypress Lane, Palm Springs, FL 33461. PHOTOS INCLUDED

I understand that I am swearing or affirming under oath to the truthfulness of the claims made above.

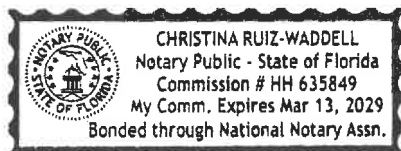
By: NanCIann M. Cuenot
Code Enforcement Officer

Date: March 12, 2025

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 12th day of MARCH, 2025 by NANCIANN M. CUENOT, Code Enforcement Officer, who is personally known to me or who has produced a Florida driver's license as identification.

(SEAL)



Christina Ruiz-Waddell
NOTARY PUBLIC, State of Florida



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



UNITED STATES
POSTAL SERVICE

CERTIFIED MAIL®



9489 0178 9820 3034 7923 73

Label 890-QDT, March 2023



quadiant

FIRST-CLASS MAIL
IMI

\$008.16⁰

03/04/2025 ZIP 33480
043M31255277

US POSTAGE

IS & RG LLC
GLORIA I BESHARA, REG. AGENT
1277 STALLION DIRVE
LOXAHATCHEE, FL. 33470



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



quadiant

FIRST-CLASS MAIL
IMI

\$000.69⁰

03/04/2025 ZIP 33480
043M31255277

US POSTAGE

IS & RG LLC
GLORIA I BESHARA, REG. AGENT
1277 STALLION DIRVE
LOXAHATCHEE, FL. 33470



**PALM SPRINGS POLICE DEPARTMENT
CODE ENFORCEMENT DIVISION
226 CYPRESS LANE
PALM SPRINGS, FL 33461
Attn: N. Cuenot**



quadiant
FIRST-CLASS MAIL
IMI
\$000.69⁰
03/11/2025 ZIP 33480
043M31255277

US POSTAGE

**IS & RG LLC
P.O. BOX 19911
WEST PALM BEACH, FL 33416 4911**

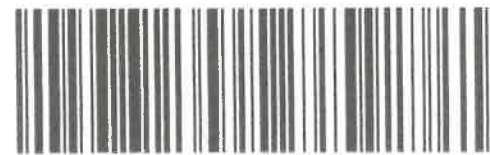


UNITED STATES
POSTAL SERVICE

CERTIFIED MAIL®



**PALM SPRINGS POLICE
CODE ENFORCEMENT D
226 CYPRESS LANE
PALM SPRINGS, FL 33461
Attn: N. Cuenot**



9489 0178 9820 3034 7924 41

Label 890-QDT, March 2023



quadiant
FIRST-CLASS MAIL
IMI
\$008.16⁰
03/11/2025 ZIP 33480
043M31255277

US POSTAGE

**IS & RG LLC
P.O. BOX 19911
WEST PALM BEACH, FL 33416 4911**

**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 1994
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
70-42-44-20-01-106-0020**

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:

- 56.00 ✓ 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~~ **\$6.00** 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

Scot
-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: *[Signature]*

VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT

Special Magistrate

I hereby certify that this is a true and correct copy of the CT Code Case 2020-2442-0018 Finding Violation and the original on file in the Clerk's Office.

[Signature]
Jane R. Worth, CMC
Deputy Village Clerk



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

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

CITATION NO. 2442

DAY OF WEEK <u>Wednesday</u>	MONTH <u>5</u>	DAY <u>20</u>	YEAR <u>2020</u>	TIME <u>8:58Am</u>
FIRST NAME <u>IS & RG</u>	MID INT. <u>L</u>	LAST NAME <u>LC</u>		
STREET ADDRESS <u>2887 Lake worth rd</u>				
CITY <u>Palm Springs</u>	STATE <u>FL</u>	ZIP CODE <u>33461</u>		
TAG NO. <u>Po Box 19911</u>		DESCRIPTION <u>West Palm beach FL 33416</u>		
VIOLATION CODE SECTION(S) & DESCRIPTION: <u>30-143: trash and debris</u>				
☒ REPEAT VIOLATION				

Jose Inoa 136
Code Enforcement Officer ID#

This citation is issued pursuant to Chap. 162, Florida Statutes and Section 2-233. The violation charge is a civil infraction and may subject you to a fine of up to \$250 per day (or \$500 per day for Repeat Violations), plus costs assessed by a Magistrate before whom this matter is heard. You are scheduled to appear before the Magistrate at a hearing for this violation on: Thursday

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.

Respondent Signature

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

600.0

Subtotal
Total

600.00
600.00

CREDIT CARD PBZ
MasterCard *****3931
Ref=10022096201
Auth=221641
202010029036

600.00

Change 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**

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 RW & 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 RW & 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**

☐ 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.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
VILLAGE OF PALM SPRINGS

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

AID=A0000000041010

Invoice=20221020569B

AuthCode=044530

Entry=Chip_Read

ApplLabel=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

CASE PRESENTATION
CASE No. 2020-2442
CASE No. 2022-43
Village Foreclosure Request

1. Good morning. My name is **Nanciann Cuenot**, and I have been sworn in.
2. I am a Village of Palm Springs, Florida Code Enforcement Officer.
3. This is **Case No. 2020-2442 & Case No. 2022-43**. These two cases concern the property at **2887 Lake Worth Road** in the Village of Palm Springs, FL.
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 are **IS & RG LLC**. Current Palm Beach County Tax Records for this property have not been paid for two years.
5. The property was found in violation of:
 - * **Section 30-143 Trash & Debris**
 - * **Section 10-8 Exterior Property Areas** -Unsanitary, unsafe, and hazardous conditions.
 - * **Section 10-9 Exterior of Structure** – Rotted fascia, broken stucco, windows and doors.
 - * **Section 46-3 Graffiti** – Repeat violation.The signed **Order Finding Violation** for Case No. 2020-2442 & Case No. 2022-43 are included in the file.
6. The property has remained vacant and in a blighted condition. Homeless people are camping on the property. Trash & debris, Construction materials, and mattresses are dumped on the property. The windows are broken and boarded up. Fines accrued and currently total \$ 258,700.00 for the two (2) Cases. According to Section 162.09, Florida Statutes, and the Village's Code, the Village is now seeking for the Code Enforcement Special Magistrate to authorize the Village to foreclose the lien. If the Village is successful in obtaining this request before the Special Magistrate, a foreclosure action may be commenced by the Village against the above-referenced property.
8. NOTICE WAS mailed Certified and Regular to the Property Owner's Address on Record and posted at the Property and Village Hall.
9. There has been no communication with the property owner.
10. Subject to any questions you might have, this concludes the Village Testimony.

Property Detail

Location Address : 2887 LAKE WORTH RD
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-20-01-106-0020
Subdivision : MODEL LAND CO
Official Records Book/Page : 12260 / 1564
Sale Date : 01/16/2001

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

Owner Information

Owner(s)	Mailing Address
IS & RG LLC	PO BOX 19911 WEST PALM BCH FL 33416 4911

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
01/16/2001	\$240,000	12260 / 01564	WARRANTY DEED	IS & RG LLC
08/01/1990	\$100	06574 / 00121	QUIT CLAIM	
01/01/1982	\$100	03665 / 00008	QUIT CLAIM	

Exemption Information

No Exemption Information Available.

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$307,181	\$211,815	\$204,895	\$170,304	\$177,064
Land Value	\$635,036	\$635,036	\$604,944	\$518,820	\$518,820
Total Market Value	\$942,217	\$846,851	\$809,839	\$689,124	\$695,884

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$917,224	\$833,840	\$758,036	\$689,124	\$695,884
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$917,224	\$833,840	\$758,036	\$689,124	\$695,884

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$17,979	\$16,420	\$15,517	\$14,186	\$14,451
NON AD VALOREM	\$730	\$715	\$691	\$667	\$655
TOTAL TAX	\$18,709	\$17,135	\$16,207	\$14,853	\$15,105

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

 Account Information

Property Control Number: 70-43-44-20-01-106-0020	Property Type: Real Property	Status: Active
Mailing Address: PO BOX 19911 West Palm Bch, FL 33416-4911	Property Address: 2887 LAKE WORTH RD LAKE WORTH, FL 33461	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
Owner of Record: IS & RG LLC	Second Owner:	

Last updated: 3/11/2025 03:06:15 PM

2024 Real Estate and Tangible Personal Property Taxes will be delinquent as of April 1, 2025.
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: \$18,709.11

Total Due: \$38,301.82

[ADD ALL TO CART](#)

2024 | BILL TYPE: ORIGINAL | BILL NO: 101634536 | ROLL: ANNUAL |

DUE \$18,709.11

[ADD TO CART](#)

Date	Total Tax	Paid	Amount Due If Paid By Date	Status	Payment Options
3/31/25	☒ \$18,709.11	\$0.00	☒ \$18,709.11	Due	☐ \$18,709.11
	Net Tax: \$18,709.11		▶ 3/11/25 \$18,709.11		Clear all
	Interest: \$0.00		3/31/25 \$18,709.11		
	Penalty: \$0.00		4/30/25 \$19,271.88		
	Fees: \$0.00		5/30/25 \$19,271.88		
	Discount: \$0.00				
					Total: \$0.00 ADD TO CART

[View Info](#)

2023 | BILL TYPE: TAX CERTIFICATE | BILL NO: (05/31/2024) 2024:19135 |

ROLL: ANNUAL |

PAST DUE \$19,592.71

NOT PAYABLE 

[View Info](#)

Date	Total Tax	Paid	Amount Due If Paid By Date	Status	Payment Options
4/1/24	☐ \$19,592.71	\$0.00	☐ \$19,592.71	● Past Due	
	Net Tax: \$18,543.39		▶ 3/11/25 \$19,592.71		
	Interest: \$1,043.07		3/31/25 \$19,592.71		
	Penalty: \$0.00		4/30/25 \$19,697.01		
	Fees: \$6.25		5/30/25 \$19,801.32		
	Discount: \$0.00				

+ Recently Paid Bills

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/23	☐ \$17,545.61	1/17/25	-\$17,545.61	● Paid
	Net Tax: \$16,207.45			
	Interest: \$486.22			
	Penalty: \$0.00			
	Fees: \$851.94			
	Discount: \$0.00			
3/31/22	☐ \$16,077.77	7/3/23	-\$16,077.77	● Paid
	Net Tax: \$14,853.00			
	Interest: \$445.59			
	Penalty: \$0.00			
	Fees: \$779.18			
	Discount: \$0.00			
3/31/21	☐ \$16,350.82	6/1/22	-\$16,350.82	● Paid
	Net Tax: \$15,105.48			
	Interest: \$453.16			
	Penalty: \$0.00			
	Fees: \$792.18			
	Discount: \$0.00			
3/31/20	☐ \$14,100.91	12/31/19	-\$14,100.91	● Paid
	Net Tax: \$14,537.01			
	Interest: \$0.00			
	Penalty: \$0.00			
	Fees: \$0.00			
	Discount: -\$436.10			

🕒 Payment Info - Select to Expand Payment History for PIN



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

Detail by Entity Name

Florida Limited Liability Company

I.S. & R.G., L.L.C.

Filing Information

Document Number L00000011440

FEI/EIN Number 65-1041218

Date Filed 09/20/2000

State FL

Status ACTIVE

Principal Address

2887-LAKE WORTH RD.

LAKE WORTH, FL 33461

Changed: 02/22/2001

Mailing Address

1277 Stallion Drive

Loxahatchee, FL 33470

Changed: 06/24/2020

Registered Agent Name & Address

BESHARA, GLORIA I

1277 Stallion Drive

Loxahatchee, FL 33470

Name Changed: 04/30/2015

Address Changed: 06/24/2020

Authorized Person(s) Detail

Name & Address

Title President

BESHARA, GLORIA I

1277 Stallion Drive

Loxahatchee, FL 33470

Title VP

BESHARA, DIANA L
1277 Stallion Drive
Loxahatchee, FL 33470

Title ST

Beshara, Lauren Y
1277 Stallion Drive
Loxahatchee, FL 33470

Annual Reports

Report Year	Filed Date
2023	04/19/2023
2024	03/11/2024
2025	02/11/2025

Document Images

02/11/2025 -- ANNUAL REPORT	View image in PDF format
03/11/2024 -- ANNUAL REPORT	View image in PDF format
04/19/2023 -- ANNUAL REPORT	View image in PDF format
04/27/2022 -- ANNUAL REPORT	View image in PDF format
02/25/2021 -- ANNUAL REPORT	View image in PDF format
06/24/2020 -- ANNUAL REPORT	View image in PDF format
03/01/2019 -- ANNUAL REPORT	View image in PDF format
04/09/2018 -- ANNUAL REPORT	View image in PDF format
03/17/2017 -- ANNUAL REPORT	View image in PDF format
05/28/2016 -- ANNUAL REPORT	View image in PDF format
04/30/2015 -- ANNUAL REPORT	View image in PDF format
05/01/2014 -- ANNUAL REPORT	View image in PDF format
04/15/2013 -- ANNUAL REPORT	View image in PDF format
04/30/2012 -- ANNUAL REPORT	View image in PDF format
04/29/2011 -- ANNUAL REPORT	View image in PDF format
02/02/2010 -- ANNUAL REPORT	View image in PDF format
04/30/2009 -- ANNUAL REPORT	View image in PDF format
04/30/2008 -- ANNUAL REPORT	View image in PDF format
05/10/2007 -- ANNUAL REPORT	View image in PDF format
07/16/2006 -- ANNUAL REPORT	View image in PDF format
01/17/2005 -- ANNUAL REPORT	View image in PDF format
04/28/2004 -- ANNUAL REPORT	View image in PDF format
07/17/2003 -- ANNUAL REPORT	View image in PDF format
02/18/2002 -- ANNUAL REPORT	View image in PDF format
02/22/2001 -- ANNUAL REPORT	View image in PDF format
09/20/2000 -- Florida Limited Liabilites	View image in PDF format

Tracking Number:

Remove X

9489017898203034792373

Copy

Schedule a Redelivery (<https://tools.usps.com/redelivery.htm>)

Latest Update

Your item arrived at the LOXAHATCHEE, FL 33470 post office at 1:06 pm on March 8, 2025 and is ready for pickup. Your item may be picked up at LOXAHATCHEE, 14611 SOUTHERN BLVD, LOXAHATCHEE, FL 334709998, M-F 0730-1700; SAT 0800-1200.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Available for Pickup

Available for Pickup

LOXAHATCHEE
14611 SOUTHERN BLVD
LOXAHATCHEE FL 33470-9998
M-F 0730-1700; SAT 0800-1200
March 8, 2025, 1:06 pm

Notice Left (No Authorized Recipient Available)

LOXAHATCHEE, FL 33470
March 7, 2025, 2:01 pm

See All Tracking History

Feedback

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

Text & Email Updates



Schedule Redelivery





ORDER AUTHORIZING FORECLOSURE

CASE NO.: 2020-2442

RESPONDENT: IS & RG LLC

PROPERTY: 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 ("Village") in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the 20th day of MARCH 2025, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSION OF LAW and ORDER are hereby entered:

FINDINGS OF FACT

1. The Respondent was / was not present for the hearing.
2. The Village presented evidence and testimony relating to the subject code enforcement case including the relevant Order Finding Violation (the "Order").
3. Case No. 2020-2442 is NOW in compliance as of the date of this order. Fines in that case have accrued to \$74,500.00.
4. The subject fines have not been paid and remain due and owing to the Village.
5. The subject property is not homestead under Section 4 Article X of the Florida State Constitution.

CONCLUSIONS OF LAW

The lien for Case No. 2020-2442 was duly recorded in the public records and remains unpaid, and it has been more than three (3) months since the Village recorded its lien in the public

record. Therefore, the statutory and code requirements to authorize foreclosure proceedings have been met.

ORDER

Pursuant to section 162.09, Florida Statutes, it is the Order of the Code Enforcement Special Magistrate that the Village Attorney is authorized to foreclose on the Code Enforcement lien in Case No. 2020-2442

DONE AND ORDERED on _____, 2025.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

By: _____
Special Magistrate



ORDER AUTHORIZING FORECLOSURE

CASE NO.: 2022-43

RESPONDENT: IS & RG LLC

PROPERTY: 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 ("Village") in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the 20th day of MARCH 2025, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSION OF LAW and ORDER are hereby entered:

FINDINGS OF FACT

1. The Respondent was / was not present for the hearing.
2. The Village presented evidence and testimony relating to the subject code enforcement case including the relevant Order Finding Violation (the "Order").
3. Case No. 2022-43 is NOW in compliance as of the date of this order. Fines in that case have accrued to \$184,200.00.
4. The subject fines have not been paid and remain due and owing to the Village.
5. The subject property is not homestead under Section 4 Article X of the Florida State Constitution.

CONCLUSIONS OF LAW

The lien for Case No. 2022-43 was duly recorded in the public records and remains unpaid, and it has been more than three (3) months since the Village recorded its lien in the public

record. Therefore, the statutory and code requirements to authorize foreclosure proceedings have been met.

ORDER

Pursuant to section 162.09, Florida Statutes, it is the Order of the Code Enforcement Special Magistrate that the Village Attorney is authorized to foreclose on the Code Enforcement lien in Case No. 2022-43

DONE AND ORDERED on _____, 2025.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

By: _____
Special Magistrate



VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case #: 2025-07

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.

NS 2 PROJECT LLC
9216 EQUUS CIR
BOYNTON BEACH FL 33472

Respondent.

PCN: 70-43-44-05-02-001-0030

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 February 26, 2025, NS 2 PROJECT LLC, owners of the property at 2953 HOLLY RD, Palm Springs, FL 33467 is in violation of local ordinances.

Section 34-823 - No Accessory Uses.

Outdoor storage of a recreational vehicle is not permitted use in CG commercial general land development district.

Section. 34-914 (e) No parking on the grass vehicle must be parked on an impervious or semipervious surface.

Section 10-30(g)(3) Unimproved property maintenance – Landscaping shall include, but shall not be limited to grass, bushes shrubs, and hedges. Landscaping shall not include gravel or broken concrete. Maintenance shall include, but shall not be limited to, watering, irrigation, cutting, and mowing of required landscape and removal of all trimmings and weeds.

Section 10-30 (h)(2) Sod required

Section 10-30 (e)(1) Vacant Property Registration

Section 30-143 – Trash & Debris

These violations must be corrected on or before MARCH 13, 2025, 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 on MARCH 20, 2025 at 10:00 a.m. IF THE VIOLATION IS CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.

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

IMPORTANT: It is the responsibility of the Respondent to request an inspection as soon as compliance is achieved by calling the Code Enforcement Office at (561) 584-8300 ext. 8524 and providing proof of Compliance. 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 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

Nanciann Cuenot

February 26, 2025

Date Issued



PALM SPRINGS POLICE DEPARTMENT

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

9489 0178 9820 3034 7923 66

FEBRUARY 26, 2025

**NS 2 PROJECT LLC
9216 EQUUS CIR
BOYNTON BEACH FL 33472**

Dear Registered Agent(s),

A **NOTICE OF VIOLATION / NOTICE OF HEARING** has been issued by the Code Enforcement Division of the Palm Springs Police Department. This is regarding the property at:
2953 HOLLY RD. in Palm Springs, FL. PCN: 70-43-44-05-02-001-0030

VIOLATION / HEARING CASE 2025-07

- **Section 34-823 - No Accessory Uses.**
Outdoor storage of a recreational vehicle is not permitted use in CG commercial general land development district.
- **Section. 34-914 (e) No parking on the grass vehicle must be parked on an impervious or semipervious surface.**
- **Section 10-30(g)(3) Unimproved property maintenance – Landscaping shall include, but shall not be limited to grass, bushes shrubs, and hedges. Landscaping shall not include gravel or broken concrete. Maintenance shall include, but shall not be limited to, watering, irrigation, cutting, and mowing of required landscape and removal of all trimmings and weeds.**
- **Section 10-30 (h)(2) Sod required**
- **Section 10-30 (e)(1) Vacant Property Registration**
- **Section 30-143 – Trash & Debris**

The options available include coming into voluntary compliance on or before **MARCH 13, 2025, OR** arguing your case at the Special Magistrate Hearing on **Thursday, MARCH 20, 2025, at 10:00 AM in the Council Chambers at 226 Cypress Lane, Palm Springs, FL.** This is part of your right under the judicial system.

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

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

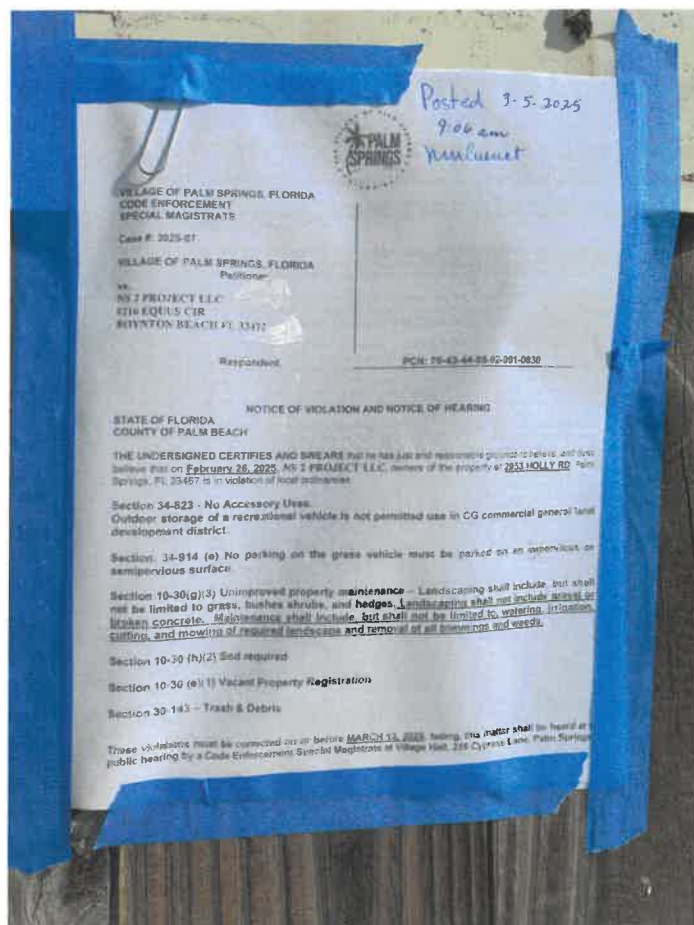
Respectfully,



Nanciann Cuenot
Code Enforcement Officer
Palm Springs Police Department
Phone: 561-584-8300 Ext. 8524
Email: ncuenot@vpsfl.org



3/5/2025 9:09:41 AM



3/5/2025 9:09:51 AM

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Case No. 2025-07

NS 2 PROJECT LLC
9216 EQUUS CIR
BOYNTON BEACH, FL 33472
Respondent(s)

AFFIDAVIT OF SERVICE

I, NANCIANN CUENOT, being duly sworn, depose and say that:

On the 5th Day of MARCH 2025 at 9:09 AM, I served the attached Notice of Request for Authorization of Foreclosure on the within named Respondent(s), NS 2 PROJECT LLC at 2953 Holly Road, Palm Springs, FL 33406 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 at the above property address and at Palm Springs Village Hall, 226 Cypress Lane, Palm Springs, FL 33461. PHOTOS INCLUDED

I understand that I am swearing or affirming under oath to the truthfulness of the claims made above.

By: Nanciann M. Cuenot
Code Enforcement Officer

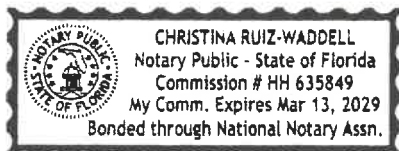
Date: March 5, 2025

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 12th day of MARCH, 2025 by NANCIANN M. CUENOT, Code Enforcement Officer, who is personally known to me or who has produced a Florida driver's license as identification.

(SEAL)

Christina Ruiz-Waddell
NOTARY PUBLIC, State of Florida



Tracking Number:

9489017898203034792366

Copy

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

Remove X

Latest Update

Your item was delivered to an individual at the address at 2:58 pm on March 1, 2025 in BOYNTON BEACH, FL 33472.

Get More Out of USPS Tracking:
USPS Tracking Plus®

Delivered
Delivered, Left with Individual
BOYNTON BEACH, FL 33472
March 1, 2025, 2:58 pm

See All Tracking History

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

- Text & Email Updates
- Return Receipt Electronic
- USPS Tracking Plus®
- Product Information

See Less ^

Feedback



Village of Palm Springs
226 Cypress Lane
Palm Springs, FL 33461
Phone (561) 584-8200
www.vpsfl.org

**VACANT AND UNIMPROVED PROPERTY REGISTRATION &
24-HOUR CONTACT INFORMATION
Ordinance No. 2023-06**

(Please Type or Print All Information)

Date _____

Property Owner Name _____

If corporate entity, Name of Officer _____

Property Address _____

Property Control Number (PCN) _____

Owner's Telephone Number _____

Owner's Mailing Address _____

Owner's Email Address _____

Local Contact Person¹, if different than Owner:

Name _____

24-Hour Telephone _____

Alternate Telephone _____

Mailing Address _____

Email _____

¹ Individual or Entity Designated by Owner who has authority to make decisions concerning conditions on the property, as well as any expenditures, and is generally available by telephone.

Note: Report any changes to the information contained in this Registration within ten (10) days of change.

Note: \$200 annual registration fee per Fee Schedule is due with Registration



Office of the Village Manager
226 Cypress Lane
Palm Springs, FL 33461
(561) 584-8200
www.vpsfl.org

June 23, 2023

RE: Ordinance No. 2023-06 – Vacant And Unimproved Property Registration Program

Dear Property Owner:

The Palm Springs Village Council adopted ordinance No. 2023-06 on second and final reading at its June 8, 2023 regular meeting. The ordinance amended the Village Code to require registration of and minimum maintenance requirements for vacant and unimproved commercial and industrial property.

In the event of nuisance code violations, including graffiti, illegal dumping, tall grass, trash and debris, overnight parking of trucks, etc., the Village (through the code enforcement process) may require property improvements including, but not limited to :

- 1) Providing signage on the fence with contact information;
- 2) Installing/maintaining sod and perimeter landscape hedge, and irrigation;
- 3) Securing property with a 6' perimeter fence;
- 4) Maintaining minimum security lighting on the premises.

At this time, Registration with contact information for the owner or authorized individual who has responsibility for the property and can make decisions to address conditions on the property, including expenditures required to remedy issues, is required. All vacant and unimproved properties must be registered within 60 days of the effective date (with an annual administrative fee of \$200).

As OWNER, it is your responsibility to be familiar with Village code requirements, and to comply with any new provisions that may be applicable. Lack of action on your part may result in code enforcement action, which could include a hearing before the Special Magistrate.

If you have any questions, please contact a Village Code Enforcement Officer at (561) 584-8300 ext. 8520. Thank you in advance for your assistance and prompt compliance.

Sincerely,

Kim Glas-Castro
Assistant Village Manager

Sec. 10-30(g)(3)
Unimproved property
maintenance
CUT, mow, remove
Weeds



3/5/2025 9:09:56 AM

Section 30-143 Trash+Debris



3/5/2025 9:10:06 AM

landscape
Maintenance



3/5/2025 9:10:23 AM

Remove gravel + broken concrete - + Sod vacant
property



3/5/2025 9:10:33 AM



3/5/2025 9:11:33 AM

Remove Gravel + broken Concrete - Sod required



3/5/2025 9:11:47 AM



Gravel not permitted

No parking on Grass



2/12/2025 4:01:01 PM

Remove RV - Outdoor Storage
Prohibited in CG



2/12/2025 4:01:24 PM

Trash Debris - overgrowth
NO PARKING ON GRASS



2/12/2025 4:01:41 PM



2/12/2025 4:01:58 PM

West Palm Beach, Florida

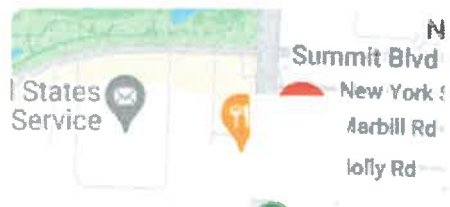
Google Street View

Apr 2019

[See latest date](#)



Image capture: Apr 2019 © 2024 Google





DOROTHY JACKS

CFA, AAS
Palm Beach County Property Appraiser
We Value What You Value

[PAPA Home](#)

Search by Owner, Address or Parcel



[View Property Record](#)

Owners

NS 2 PROJECT LLC

Property Detail

Location 2953 HOLLY RD
Municipality PALM SPRINGS
Parcel No. 70434405020010030
Subdivision CONGRESS MEADOWS IN
Book 34701 Page 478
Sale Date NOV-2023
Mailing Address 9216 EQUUS CIR
BOYNTON BEACH
FL 33472 4318
Use Type 1000 - VACANT
COMMERCIAL
Total Square Feet 0

Sales Information

Sales Date	Price
NOV-2023	1400000
MAY-2016	1210000





ORDINANCE NO. 2023-06

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA, AMENDING CHAPTER 10 "BUILDINGS AND BUILDING REGULATIONS", ARTICLE I, "IN GENERAL", BY AMENDING SECTION 10-8 "EXTERIOR PROPERTY AREAS", SECTION 10-12 "VILLAGE COUNCIL FINDINGS" AND SECTION 10-30 "FORECLOSED, VACANT AND UNIMPROVED PROPERTY REGISTRATION PROGRAM"; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Village Council desires to amend its existing property maintenance regulations to modify and update regulations regarding minimum requirements for vacant and unimproved properties, and general maintenance of exterior areas of properties within the Village; and

WHEREAS, the Village Council further desires to amend its regulations to provide for registration of unimproved commercial and industrial property or vacant properties; and

WHEREAS, the Village Council has reviewed the recommended ordinance and has determined that it is in the best interests and general welfare of the Village to adopt this Ordinance.

NOW, THEREFORE, THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA HEREBY ORDAINS, AS FOLLOWS:

Section 1. . Recitals. The foregoing recitals are hereby affirmed and ratified as if fully set forth herein.

Section 2. Chapter 10 "Buildings and Building Regulations," Article I, "In General", Section 10-8 "Exterior Property Areas", shall be amended as set forth in Exhibit "A" attached hereto (words ~~stricken~~ are deletions; words underlined are additions).

Section 3. Chapter 10 "Buildings and Building Regulations," Article I, "In General", Section 10-12 "Village Council Findings", shall be amended as set forth in Exhibit "B" attached hereto (words ~~stricken~~ are deletions; words underlined are additions).

Section 4. Chapter 10 "Buildings and Building Regulations," Article I, "In General", Section 10-30 "Foreclosed, Vacant and Unimproved Property Registration Program" , shall be amended as set forth in Exhibit "C" attached hereto (words ~~stricken~~ are deletions; words underlined are additions).

Section 5. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 6. Repeal of Laws in Conflict. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 7. Codification. The sections of the ordinance may be made a part of the Village Code of Ordinances and may be re-numbered or re-lettered to accomplish such, and the word "ordinance" may be changed to "section," "division," or any other appropriate word.

Section 8. Effective Date. This Ordinance shall become effective immediately upon adoption by the Village Council of the Village of Palm Springs, Florida.

Council Member Gunther offered the foregoing Ordinance, and moved its adoption. The motion was seconded by Council Member Ready, and upon being put to a vote, the vote was as follows:

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
BEV SMITH, MAYOR	☐	☐	☒
JONI BRINKMAN, VICE MAYOR	☒	☐	☐
PATTI WALLER, MAYOR PRO TEM	☐	☐	☒
DOUG GUNTHER, COUNCIL MEMBER	☒	☐	☐
GARY READY, COUNCIL MEMBER	☒	☐	☐

The Mayor thereupon declared this Ordinance approved and adopted by the Village Council of the Village of Palm Springs, Florida, on second reading, this 8th day of June, 2023.

VILLAGE OF PALM SPRINGS, FLORIDA

BY: *Joni Brinkman*
BEVERLY SMITH, MAYOR

First Reading May 11, 2023
Second Reading June 8, 2023

ATTEST:

BY: *Kimberly M. Wynn*
KIMBERLY M. WYNN, VILLAGE CLERK



REVIEWED FOR LEGAL FORM AND SUFFICIENCY

BY: *G. J. Torcivia*
GLEN J. TORCIVIA, VILLAGE ATTORNEY

Sec. 34-823. - Accessory uses.

No accessory uses shall be permitted in the CG commercial general land development district.

(Code 1994, § 30-563)

Sec. 34-822. - Permitted uses.

Permitted uses within the CG commercial general land development district shall be limited to the following:

- (1) All permitted uses in the CN commercial neighborhood land development district.
- (2) Financial institutions.
- (3) Retail sales and services.
- (4) Personal services.
- (5) Commercial Planned Developments.

(Code 1994, § 30-562; Ord. No. 2007-08, § 6, 4-26-2007; Ord. No. 2014-06, § 6, 5-8-2014)

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)

EXHIBIT “C”

Sec. 10-30. Foreclosed, vacant, and unimproved property registration program.

(a) *Purpose and intent.* It is the purpose and intent of this section to establish a process to monitor and address the conditions of vacant, unimproved, abandoned, and distressed real property located within the Village. This section is further intended to monitor and reduce the amount of deteriorating property located in the Village, on which a public notice of default has been filed or which is in foreclosure or where ownership has been transferred to a lender or mortgagee by any legal method. It is further intended to establish a registration program as a mechanism to protect neighborhoods from becoming blighted through the lack of adequate maintenance of abandoned or vacated properties which may or may not be subject to a mortgage or properties subject to mortgages that are in default. Accordingly, the Village Council has legislatively determined and declares that adoption of this section providing regulations for foreclosed, vacant, unimproved, abandoned or distressed real property is beneficial to the public interests of health, safety, and general welfare for the residents and visitors of the Village of Palm Springs.

(b) *Definitions.* The following words, terms, and phrases, when used in this section, shall have meanings ascribed to them, except where the context clearly indicates a different meaning. Where the context will permit and no definitions are provided herein, the definitions provided in the Florida Building Code shall indicate the meaning.

Abandoned property means any real property that is vacant or distressed.

Default means that the mortgagee has filed a foreclosure action or public notice of default on the mortgage. A mortgage shall be considered in default at such time as the mortgagee declares said mortgage to be in default in writing, by recording a lis pendens, by its actions or by commencing foreclosure proceedings or by any other actions demonstrating a breach of a security covenant on a property.

Disposition means the foreclosure status and/or the mortgagee/servicer's intent if the mortgage remains in default. If the mortgagee enters into a permanent modification agreement with the owner/mortgagor, the mortgage is considered to be no longer in default unless there is further notification by the mortgagee/servicer.

(e) Registration of abandoned or unimproved Commercial/Industrial property.

(1) Registration by owner. Every owner of an abandoned and/or unimproved Commercial or Industrial property that is located within the Village shall register with the Village by filing a registration application prescribed by the Village within ten (10) days of the property becoming abandoned. Commercial or Industrial property that is abandoned or unimproved at the time of adoption of these provisions shall register within 60 days of the effective date of this Ordinance.

(2) A registration application shall contain at least the following information:

a. The address and parcel control number of the property;

b. For purposes of notice, the name, telephone number, mailing address, and e-mail address of the owner;

c. For purposes of notice, the name, telephone number, mailing address, and e-mail address of an individual or entity designated by the owner who has the authority to make decisions concerning the conditions at the property, as well as any expenditure in connection therewith;

d. The Village reserves the right to request such other information as needed to conduct the public purpose and intent of this article.

(3) An annual registration fee, per property, for the property registration, shall be established by resolution of the Village Council. Such a fee shall accompany the registration form and shall be for the costs of registration, administration, and enforcement of this section. The Village shall charge a fee as established in the village fee resolution for any modification of registration except as provided herein, and it may assign and delegate the collection of all fees under this section to an independent contractor.

(4) Registration pursuant to this subsection shall be required annually for as long as the property is abandoned or unimproved. A case initiated pursuant to this subsection may be presented to the special magistrate even if, prior to a hearing, the property is no longer abandoned or unimproved.

(5) Properties subject to this subsection shall be subject to the inspection, security, and maintenance standards set forth in this section as long as the property remains abandoned or unimproved.

(9) Failure of the mortgagee and/or property owner of record to properly register or to revise the registration to reflect a change of circumstances as required by this subsection is a violation of the ordinances of the village.

(f) (g) Maintenance requirements, generally.

(1) Properties subject to this section shall be kept free of weeds, overgrown brush, dead vegetation, trash, junk, debris, building materials, any accumulation of newspapers, circulars, flyers, notices, except those required by federal, state, or local law, discarded personal items including, but not limited to, furniture, clothing, large and small appliances, or any other items that give the appearance that the property is abandoned or not being properly maintained. Grass over twelve inches tall is prohibited.

(2) The property shall be maintained free of graffiti or similar markings by removal or painting over such graffiti or markings with an exterior grade paint that matches the color of the exterior structure.

(3) Yards shall be landscaped and maintained pursuant to the standards set forth in the ordinances of the village. Landscaping shall include, but shall not be limited to, grass, ground cover, bushes, shrubs, hedges or similar plantings, decorative rock or bark, artificial turf or sod designed specifically for residential, commercial, or industrial installation, as applicable. Landscaping shall not include weeds, gravel, broken concrete, asphalt, or similar material. Maintenance shall include, but shall not be limited to, watering, irrigation, cutting and mowing of required landscape and removal of all trimmings and weeds.

(4) Pools and spas shall be kept in a safe and sanitary order so that pool and spa water remain free and clear of pollutants and debris. Pools and spas shall comply with the enclosure requirements of the village's ordinances and the Florida Building Code.

(5) In the event that the National Weather Service, National Hurricane Center, or other appropriate weather agency declares a hurricane warning for any portion of the village, all materials, furnishings, and equipment at the property shall be secured, stored, or removed so as to not create a safety hazard due to hurricane force winds.

(6) Failure of the mortgagee and/or property owner of record to properly maintain the property is a violation of the Code. Pursuant to a finding and determination

by a special magistrate, the village may take the necessary action to ensure compliance with its ordinances and place a lien or liens and a special assessment on the property.

(h) Maintenance requirements for abandoned or unimproved Commercial or Industrial property. In addition, the requirements in subsection (g) above, if an owner of abandoned or unimproved Commercial or Industrial property is cited by the village for a code violation(s) at the property or the property is cited as a chronic nuisance property or as a public nuisance property as set forth in Chapter 46, the owner, as part of the owner's remedy of the violation(s) or nuisance shall comply with the general maintenance standards in subsection (g) above and should implement the following additional maintenance and/or security measures, including, but not limited to:

(1) lighted in a manner to discourage crime;

(2) sodded throughout the entire unimproved area of the property;

(3) landscaped with a Category 1 buffer pursuant to Sec. 34-162;

(4) irrigated, preferably with a timer mechanism;

(5) surrounded with a temporary six (6) feet tall chain linked fence which shall be installed around the entire property area, unless the Village's PZB Director waives or alters the requirement (temporary fence shall be removed at the time the property is improved pursuant to Chapter 34, Land Development); and,

(6) signage attached to the front building or structure or fencing that lists the responsible party for the property, which party is generally available within 24 hours' notice, including address, phone number and email address.

If the village successfully establishes a code violation(s) at abandoned or unimproved property or the property is declared a chronic nuisance or public nuisance as set forth in Chapter 46, the village shall request that one or more of the above additional maintenance requirements for abandoned or unimproved property be agreed to by the property owner or imposed by the special magistrate to prevent a repeat violation(s) or the continuation of the nuisance as part of the compliance requirements. If the property owner employs such additional maintenance requirements, the costs for such requirements shall be deemed to be "documented expenses" for purposes of reducing any code enforcement fines or liens on the property.

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

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

(Code 1994, § 26-86)

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

CASE PRESENTATION
CASE No. CASE 2025-07

1. Good morning, my name is Nanciann Cuenot, and I have been sworn in.
2. I am a Code Enforcement Officer for the Village of Palm Springs, Florida.
3. This is Case No. 2025-07 concerns the property at 2953 Holly Road in the Village of Palm Springs, FL.
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 NS 2 Project LLC

5. Pursuant to my own observation, there are violations of local ordinances:

***SECTION 34-823 - No Accessory Uses.**

Outdoor storage of Semi Trucks and, most currently of a recreational vehicle not permitted in the CG commercial general land development district.

***SECTION 34-914 (e) Parking on the grass**

***SECTION 10-30(g)(3) Unimproved property maintenance. Maintenance shall include, but shall not be limited to, watering, irrigation, cutting, and mowing of required sod and removal of all trimmings and weeds.**

Landscaping should not include the use of gravel or broken concrete as a driveway or front yard. Removal of unapproved surface material and replace with sod.

***SECTION 10-30 (h)(2) Sod is required on unimproved vacant properties.**

***SECTION 10-30 (e)(1) Application for Vacant Property Registration required.**

***SECTION 30-143 – Trash & Debris should be picked up throughout property.**

6. Courtesy Notices were mailed to the property owner. The violations continue.

7. On February 26, 2025, I wrote a Notice of Violation/Notice of Hearing 2025-07 for the violations. The Notice was mailed certified and regular to the respondents' address of record and posted at the property and Village of Palm Springs Village Hall. USPS tracking confirmed delivery on March 1, 2025.

8. Photos of the violations are included in the file. The property remains in violation.

CASE No. _____

9. I REQUEST THAT THE RESPONDENT BE ORDERED to COME INTO COMPLIANCE with actions to correct the violations and gain compliance on **the above mentioned violations** by May 5, 2025. If not in compliance by May 5, 2025, a \$50.00 per day per violation fine shall commence.

10. THE VILLAGE HAS ALSO INCURRED COSTS IN THE AMOUNT OF **\$261.45** CONDUCTING THIS INVESTIGATION AND HEARING. I REQUEST THAT THE RESPONDENT BE ORDERED TO REIMBURSE THOSE COSTS TO THE VILLAGE BY NO LATER THAN, **March 28, 2025**.

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



Case Administrative / Court Costs

March 20, 2025, 2953 Holly Rd - NS 2 Project LLC

Case 2025-07

Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	3.00	35.00	105.00
2	Additional Inspector Time - 1 hour Bldg	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	0.25	70.00	17.50
4	Additional photos re-inspections - 5.00 per photo	1.00	5.00	5.00
5	Additional photos re-inspections - 5 for 20.00	3.00	20.00	60.00
6	Additional certified copies for hearing	1.00	8.44	8.44
7	Additional clerk time - 1 hour	0.50	28.00	14.00
8	Additional Attorney Time - per hour	0.25	195.00	48.75
9	Subpoena Fees	0.00	0.00	0.00
10	Postage	4.00	0.69	2.76
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 2025-07				261.45



PALM SPRINGS POLICE DEPARTMENT

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

February 18, 2025

**NS 2 PROJECT LLC
9216 EQUUS CIRCLE
BOYNTON BEACH, FL 33472 4318**

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 **2953 HOLLY RD**, Palm Springs, FL 33467.

PCN: 70434405020010030

This property is in violation of local ordinances.

Section 34-823 - No Accessory Uses.

Outdoor storage of a recreational vehicle is not permitted use in CG commercial general land development district.

Section. 34-914 (e) No parking on the grass vehicle must be parked on an impervious or semipervious surface.

Compliance Date: FEBRUARY 24, 2025

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

Respectfully,

A handwritten signature in blue ink that reads "Nanciann Cuenot".

Nanciann Cuenot
Palm Springs Police Department
Code Enforcement Officer
561 584-8300 Ext. 8524
561 307-7157
ncuenot@vpsfl.org

Professionalism · Respect · Integrity · Duty · Excellence



PALM SPRINGS POLICE DEPARTMENT

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

February 18, 2025

**NS 2 PROJECT LLC
9216 EQUUS CIRCLE
BOYNTON BEACH, FL 33472 4318**

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 **2953 HOLLY RD**, Palm Springs, FL 33467.

PCN: 70434405020010030

This property is in violation of local ordinances.

Section 10-30(g)(3) Unimproved property maintenance – Landscaping shall include, but shall not be limited to grass, bushes shrubs, and hedges. Landscaping shall not include gravel or broken concrete. Maintenance shall include, but shall not be limited to, watering, irrigation, cutting, and mowing of required landscape and removal of all trimmings and weeds.

Section 10-30 (h)(2) Sod required

Section 10-30 (e)(1) Vacant Property Registration

Section 30-143 – Trash & Debris

Compliance Date: MARCH 3, 2025

Failure to comply can result in a NOTICE OF VIOLATION/ NOTICE OF HEARING, Court Costs and possible Lien on the property. Please call Code Enforcement at (561) 584-8300 ext. 8520 or Code Officer listed below if you have any concerns or questions.

Respectfully,

Nanciann Cuenot
Palm Springs Police Department
Code Enforcement Officer
561 584-8300 Ext. 8524
561 307-7157
ncuenot@vpsfl.org



PALM SPRINGS POLICE DEPARTMENT

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

JANUARY 9, 2025

NS 2 PROJECT LLC
9216 EQUUS CIRCLE
BOYNTON BEACH, FL 33472 4318

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 **2953 Holly Rd. in Palm Springs, FL**
PCN: 70-43-44-05-02-001-0030

This property is in violation of local ordinances:

ORDINANCE 2023-06 Vacant Property Registration required.

SECTION 10-30(f)(3) Unimproved Property Maintenance Requirements.

Landscaping shall not include weeds, **gravel, broken concrete, asphalt or similar material.** Maintenance shall include, but shall not be limited to, watering, irrigation, cutting and mowing of required landscape and removal of all trimmings and weeds.

REMOVE GRAVEL – BROKEN CONCRETE AND REPLACE WITH APPROVED LANDSCAPE MATERIAL – GRASS OR SOD.

Compliance Date: FEBRUARY 14, 2025

If you have any questions about obtaining permits and inspections for these items, you may contact the Building Department at 561-584-8200 Ext 8460.

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

Please call me if you have any questions at (561) 584-8200 Ext.8524.

The following sections are NOW in compliance:

SECTION 34-916 - Parking Commercial Vehicles on Commercial Property

Semi-Trucks have been removed.

SECTION 10-31. FLORIDA BUILDING CODE 105.1 & 110.1 Permits and Inspections required for fence. This section is now in compliance with Permit #201700106

Respectfully,

Nanciann Cuenot, CEP
Palm Springs Public Safety
Code Enforcement Officer
(T) 561-584-8200 Ext. 8524
ncuenot@vpsfl.org



PALM SPRINGS POLICE DEPARTMENT

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

May 20, 2024

NS 2 PROJECT LLC
9216 EQUUS CIRCLE
BOYNTON BEACH, FL 33472 4318

Dear Property Owner,

You have been issued a **Second and Final** courtesy notice for code violations by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property at **2953 Holly Rd. in Palm Springs, FL**

PCN: 70-43-44-05-02-001-0030

This property is in violation of local ordinances:

SECTION 10-31. FLORIDA BUILDING CODE 105.1 & 110.1 Permits and Inspections

Work w/o Permits: Concrete Pad and fence installed without a permit and inspection. Contact the PZB Department at 561-582-8200 Ext: 8460 for further assistance.

SECTION 34-916 - Parking commercial vehicles on Commercial Property

Parking commercial vehicles: Semi-Trucks are prohibited and must be removed from the property.

Compliance Date: May 30, 2024

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

Please call me if you have any questions at (561) 584-8200 Ext.8524

Respectfully,

A handwritten signature in blue ink that reads "Nanciann Cuenot".

Nanciann Cuenot, CEP
Palm Springs Public Safety
Code Enforcement Officer
(T) 561-584-8200 Ext. 8524
ncuenot@vpsfl.org

Professionalism · Respect · Integrity · Duty · Excellence



PALM SPRINGS POLICE DEPARTMENT
CODE ENFORCEMENT DIVISION
226 CYPRESS LANE
PALM SPRINGS, FL 33461
Attn: N. Cuenot



quadiënt
FIRST-CLASS MAIL
IMI
\$000.69⁹
02/26/2025 ZIP 33480
043M31255277

US POSTAGE

NS 2 PROJECT LLC
9216 EQUUS CIR
BOYNTON BEACH FL 33472

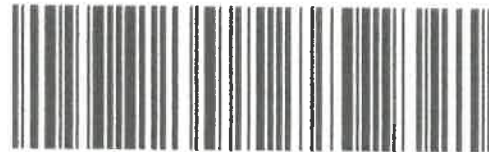


PALM SPRINGS POLICE I
CODE ENFORCEMENT D]
226 CYPRESS LANE
PALM SPRINGS, FL 33461
Attn: N. Cuenot



UNITED STATES
POSTAL SERVICE

CERTIFIED MAIL®



9489 0178 9820 3034 7923 66

Label 890-QDT, March 2023



quadiënt
FIRST-CLASS MAIL
IMI
\$008.44⁹
02/26/2025 ZIP 33480
043M31255277

US POSTAGE

NS 2 PROJECT LLC
9216 EQUUS CIR
BOYNTON BEACH FL 33472



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

NEOPOST

FIRST-CLASS MAIL

04/03/2024

US POSTAGE \$000.64⁹



ZIP 33461
041M11460879

NS 2 PROJECT LLC
9216 EQUUS CIRCLE
BOYNTON BEACH, FL 33472 4318



**PALM SPRINGS POLICE DEPARTMENT
CODE ENFORCEMENT DIVISION
226 CYPRESS LANE
PALM SPRINGS, FL 33461
Attn: N. Cuenot**



quadiant
FIRST-CLASS MAIL
IMI
\$000.69⁰
02/18/2025 ZIP 33480
043M31255277

US POSTAGE

**NS 2 PROJECT LLC
9216 EQUUS CIRCLE
BOYNTON BEACH, FL 33472 4318**



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



quadiant

FIRST-CLASS MAIL

IMI

\$000.69⁰

01/09/2025 ZIP 33480
043M31255277

US POSTAGE

NS 2 PROJECT LLC
9216 EQUUS CIRCLE
BOYNTON BEACH, FL 33472 4318

PAPA Banner**Location Address** 2953 HOLLY RD**Municipality** PALM SPRINGS**Parcel Control Number** 70-43-44-05-02-001-0030**Subdivision** CONGRESS MEADOWS IN**Official Records Book** 34701 **Page**478**Sale Date** NOV-2023**Legal Description** CONGRESS MEADOWS LT 3 BLK 1**Owners**

NS 2 PROJECT LLC

Mailing address9216 EQUUS CIR
BOYNTON BEACH FL 33472 4318

Sales Date	Price	OR Book/Page	Sale Type	Owner
NOV-2023	\$1,400,000	34701 / 00478	WARRANTY DEED	NS 2 PROJECT LLC
MAY- 2016	\$1,210,000	28332 / 00047	WARRANTY DEED	834 S CONGRESS LLC
JAN-2013	\$750,000	25755 / 01472	WARRANTY DEED	834 S CONGRESS AVE LLC
JAN-1978	\$20,000	02938 / 00502		SHEFFIELD THOMAS H &

No Exemption Information Available.

Number of Units 0 ***Total Square Feet** 0**Acres** 0.3313**Use Code** 1000 - VACANT
COMMERCIAL **Zoning** CG - COMMERCIAL GENERAL (70-PALM SPRINGS)

Tax Year	2023	2022	2021
Improvement Value	\$0	\$0	\$0
Land Value	\$203,217	\$193,547	\$165,980
Total Market Value	\$203,217	\$193,547	\$165,980

All values are as of January 1st each year

Tax Year	2023	2022	2021
Assessed Value	\$200,836	\$182,578	\$165,980
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$200,836	\$182,578	\$165,980

Tax Year	2023	2022	2021
Ad Valorem	\$3,950	\$3,727	\$3,417
Non Ad Valorem	\$146	\$146	\$146
Total tax	\$4,096	\$3,873	\$3,563

Account Information

Property Control Number:
70-43-44-05-02-001-0030

Mailing Address:
9216 EQUUS CIR
Boynton Beach, FL 33472-4318

Owner of Record:
NS 2 PROJECT LLC

Property Type:
Real Property

Property Address:
2953 HOLLY RD
PALM SPRINGS, FL 33406

Second Owner:

Status: Active

Legal Description:
CONGRESS MEADOWS LT 3 BLK 1

Last updated: 3/13/2025 09:33:10 AM

2024 Real Estate and Tangible Personal Property Taxes will be delinquent as of April 1, 2025.
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: \$4,092.92 [ADD ALL TO CART](#)

2024 | BILL TYPE: ORIGINAL | BILL NO: 101620422 | ROLL: ANNUAL |
DUE \$4,092.92

[ADD TO CART](#)

[View Info](#)

Date	Total Tax	Paid	Amount Due If Paid By Date	Status	Payment Options
3/31/25	☒ \$4,092.92	\$0.00	☒ \$4,092.92	☒ Due	☐ \$4,092.92
	Net Tax: \$4,092.92		☒ 3/31/25 \$4,092.92		Clear all
	Interest: \$0.00		3/31/25 \$4,092.92		
	Penalty: \$0.00		4/30/25 \$4,217.21		
	Fees: \$0.00		5/30/25 \$4,217.21		
	Discount: \$0.00				
Total: \$0.00					ADD TO CART

+ Recently Paid Bills

Due Date	Net Tax	Last Paid	Amount Paid	Status
4/1/24	☒ \$3,931.75	11/8/23		☒ Paid
	Net Tax: \$4,095.58			
	Interest: \$0.00			
	Penalty: \$0.00			
	Fees: \$0.00			
	Discount: -\$163.83			

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/23	☐ \$3,718.00 Net Tax: \$3,872.92 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$154.92	11/29/22	-\$3,718.00	 Paid
3/31/22	☐ \$3,419.87 Net Tax: \$3,562.36 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$142.49	11/3/21	-\$3,419.87	 Paid
3/31/21	☐ \$3,448.59 Net Tax: \$3,592.28 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$143.69	11/10/20	-\$3,448.59	 Paid
3/31/20	☐ \$3,196.62 Net Tax: \$3,329.82 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$133.20	11/5/19	-\$3,196.62	 Paid

 Payment Info - Select to Expand Payment History for PIN



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-07

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

**NS 2 PROJECT LLC
2953 HOLLY ROAD
WEST PALM BEACH, FL 33406**

**MAILING ADDRESS:
NS 2 PROJECT LLC
9216 EQUUS CIRCLE
BOYNTON BEACH, FL 33472**

Respondent(s).

ORDER FINDING VIOLATION

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

Section 34-823: No accessory uses. Outdoor storage of a recreational vehicle is not permitted in the CG commercial general land development district.

Section 34-914 (e): No parking on the grass.

Section 10-30(g)(3): Unimproved property maintenance. Maintenance shall include, but shall not be limited to, watering, irrigation, cutting, and mowing of required landscape and removal of all trimmings and weeds. Landscaping should not include gravel or broken concrete. Remove unapproved surface material and replace with sod.

Section 10-30 (h)(2): Sod required.

Section 10-30 (e)(1): Application for vacant property registration required.

Section 30-143: Trash and debris.

Address:	2953 HOLLY ROAD
Legal Description:	CONGRESS MEADOWS LT 3 BLK 1
PCN:	70-43-44-05-02-001-0030

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 **MARCH 2025**, 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 34-823: No accessory uses. Outdoor storage of a recreational vehicle is not permitted in the CG commercial general land development district.**

☐ **Section 34-914 (e): No parking on the grass.**

☐ **Section 10-30(g)(3): Unimproved property maintenance. Maintenance shall include, but shall not be limited to, watering, irrigation, cutting, and mowing of required landscape and removal of all trimmings and weeds. Landscaping should not include gravel or broken concrete. Remove unapproved surface material and replace with sod.**

☐ **Section 10-30 (h)(2): Sod required.**

☐ **Section 10-30 (e)(1): Application for vacant property registration required.**

☐ **Section 30-143: Trash and debris.**

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

☐ **Section 34-823: No accessory uses. Outdoor storage of a recreational vehicle is not permitted in the CG commercial general land development district.**

☐ **Section 34-914 (e): No parking on the grass.**

☐ **Section 10-30(g)(3): Unimproved property maintenance. Maintenance shall include, but shall not be limited to, watering, irrigation, cutting, and mowing of required landscape and removal of all trimmings and weeds. Landscaping should not include gravel or broken concrete. Remove unapproved surface material and replace with sod.**

☐ **Section 10-30 (h)(2): Sod required.**

☐ **Section 10-30 (e)(1): Application for vacant property registration required.**

☐ **Section 30-143: Trash and debris.**

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 **March 28, 2025:**

☐ Administrative costs of **\$261.45**

☐ 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 **May 5, 2025**. If Respondent fails to comply within the time given, a fine of **\$50.00 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 **March 28, 2025.**

- ☐ Administrative costs of **\$261.45**
- ☐ Citation fine of **\$ N/A**
- ☐ Re-inspection fee of **\$ N/A**

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

A certified copy of this order may be immediately recorded in the Public Records of Palm Beach County and if recorded, shall constitute notice pursuant to section 162.07(4), Fla. Stat. Within twenty (20) days of the date of this order, the Respondent may submit a written request to Code Inspector/Officer Nanciann Cuenot at the Village of Palm Springs, 226 Cypress Lane, Palm Springs, FL 33461, for a hearing to challenge the fine amount imposed by this order. If such a hearing is timely requested, the Village shall notify the Respondent of the hearing date and time by regular U.S. mail sent to the address provided in the written request for the hearing. The requested hearing will be limited to consideration of only those new findings necessary to impose an appropriate fine amount. The Respondent shall bear the burden of proof at such hearing and shall be required to show cause why this order and the fine amount stated herein shall not be imposed. However, if the Respondent fails to timely request a hearing as described above and fails to bring the violations into compliance and/or pay all administrative costs and fees as ordered herein, the Village, if it has not already done so pursuant to section 162.07(4) Fla. Stat., may record a certified copy of this order in the Public Records of Palm Beach County, Florida, and thereafter this order shall constitute a lien pursuant to section 162.09, Fla. Stat. If a certified copy of this order has previously been recorded pursuant to section 162.07(4) Fla. Stat., then that recorded order shall constitute a lien pursuant to section 162.09, Fla. Stat. The lien shall be assessed against the real property at issue (if applicable) and the real and personal property of the Respondent. After three (3) months from recording the lien which remains unpaid, the Special Magistrate may authorize the Village Attorney to foreclose on the lien or to sue to recover a money 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. 8524 to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this 20th day of March 2025.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

Special Magistrate

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

[1953 Holly Road](#)
[West Palm Beach, FL 33406](#)

ORDINANCE NO. 2014-36

AN ORDINANCE OF THE VILLAGE OF PALM SPRINGS, FLORIDA, AUTHORIZING THE MAYOR AND VILLAGE CLERK TO EXECUTE AN AGREEMENT WITH TULLER PROPERTIES, LLC, OWNERS OF FIVE PARCELS OF LAND, TOTALING 0.49 ACRES, LOCATED AT 4040 SOUTH MILITARY TRAIL, FOR VOLUNTARY ANNEXATION INTO THE VILLAGE; PROVIDING FOR USE AND DEVELOPMENT REQUIREMENTS AND ALLOWANCES; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Village Council deems it in the best interest of the Village to enter into an agreement with Tuller Properties, LLC, owner of five parcels of land, totaling 0.49 acres, located at 4040 South Military Trail, for the purpose of voluntary annexation into the Village of Palm Springs.

NOW THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA:

Section 1. The Village Council of the Village of Palm Springs, Florida hereby agrees to the terms and conditions of that certain Agreement with Tuller Properties, LLC, owner of five parcels of land, totaling 0.49 acres, located at 4040 South Military Trail, which is attached hereto as **Exhibit "A"**, and which is incorporated herein by reference; and further authorizes the Mayor and Village Clerk to execute and deliver said Agreement to Tuller Properties, LLC, along with a copy of this Ordinance.

Section 2. **Repeal of Conflicting Ordinances.** All Ordinances, Resolutions or parts of Ordinances and Resolutions in conflict herewith are hereby repealed.

Section 3. **Severability.** If any word, clause, sentence, paragraph, section or part thereof contained in this Ordinance is declared to be unconstitutional, unenforceable, void or inoperative by a court of competent jurisdiction, such declaration shall not affect the validity of the remainder of this Ordinance.

Section 4. **Effective Date.** This Ordinance shall become effective immediately upon adoption.

Council Member Brinkman, offered the foregoing Ordinance, and moved its adoption. The motion was seconded by Council Member Gunther, and upon being put to a vote, the vote was as follows:

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
BEV SMITH, MAYOR	☒	☐	☐
SERGIO ESCALADA, VICE MAYOR	☒	☐	☐
DOUG GUNTHER, MAYOR PRO TEM	☒	☐	☐
JONI BRINKMAN, COUNCIL MEMBER	☒	☐	☐
PATTI WALLER, COUNCIL MEMBER	☒	☐	☐

The Mayor thereupon declared this Ordinance approved and adopted by the Village Council of the Village of Palm Springs, Florida, on second reading, the 11th day of December, 2014.

VILLAGE OF PALM SPRINGS, FLORIDA

BY: _____

BEV SMITH, MAYOR

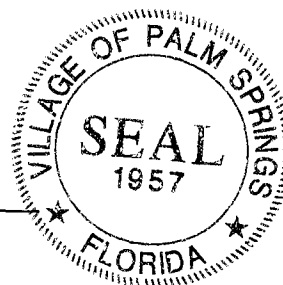
First Reading: 11-13-2014

Second Reading: 12-11-2014

ATTEST:

BY: _____

Jane R. Worth for
VIRGINIA M. WALTON, VILLAGE CLERK



REVIEWED FOR LEGAL FORM AND SUFFICIENCY

BY: _____

GLEN J. TORCIVIA, VILLAGE ATTORNEY

Prepared by and return to:

Glen Torcivia, Village Attorney
Village of Palm Springs
226 Cypress Lane
Palm Springs, Florida 33461

ANNEXATION AGREEMENT

THIS ANNEXATION AGREEMENT by and between the **VILLAGE OF PALM SPRINGS, FLORIDA**, a municipal corporation, (hereinafter referred to as the “Village”), 226 Cypress Lane, Palm Springs, FL 33461; and **TULLER PROPERTIES, LLC.**, a Florida limited liability company (hereinafter referred to as the “Petitioner”), with a mailing address of 4040 South Military Trail, Lake Worth, FL 33463.

WHEREAS, Petitioner is the fee simple owner of five (5) parcels of land located in Palm Beach County, Florida, at the southeast quadrant of Lake Worth Road and Military Trail (PCNs: 00-42-44-25-08-004-0080, 00-42-44-25-08-007-0040, and 00-42-44-25-08-007-0060, all as described in the deed recorded at Official Records Book 21271, Page 1113 of the Official Records of the Clerk of the Circuit Court, in and for Palm Beach County, Florida (hereinafter referred to as the “Property”); and

WHEREAS, the Property is within unincorporated Palm Beach County, Florida, and is reasonably compact and contiguous to the Village’s municipal boundaries; and

WHEREAS, the Property meets all the requirements for voluntary annexation set forth in Chapter 171, Florida Statutes, and Petitioner hereby voluntarily petitions the Village to have the Property annexed into the Village; and

WHEREAS, the Village and Petitioner acknowledge that the Property could remain in unincorporated Palm Beach County and continue to be subject to the uses and building intensities permitted by the Palm Beach County Comprehensive Plan and the Unified Land Development Code; and

WHEREAS, the Village and Petitioner recognize the mutual value and benefit of the Property being located within the Village’s municipal boundaries subject to the terms and conditions of this Agreement being satisfied; and

WHEREAS, in consideration for such voluntary annexation, the Village is willing to make certain representations and to take certain actions regarding the appropriate land use designation and zoning category for the Property and the continued operation of the Property pursuant to the Village's Comprehensive Plan and Land Development Code.

NOW THEREFORE, in consideration of the mutual covenants herein contained and other good and valuable considerations, the sufficiency of which is hereby acknowledged, the parties agree to the above recitals and to the following terms and conditions:

1. The forgoing Recitals are true and correct and are incorporated into this Agreement by this reference.
2. **REAL PROPERTY.** The Property, subject to this annexation agreement, is legally described in **EXHIBIT "A"**; which exhibit is attached hereto and incorporated herein by reference.
3. **PETITION FOR VOLUNTARY ANNEXATION AND LANDS COVERED BY AGREEMENT.** Subject to the terms of this Agreement, the provisions of Section 171.044, Florida Statutes, the Petitioner, constituting each and every person having the fee simple interest in the Property, hereby freely and voluntarily petitions the Village for annexation into the Village of Palm Springs, Florida, without the requirement for an election, but subject to the statutory public notice and ordinance adoption procedures of the Village. The Petitioner agrees not to challenge the status or ability of the Village to annex, or the annexation of the Property or any adjacent lands. The Petitioner agrees that this Agreement shall be irrevocable by the Petitioner, their heirs and assigns, and it shall be binding on any future assigns and/or purchasers. It is the Petitioner's intent that this Agreement shall be binding on all successor title holders of the Property and shall be recorded with the Palm Beach County Clerk of Courts.
4. **FUTURE LAND USE PLAN DESIGNATIONS AND ZONING DISTRICT.** The Property is presently designated on the Palm Beach County Future Land Use Map, and Official Palm Beach County Zoning Map, as follows:

LAND USE	UI – Urban Infill
ZONING	UI – Urban Infill, with Conditional Use

Once annexed, the Village and Petitioner contemplate that the Property will be designated on the Village's Future Land Use Map and Land Development District (zoning) Map, as follows:

LAND USE

COMMERCIAL

ZONING

CG – COMMERCIAL GENERAL

Said designation of the Property in the Village's Future Land Use Map and Land Development District (Zoning) Map is subject to the Village's Code of Ordinances and all applicable statutes, policies and procedures required in order to so designate the Property.

5. **CHANGE IN LAND USE DESIGNATION AND ZONING OF THE PROPERTY.** The Village agrees to assign an appropriate future land use and to zone the Property pursuant to its Comprehensive Plan so that it is consistent with and implements the future land use designation assigned to the Property and that the Property's land development district (zoning) is compatible with the properties in connection with the Comprehensive Plan amendment and zoning re-districting.
6. **USE AND DEVELOPMENT REQUIREMENTS AND ALLOWANCES.** So long as the Property is assigned the future land use category and land development district (zoning) designation contemplated in Section 4 above, the use and development of the Property shall be conducted in accordance with the following to maintain compatibility with, and protect against adverse impacts to, the surrounding properties:
 - a. **Uses.** Although mobile food trucks are not permitted within the Village of Palm Springs, the Petitioner has held a special permit for mobile vending from Palm Beach County for numerous years and is an established mobile food business operation. At the time of the execution of this Annexation Agreement, the following identified permitted uses of the Property may remain as approved by Palm Beach County and subject to the following conditions:
 - i) **Repair and Maintenance, General (Vehicle Repairs) and Dispatching.** The Property has received approvals for Repair and Maintenance, General (Vehicle Repairs) and Dispatching, with variances. The site plan approval associated with the above-stated approvals is as depicted on final site plan approved by Palm Beach County under

Control No. 2007-00166, approved under Resolution ZR-2008-028 and Resolution R-2008-915. The site plan shall be amended by Petitioner to include the entire Property, as well as the property to be abandoned, as set forth in Paragraph 5.g, below ("Road Abandonment"), and all of which shall be as depicted in the attached Exhibit B ("Final Site Plan"). Within Two (2) months of the Road Abandonment being final and unappealable, Petitioner shall file the Final Site Plan (including landscape plans and building elevations) with the Village staff for administrative site plan approval consistent with the Final Site Plan. Within Thirty-six (36) months of final, unappealable administrative approval of the Final Site Plan, Petitioner shall complete the improvements set forth on the Final Site Plan. No outdoor repair or storage of materials (except materials which are fully screened from view) may occur, pursuant to Village regulations. If Petitioner fails to complete the construction listed on the site plan within the 36-month time period, Petitioner shall then be required to obtain a site plan approval in order to maintain Repair and Maintenance, General (Vehicle Repairs) and Dispatching.

- ii) **Mobile Food Truck.** The Mobile Food Truck shall be a permissible use for Twelve (12) years after the effective date of this Annexation Agreement, as contemplated in Special Permit 2008-01803, subject to the revisions expressly set forth in this Agreement or the Final Site Plan, and the requirements set forth below:

Mobile sales on the Property shall be conducted from within a single-unit operable truck which shall be no longer than 38 feet, which shall be operable, licensed and insured, and shall be removed/relocated at least three times per week in order to perform routine maintenance and/or ensure mobile food truck is operable and the surrounding area is maintained pursuant meets Village codes.

- (1) There shall be no use of unapproved portable stands, tents/canopies, trailers, outdoor storage, etc. Said mobile food truck shall be maintained in a state of aesthetic appeal.
- (2) Sales transactions shall occur within the secure environment of the mobile food truck – no outdoor cash registers or other methods of point of purchase will be utilized outside the truck.

- (3) No alcohol sales from mobile food truck.
- (4) Electric service may be established at the Mobile Food Truck location depicted on the Final Site Plan, subject to compliance with Florida Building Code and approval of the Village Building Official. Said electric service shall be removed upon the expiration of the mobile food truck approval period.
- (5) Signage shall comply with Article IV of the Village Land Development Code. Custom or magnetic signs on the mobile food truck shall only advertise the concessionaire and menu offered therein. The mobile food truck sign(s) shall not be larger in any dimension than or extend beyond any surface of the vehicle.
- (6) Within thirty-six (36) months following the Final Site Plan approval as set forth in Paragraph 5.a.i, above, the parking lot and access drives shall be constructed and subsequently maintained in good condition with a one-inch hot mix asphaltic concrete surface, and landscaping shall be installed pursuant to the Final Site Plan.
- (7) Garbage shall be disposed of in an approved dumpster, which shall be screened in accordance with Village's land development standards. Regular garbage collection shall be conducted in accordance with Village requirements for commercial operations.
- (8) Cooking Grease disposal shall be approved by the Health Department and Palm Beach County.
- (9) Approval of the Mobile Food Truck shall expire if the use/activity is discontinued for more than 60 consecutive days.
- (10) The Mobile Food Truck Business Tax Receipt shall be held by the Petitioner and the Petitioner shall be responsible to the Village for the operation of the Mobile Food Truck complying with the requirements of this Agreement. In the event the property is conveyed or acquired by someone other than the Petitioner, the Mobile Food Truck operation shall cease and removed and cannot be assigned, conveyed or acquired with the property. Nothing in this

Agreement shall prevent the Petitioner from having the Mobile Food Truck operated by a person meeting all requirements for the operation as required by the Health Department licensing, or such other requirements of governmental authorities having jurisdiction, however, the Petitioner shall retain responsibility for the operation.

- (11) No additional mobile food trailers or trucks, or concession equipment may be operated on the Property at any time.
- (12) Approval of the Mobile Food Truck may be revoked by the Village's code enforcement special magistrate if it is determined that the Petitioner fails to cure any violation of any provision outlined and agreed to within this Agreement or the regulations of the Village of Palm Springs unless specifically modified herein, as determined by the Special Magistrate and within the timeframe set by the Special Magistrate.
- (13) Upon expiration of this 12-year period referenced in Paragraph 5.a.ii., or upon revocation by the Special Magistrate, the Mobile Food Truck shall be immediately removed from the Property and no other mobile food truck or trailer may be utilized on the Property unless specifically permitted by or pursuant to the Village code of ordinances. After such expiration or termination, the Mobile Food Truck shall not be recognized as a nonconforming use.
- (14) The Petitioner shall obtain a Village business tax receipt annually for the Mobile Food Truck as long as it exists on the Property.
- (15) **Insurance.** Liability insurance shall be obtained and retained listing the Village as additionally insured or certificate holder, paid in full covering the year for which the business tax receipt is issued, in the amount of \$500,000 per occurrence. Proof of liability insurance is due annually no later than September 30 with business tax receipts renewal.
- (16) **Health Department License and Sanitation Certificate.** All applicable Health Department License(s) and Sanitation Certificate(s) shall be obtained and

retained from the Florida Department of Health. Proof of both shall be submitted to the Village annually with business tax receipts renewal.

- (17) **Hours of Operation.** The Mobile Food Truck shall be limited to operate between 7 a.m. and 11 p.m. The Mobile Food Truck operation may be required to have a special Village police detail officer on-site between 9 p.m. and 11 p.m. on Fridays, Saturdays, Sundays, and holidays, if determined at any time by the Village Police Chief that special details are required based on an excessive rate of incidents to which law enforcement has had to respond. The Property Owner is responsible for payment of all costs assessed for special details which shall be billed no less than monthly by the Village.
 - (18) **Mobile Food Truck Re-orientation.** The Petitioner shall relocate the Mobile Food Truck on the Property in accordance with the Final Site Plan.
 - (19) The Petitioner shall cease operations of the food truck if they fail to abide by the requirements set forth in this Agreement.
- iii) **Storage.** Although outdoor storage is not permitted within the Village of Palm Springs, Petitioner has obtained a permit from Palm Beach County to allow a fenced area along the east side of the existing building to be utilized for outdoor storage as accessory to its Repair and Maintenance, General (Auto Repair) business. The outdoor storage as depicted on the Final Site Plan may continue as a nonconforming use, subject to the following limitations:
- (1) In the event the Repair and Maintenance, General (Auto Repair) use is discontinued or relocated on the premises, the outdoor storage shall cease.
 - (2) The outdoor storage fence shall be screened from view by the installation of an opaque hedge or other landscaping approved by staff as part of the Final Site Plan approval, which screening shall be in addition to the landscape buffer required along the perimeter of the Property.
 - (3) There shall be no barbed wire or other similar hazardous wire on the fence.
 - (4) The outdoor storage shall cease and no longer be permitted if the property or business is sold, conveyed, transferred or assigned.

- b. **Landscaping Improvements.** The Petitioner will install landscaping improvements within thirty-six (36) months of the Final Site Plan approval as set forth in Paragraph 5.a.i, above, which shall be depicted on an administrative Final Site Plan approval (as a Landscape Plan) and approved by the Village Land Development Department prior to the installation, removal and/or replacement of any landscaping. New plantings will include Royal Palms.
 - c. **Rights-of-Way.** The Village shall annex the rights-of-way known as Cross Street and Childs Street adjacent to the Property ("Public Rights-of-Way"). Upon transfer of responsibility from Palm Beach County to the Village for the Public rights-of-Way, the Village shall, at no cost to Petitioner or owners of properties adjacent to the Public Rights-of-Way, abandon the public interest as thoroughfares, but may retain easement interests for utilities and other public purposes, pursuant to Florida law, in a width and location as depicted on the Final Site Plan. Easements shall be located so as to be split between adjoining properties. Access to the Tuller property from Lake Worth Road shall be preserved.
 - d. **All other codes and requirements.** All other requirements of the Village's codes and ordinance, and applicable law shall remain in full force and effect.
7. **STATUS OF AGREEMENT.** The parties agree and acknowledge that this Annexation Agreement is not a "development agreement" as contemplated by Sections 163.3220-163.3243, Florida Statutes, and that the provisions of said sections are not applicable to this Annexation Agreement. The parties acknowledge and agree that no infirmity or defect in the Village's actions described herein shall nullify or otherwise affect the annexation of the Property into the Village.
8. **ALL OTHER CODE AND REQUIREMENTS.** All other requirements of the Village's Code of Ordinances, regulations and applicable law shall remain in full force and effect.
9. **TERM OF THE AGREEMENT.** The terms contained herein shall inure only to the party hereto. However, the allowances provided in Section 5, shall only exist for the time set forth in each subsection for the applicable use. Once the time set forth in each subsection expires, the allowances provided shall thereafter without further action by the Village

become null, void and of no further legal effect. Thereafter any further use or expansion of the Property shall be governed by the Village Code of Ordinances and all applicable laws and regulations in effect, provided, however, any use which is not expressly set to expire or be terminated pursuant to the terms of this Agreement shall enjoy nonconforming status to the extent it does not conform to the Ordinances of the Village.

10. **TERMINOLOGY.** In this Agreement, the use of the singular shall include the plural, the use of the masculine shall include the neuter, and the use of "officials" shall include appointed and elected officials of the Village and their successors.
11. **ENTIRE AGREEMENT.** This Annexation Agreement embodies the whole agreement of the parties and there are no promises, terms, conditions or obligations other than those herein contained, and this Annexation Agreement supersedes all previous communications, representations, proposals or agreements, if any. The provisions of this Annexation Agreement fully set forth the Petitioner's obligations and there are no other costs, charges, fees, or expenses for the annexation, land use amendment, or rezoning of the Property, or the abandonment of the Public Rights-of-Way. There are no other oral or written promises, conditions, representations, understandings or terms of any kind as conditions of inducement to the execution hereof. Any subsequent conditions, representations, warranties, or agreements shall not be valid or binding upon the parties, unless they are in writing and signed by both parties and executed in the same manner as this Annexation Agreement.
12. **SEVERABILITY.** In the event that any part, term or provision of this Annexation Agreement is found to be illegal or inoperative by a court of competent jurisdiction, the validity of the remaining portions and provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if this Annexation Agreement did not contain the particular part, term or provision held to be so invalid, provided, however, the terms and conditions of the Village in Section 5 are inducements to the Petitioner's execution of this Agreement and are a material, integral part of this Agreement.
13. **CAPTIONS.** Captions are included for convenience only and shall be given no legal effect whatsoever.

14. **ATTORNEY'S FEES.** In the event any party must enforce this Annexation Agreement through legal proceedings, the prevailing party shall be entitled to reasonable attorney's fees and costs incurred, including those at the appellate level.
15. **WAIVER.** Failure of a party to enforce any conditions of this Agreement or exercise any of its right(s) under this Agreement shall not be deemed a waiver of that parties' right to enforce said condition(s) or exercise said right(s) at any time.
16. **TIME.** Time is of the essence in all respects under this Agreement.
17. **EFFECTIVE DATE.** This Annexation Agreement shall become effective upon annexation and final approval by the Village Council.

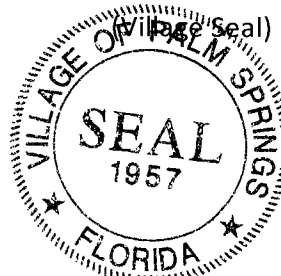
IN WITNESS WHEREOF the parties have hereto set their hands and seals in lawful

execution of this Annexation Agreement on the date opposite their names.

Date: December 11, 2014

VILLAGE OF PALM SPRINGS, FLORIDA
By: [Signature]
Bev Smith, Mayor

ATTEST:
By: [Signature]
Virginia Walton, Village Clerk



APPROVED AS TO FORM:
By: [Signature]
Glen J. Torcivia, Village Attorney

PETITIONER: Tuller Properties, LLC,
a Florida limited liability company

Date: _____

Witnesses as to Petitioner:

[Signature]
Witness Kristin A Garrett

By: [Signature]
Edward Tuller, Manager

[Signature]
Witness Richard W. Carlson Jr

ACKNOWLEDGEMENTS

STATE OF FLORIDA)

COUNTY OF PALM BEACH)

The foregoing ANNEXATION AGREEMENT was acknowledged before me this 11th
day of December, 2014 by BEV SMITH and ~~VIRGINIA WALTON~~ ^{Jane R. Walton}, the Mayor and
^{Deputy} Village Clerk, respectively, of the Village of Palm Springs, Florida, who are personally known to
me.

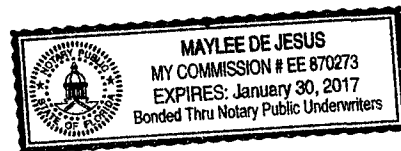


NOTARY PUBLIC – STATE OF FLORIDA

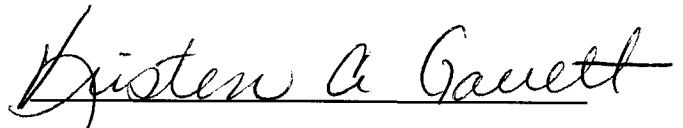
MY COMMISSION EXPIRES:

STATE OF FLORIDA)

COUNTY OF PALM BEACH)



The foregoing ANNEXATION AGREEMENT was acknowledged before me this 9
day of October, 2014 by Edward Tuller, Manager, of Tuller Properties, LLC, a
Florida limited liability company, who is personally known to me, or who provided _____
_____ as identification.



NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:



EXHIBIT "A"

LEGAL DESCRIPTION

Parcel 1. Lots 4, 5, 6, and 7, LESS the west 32 feet for State Road 809 Right-of-Way, Block 7, Plat No. 1 of Green Acres, according to the plat thereof as recorded in Plat Book 12, Page 72 of the Public Records of Palm Beach County, Florida.

Parcel 2. Lot 8 Block 4, Plat No. 1 of Green Acres, according to the plat thereof as recorded in Plat Book 12, Page 72 of the Public Records of Palm Beach County, Florida.

TOGETHER WITH all the tenements, hereditaments, appurtenances, and reversions thereto belonging or in anywise appertaining.

NOTICE OF PUBLIC HEARING

The Village of Palm Springs proposes to adopt:

ORDINANCE NO. 2014-35
AN ORDINANCE OF THE VILLAGE OF PALM SPRINGS, FLORIDA, AUTHORIZING THE MAYOR AND VILLAGE CLERK TO EXECUTE AN AGREEMENT WITH TACOS AL CARBON, INC., OWNERS OF FIVE PARCELS OF LAND, TOTALING 1.5 ACRES, LOCATED AT 4420 LAKE WORTH ROAD, FOR VOLUNTARY ANNEXATION INTO THE VILLAGE; PROVIDING FOR USE AND DEVELOPMENT REQUIREMENTS AND ALLOWANCES; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO. 2014-36
AN ORDINANCE OF THE VILLAGE OF PALM SPRINGS, FLORIDA, AUTHORIZING THE MAYOR AND VILLAGE CLERK TO EXECUTE AN AGREEMENT WITH TULLER PROPERTIES, LLC, OWNERS OF FIVE PARCELS OF LAND, TOTALING 0.49 ACRES, LOCATED AT 4040 SOUTH MILITARY TRAIL, FOR VOLUNTARY ANNEXATION INTO THE VILLAGE; PROVIDING FOR USE AND DEVELOPMENT REQUIREMENTS AND ALLOWANCES; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO. 2014-37
AN ORDINANCE OF THE VILLAGE OF PALM SPRINGS, FLORIDA, AUTHORIZING THE MAYOR AND VILLAGE CLERK TO EXECUTE AN AGREEMENT WITH PURDY LANE INVESTMENTS, INC., OWNERS OF A PARCEL OF LAND, TOTALING 0.92 ACRES, LOCATED AT 4053 COOLEY COURT, FOR VOLUNTARY ANNEXATION INTO THE VILLAGE; PROVIDING FOR USE AND DEVELOPMENT REQUIREMENTS AND ALLOWANCES; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO. 2014-38
AN ORDINANCE OF THE VILLAGE OF PALM SPRINGS, FLORIDA, AUTHORIZING THE MAYOR AND VILLAGE CLERK TO EXECUTE AN AGREEMENT WITH PAUSA ASSOCIATES, LLC, OWNERS OF A PARCEL OF LAND, TOTALING 4.73 ACRES, LOCATED AT 4481 LAKE WORTH ROAD, FOR VOLUNTARY ANNEXATION INTO THE VILLAGE; PROVIDING FOR USE AND DEVELOPMENT REQUIREMENTS AND ALLOWANCES; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Public Hearings on the proposed ordinance will be held in Council Chambers at Village Hall, 226 Cypress Lane, Palm Springs, Florida, on the following dates:

Land Development Board, Tuesday, May 13, 2014 at 6:30 PM
Regular Council Meeting, Thursday, June 12, 2014 at 6:30 PM
Regular Council Meeting, Thursday, July 10, 2014 at 6:30 PM

These ordinances in their entirety may be inspected at the Office of the Village Clerk during Monday through Friday between 8:00 a.m. and 5:00 p.m. All interested parties may appear at the meeting and be heard with respect to the proposed ordinances at the public hearing.

If a person decides to appeal any decision made by the above Village Council with respect to any matter considered at such hearing, he or she will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons who need an accommodation in order to attend or participate in this meeting should contact the Village Clerk at 954-4010 at least 3 days prior to the meeting in order to request such assistance.

Virginia M Walton, MMC, Village Clerk
PUB: The Palm Beach Post
10-25/2014 #322107

VILLAGE OF PALM SPRING PROOF OF PUBLICATION STATE OF FLORIDA COUNTY OF PALM BEACH Before the undersigned authority personally appeared Tiffani Everett, who on oath says that she is Call Center Legal Advertising Representative of The Palm Beach Post, a daily and Sunday newspaper, published at West Palm Beach in Palm Beach County, Florida; that the attached copy of advertising for a Notice was published in said newspaper on First date of Publication 10/25/2014 and last date of Publication 10/25/2014 Affiant further says that the said The Post is a newspaper published at West Palm Beach, in said Palm Beach County, Florida, and that the said newspaper has heretofore been continuously published in said Palm Beach County, Florida, daily and Sunday and has been entered as second class mail matter at the post office in West Palm Beach, in said Palm Beach County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she/he has neither paid nor promised any person, firm or corporation any discount rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. Also published in Martin and St. Lucie Counties. PUBLIC HEARING Ad ID: 634082 Ad Cost: 392.16

Signed

Sworn to and subscribed before 10/27/2014.

Who is personally known to me.



KARIE BELL
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES 4-12-15



Village of Palm Springs

"a great place to call home"

226 Cypress Lane • Palm Springs, Florida 33461-1699
561.965.4010 • Fax 561.965.0899

December 15, 2014

Tuller Properties, LLC
4040 S. Military Trail
Lake Worth, FL 33463

Re: Voluntary Annexation Agreement

Dear Respondent:

At their Regular Council Meeting on December 11, 2014, the Mayor and Village Council adopted Resolution No. 2014-36, approving the Voluntary Annexation Agreement for five parcels of land located at 4040 South Military Trail.

Enclosed are a copy of the signed Resolution No. 2014-36 and a copy of the Agreement for your records.

Should you have any questions, please contact Kim Glas-Castro, Land Development Director, at 965-4016.

Sincerely,

Virginia M. Walton, MMC
Village Clerk

Enclosures



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

CASE NO: 2016-100

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) 9654010.

Property Owner's Name: Erica Bell

Property Address: 3423 Grace Ave Lake Worth FL 33461

Telephone number where you can be reached during the day: 561 201 9219

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: _____

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: Jernane Bell

Relationship to property and/or property owner: Husband

MAKE CERTAIN THAT THIS FORM SETS FORTH YOUR POSITION.

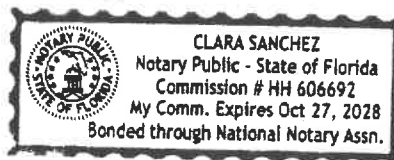
I, Jermaine Bell, do hereby submit this petition in request for a reduction in the total amount of penalty imposed, or a request for an extension of time to bring the property into compliance, and in support, offer the following statement:

Date: 2/27/25Signature: [Signature]State of: FloridaCounty of: USA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27TH
DAY OF February 2025, BY Jermaine Bell WHO IS PERSONALLY
KNOWN TO ME OR WHO HAS PRODUCED DL
AS IDENTIFICATION AND WHO DID/DID NOT TAKE AN OATH.

[Signature]
SIGNATURE OF NOTARY PUBLICClara Sanchez
PRINT NAME OF NOTARY PUBLIC

(OFFICIAL SEAL)





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

Receipt #: PT02853

Application Date: 02/27/25

Receipt Date 02/27/25 Permit Number 25-00155

Payee JERMAINE A BELL, PA

Address 3423 GRACE AVE, Palm Springs, FL 33461

Permit Type Property Maintenance General

Payment Method Credit Card Payment *****8743

Confirmation # 000000025815

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 #: PT02853

Application Date: 02/27/25

Receipt Date 02/27/25 Permit Number 25-00155

Payee JERMAINE A BELL, PA

Address 3423 GRACE AVE, Palm Springs, FL 33461

Permit Type Property Maintenance General

Payment Method Credit Card Payment *****8743

Confirmation # 000000025815

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

Comments:

Amount \$250.00

Total Paid \$250.00

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT

Case No. 2016-100

X
ش

AFFIDAVIT OF COMPLIANCE
AFFIDAVIT OF NON COMPLIANCE
(Check One)

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner

vs.

Erica Bell
3423 Grace Avenue
Lake Worth, FL 33461

Respondent

The property described in the Order Finding Violation dated March 14, 2017 in the above-mentioned case, has **NOW** properly abandoned the septic tank and connected to the Village of Palm Springs wastewater system and, I, Nanciann M. Cuenot state that said property is **NOW** in compliance with Section 78-69 of the VILLAGE OF PALM SPRINGS as of the 22nd day of November, 2017.


Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing Affidavit acknowledged before me this 28th day of February, 2025 by NANCIANN CUENOT, who is personally known to me to be a Code Enforcement Officer of the Village of Palm Springs, Florida.

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



CHRISTIAN MELENDEZ BERRIOS
Notary Public
State of Florida
Comm# HH444539
Expires 9/14/2027


Notary Public - State of Florida
My Commission Expires:

**VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT**

CODE CASE: 2018-100

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner

v.
Erica Bell
3423 Grace Ave
Lake Worth, FL 33461
Respondent(s).

MAILING ADDRESS:
181 Mulberry Grove Rd
Royal Palm Beach, FL 33411

ORDER FINDING VIOLATION

Re: Violation of Section(s) 78-69 (Ordinance No. 2009-12, Refusing, failing or neglecting to make connections to the Village of Palm Springs wastewater system), of the Village of Palm Springs Code of Ordinances.

Address: 3423 Grace Ave
Legal Description: SUNNY ACRES SUB HOMESITES 2 S ½ OF LOT 47
PCN: 00-42-44-24-18-000-0470

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 14th day of March, 2017, 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, Erica Bell, as 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/is not in violation of Section(s) 78-69, of the Village of Palm Springs Code of Ordinances as charged.

ORDER

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

- ✓ Respondent is not in compliance with the code violation section(s) 78-69. Respondent must bring all violations into compliance by April 14, 2017. If Respondent fails to comply within the time given, a fine of \$200.00 per day 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.
Administrative costs of \$161.12

-Respondent must pay Administration Costs by April 14, 2017.
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) 304-4821 to request a re-inspection of the property and/or violation(s).

DONE AND ORDERED this 14th day of March 2017.



VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT

BY:

Susan A. Dugan
Special Magistrate

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

3423 Grace Ave
Lake Worth, FL 33461

STATE OF FLORIDA
COUNTY OF PALM BEACH
VILLAGE OF PALM SPRINGS

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

Jane R. Worth
Jane R. Worth, CMC
Deputy Village Clerk

VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT

CODE CASE: 2016-100

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

v.
Erica Bell
3423 Grace Ave
Lake Worth, FL 33461
Respondent(s).

MAILING ADDRESS:
181 Mulberry Grove Rd
Royal Palm Beach, FL 33411

ORDER FINDING VIOLATION

Re: Violation of Section(s) 78-69 (Ordinance No. 2009-12, Refusing, failing or neglecting to make connections to the Village of Palm Springs wastewater system), of the Village of Palm Springs Code of Ordinances.

Address: 3423 Grace Ave
Legal Description: SUNNY ACRES SUB HOMESITES 2 S ½ OF LOT 47
PCN: 00-42-44-24-18-000-0470

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 14th day of March, 2017, 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, Erica Bell, as 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/is not in violation of Section(s) 78-69, of the Village of Palm Springs Code of Ordinances as charged.

ORDER

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

- ☑ Respondent is not in compliance with the code violation section(s) 78-69. Respondent must bring all violations into compliance by **April 14, 2017**. If Respondent fails to comply within the time given, a fine of **\$200.00** per day 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.

Administrative costs of **\$161.19**

-Respondent must pay Administration Costs by **April 14, 2017**.

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

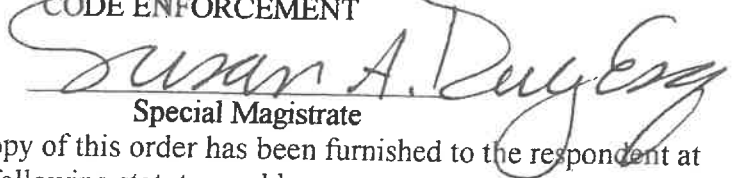
A certified copy of this order may be immediately recorded in the Public Records of Palm Beach County and if recorded, shall constitute notice pursuant to section 162.07(4), Fla. Stat. Within twenty (20) days of the date of this order, the Respondent may submit a written request to Code Inspector/Officer 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) 304-4821 to request a re-inspection of the property and/or violation(s).

DONE AND ORDERED this 14th day of March 2017.

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:
3423 Grace Ave
Lake Worth, FL 33461

MISCELLANEOUS PAYMENT RECPT# 3879441
Village of Palm Springs
226 Cypress Lane
Palm Springs FL 33461

DATE: 04/13/17 TIME: 13:26
CLERK: 1320crui DEPT:
CUSTOMER#: 0

COMMENT:

CHG: 35400 Violations of L 161.19

AMOUNT PAID: 161.19

PAID BY: JERMAINE A BELL

PAYMENT METH: CREDIT CARD

ELAVON

REFERENCE: 2016-100

AMT TENDERED: 161.19

AMT APPLIED: 161.19

CHANGE: .00



STATE OF FLORIDA
DEPARTMENT OF HEALTH
ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM
CONSTRUCTION INSPECTION AND FINAL APPROVAL

APPLICATION #: **AP1316071**

PERMIT #: **50-SW-1803804**

DOCUMENT #: **FI1143079**

DATE PAID: **11/20/2017**

FEE PAID: **100.00**

RECEIPT #: **50-PID-3439389**

APPLICANT: **Erica Bell**

AGENT: **Jesus Rogas**

PROPERTY ADDRESS: **3423 Grace Ave Lake Worth Beach, FL 33461**

LOT: **47**

BLOCK: **N/A**

SUBDIVISION: **SUNNY ACRES SUBURBAN HOM ID#: 00-42-44-24-18-000-0470**

CHECKED [X] ITEMS ARE NOT IN COMPLIANCE WITH STATUTE OR RULE AND MUST BE CORRECTED.

TANK INSTALLATION

[] [01] TANK SIZE [1] _____ [2] _____
[] [02] TANK MATERIAL _____
[] [03] OUTLET DEVICE _____
[] [04] MULTI-CHAMBERED [Y / N] _____
[] [05] OUTLET FILTER _____
[] [06] LEGEND 1. _____ 2. _____
[] [07] WATERTIGHT _____
[] [08] LEVEL _____
[] [09] DEPTH TO LID _____

DRAINFIELD INSTALLATION

[] [10] AREA [1] _____ [2] _____ SQFT
[] [11] DISTRIBUTION BOX _____ HEADER _____
[] [12] NUMBER OF DRAINLINES 1. _____ 2. _____
[] [13] DRAINLINE SEPARATION _____
[] [14] DRAINLINE SLOPE _____
[] [15] DEPTH OF COVER _____
[] [16] ELEVATION [ABOVE / BELOW] BM _____
[] [17] SYSTEM LOCATION _____
[] [18] DOSING PUMPS _____
[] [19] AGGREGATE SIZE _____
[] [20] AGGREGATE EXCESSIVE FINES _____
[] [21] AGGREGATE DEPTH _____

FILL / EXCAVATION MATERIAL

[] [22] FILL AMOUNT _____
[] [23] FILL TEXTURE _____
[] [24] EXCAVATION DEPTH _____
[] [25] AREA REPLACED _____
[] [26] REPLACEMENT MATERIAL _____

SETBACKS

[] [27] SURFACE WATER _____ FT
[] [28] DITCHES _____ FT
[] [29] PRIVATE WELLS _____ FT
[] [30] PUBLIC WELLS _____ FT
[] [31] IRRIGATION WELLS _____ FT
[] [32] POTABLE WATER _____ FT
[] [33] BUILDING FOUNDATIONS _____ FT
[] [34] PROPERTY LINES _____ FT
[] [35] OTHER _____ FT

FILLED / MOUND SYSTEM

[] [36] DRAINFIELD COVER _____
[] [37] SHOULDERS _____
[] [38] SLOPES _____
[] [39] STABILIZATION _____

ADDITIONAL INFORMATION

[] [40] UNOBSTRUCTED AREA _____
[] [41] STORMWATER RUNOFF _____
[] [42] ALARMS _____
[] [43] MAINTENANCE AGREEMENT _____
[] [44] BUILDING AREA _____
[] [45] LOCATION CONFORMS WITH SITE PLAN _____
[] [46] FINAL SITE GRADING _____
[] [47] CONTRACTOR _____
[] [48] OTHER _____

ABANDONMENT

[IN] [49] TANK PUMPED **11/18/2017**
[IN] [50] TANK CRUSHED & FILLED **11/22/2017**

Comments: **Comments are on page 2.**

CONSTRUCTION [**APPROVED**] / DISAPPROVED []: **Palm Beach CHD**
Env. Sup. II Frank Kramarik-Luth (Florida Department of Health in Palm)

DATE: **11/22/2017**

FINAL SYSTEM [**APPROVED**] / DISAPPROVED []: **Palm Beach CHD**
Env. Sup. II Frank Kramarik-Luth (Florida Department of Health in Palm)

DATE: **11/22/2017**

(Explanation of Violations on following page)

DH 4016, 08/09 (Obsoletes all previous editions which may not be used)

Incorporated: 64E-6.003, FAC

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2016-100

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

v.

Erica Bell
181 Mulberry Grove Rd
Royal Palm Beach, FL 33411
Respondent.

7016 0910 0000 9187 3079

U.S. Postal Service CERTIFIED MAIL Domestic Mail Only	
For delivery information, visit usps.com	
OFFICE	
Certified Mail Fee \$	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage \$	
Total Postage	Erica Bell
Sent To	181 Mulberry
Street and Apt. No., or PO Box No.	Royal Palm Beach
City, State, ZIP+4®	
PS Form 3800, April 2015 PSN 7530-02	

PCN: 00-42-44-24-18-000-0470

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that she has just and reasonable grounds to believe, and does believe that on November 14, 2016, the Respondent(s), **Erica Bell**, owner(s) of the property at **3423 Grace Avenue, Lake Worth, FL 33461**, committed a violation of Section 78-69 (Ordinance No. 2009-12) of the Village's Code of Ordinances, by refusing, failing or neglecting to make connections to the Village of Palm Springs wastewater system in accordance with the provisions of this Section.

This violation must be corrected on or before **March 3, 2017**, failing, this matter shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL 33461, Tel. 561-965-4010, at 10:00 a.m., on **March 14, 2017**. IF THE VIOLATION IS CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.

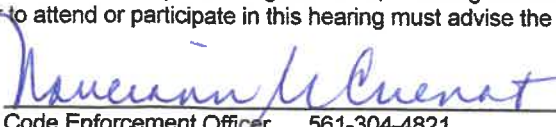
YOU ARE HEREBY ORDERED to appear and answer the above charges. You may choose to waive your rights to this hearing and the costs as determined by the Special Magistrate. Your failure to appear may result in the Special Magistrate proceeding in your absence.

IMPORTANT: It is the responsibility of the Respondent to request an inspection as soon as compliance is achieved by calling the Code Enforcement Office at (561) 304-4821 and providing proof of Permits and Inspections. A request for inspection must be made at least 1 day(s) prior to the requested inspection.

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

You have the right to obtain an attorney, at your own expense, to represent you before the Special Magistrate at the hearing. All testimony at the hearing will be under oath and recorded. The Special Magistrate shall take testimony from the Code Compliance Officer and the Respondent. Formal rules of evidence shall not apply, but fundamental due process shall be observed and shall govern the proceedings. You will have the opportunity to present witnesses as well as question witnesses against you, prior to a final determination by the Magistrate. If you wish to have witnesses subpoenaed or if you have other questions, you may contact the Village Clerk's Office at (561)965-4010.

Any interested party seeking to appeal any decision of the Special Magistrate with respect to any matter considered at the hearing will need a record of the proceedings, and will need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence presented. Persons who need a special accommodation in order to attend or participate in this hearing must advise the Village Clerk at (561) 965-4010, at least 36 hours prior to the hearing.


Code Enforcement Officer 561-304-4821

Nanciann M. Cuenot
Printed Name of Officer

Date Issued: November 29, 2016

Property Detail

Location Address : 3423 GRACE AVE
Municipality : UNINCORPORATED
Parcel Control Number : 00-42-44-24-18-000-0470
Subdivision : SUNNY ACRES SUBURBAN HOMESITES NO 2 IN
Official Records Book/Page : 22169 / 1360
Sale Date : 09/28/2007
Legal Description : SUNNY ACRES SUB HOMESITES 2 S 1/2 OF LOT 47

Owner Information

Owner(s)	Mailing Address
BELL ERICA	3423 GRACE AVE LAKE WORTH BEACH FL 33461 2751

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
09/28/2007	\$203,000	22169 / 01360	WARRANTY DEED	BELL ERICA
03/25/1998	\$100	10314 / 01302	WARRANTY DEED	HERNANDEZ ROBERT J & BLANCA IRES
08/01/1990	\$80,000	06555 / 00756	WARRANTY DEED	
01/01/1978	\$5,000	02884 / 00673		

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 2
***Total Square Feet :** 2076
Acres : .26
Property Use Code : 0800—MULTIFAMILY < 5 UNITS
Zoning : RM—MULTI-FAMILY (MEDIUM DENSITY) (00-UNINCORPORATED)

Building Details**Structural Details**

Structural Element for Building 1		Sketch for Building 1
Exterior Wall 1	MSY: CB STUCCO	
Year Built	1977	
Air Condition Desc.	HTG & AC	
Heat Type	FORCED AIR DUCT	
Heat Fuel	ELECTRIC	
Bed Rooms	0	
Full Baths	2	
Half Baths	0	
Exterior Wall 2	NONE	
Roof Structure	GABLE/HIP	
Roof Cover	ASPHALT/COMPOSITION	
Interior Wall 1	DRYWALL	
Interior Wall 2	N/A	
Floor Type 1	CARPETING	
Floor Type 2	N/A	
Stories	1	

Subarea and Square Footage for Building 1



Village of Palm Springs
Code Enforcement Magistrate Hearing

Case No.: 2016-100

Village of Palm Springs, Florida
Petitioner,

vs.

ERICA BELL
3423 GRACE AVENUE
LAKE WORTH BEACH, FL 33461 2751
Respondent(s).

PCN: 00-42-44-24-18-000-0470

FINE REDUCTION OR ABATEMENT ORDER

THIS MATTER having come before the Village of Palm Springs Code Enforcement Special Magistrate on **MARCH 20, 2025** 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:

The above Respondent(s) is the owner or occupant of **3423 GRACE AVENUE (00-42-44-24-18-000-0470)** THE PROPERTY DESCRIBED AS: SUNNY ACRES SUB HOMESITES 2 S 1/2 OF LOT 47.

1. On March 14, 2017, the Village of Palm Springs Code Enforcement Special Magistrate entered an order finding the Respondent in violation of Section(s) 78-69 Refusing, failing or neglecting to make connections to the Village of Palm Springs wastewater system, of the Village of Palm Springs Code of Ordinances. The Respondent was given until April 14, 2017 within which to comply with the code, failing which a fine of \$200.00 per day was assessed against respondent(s). The fines continued for 222 days and totaled \$44,400.00 minus plumbing expenses of \$2,500.00 to gain compliance the total owed is \$41,900.00.

2. Administrative Costs of \$161.19 were also levied against the Respondent(s) and were paid.

3. On November 22, 2017, the Respondent(s) complied with the cited violation(s).

4. 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 **\$8,380.00** and costs in the amount of **\$-0-** on or before **March 31, 2025**. If the reduced fine is not paid within the specified time, the fine shall revert to the original accrued amount of \$44,400.00 before the reduction.

DONE AND ORDERED this 20th day of March 2025.

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 REDUCTION OF FINE

Code Enforcement Officer: Gehrman

Date: March 20, 2025

Case No.: 2016-100

Respondent(s): ERICA BELL

Violation Address (Subject Property): 3423 GRACE AVENUE

BACKGROUND

On March 14th, 2017 the above referenced case was adjudicated by the Special Magistrate/Code Enforcement Board as being in violation of Code Section(s): **78-69 Refusing, failing or neglecting to make connections to the Village of Palm Springs wastewater system.** The Respondent was given a violation and fine commencing on April 15, 2017, and continued to accrue at the rate of \$200.00 per day for every day not in compliance. The fine has accumulated for 222 days, for a total fine of \$44,400.00 as of the compliance date of November 22, 2017. \$2,500.00 for Plumbing expenses have been removed to give a total fine of \$41,900.00. The \$161.19 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(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 **\$8,380.00** within ten (10) days of the date of the Magistrate's Final Order on the Request or on or before **March 31, 2025**. If the reduced fine is not paid within the time specified, the original fine in the amount of **\$44,400.00** shall be reinstated.
- B. ☐ That based upon the criteria of Section 162.09(2)(b), Fla. Stat., that the Special Magistrate **deny** 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: The property owners made progress connecting to the Village wastewater systems. They were slow in getting the required connections completed and inspected. The property is confirmed in compliance and the Village recommends reducing the fine amount in this case.

Dated: March 20, 2025

By: Tom Gehrman
Code Enforcement Officer

VILLAGE OF PALM SPRINGS, FLORIDA

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

Code Enforcement Officer: Gehrman

Date: March 20, 2025

Case No.: 2023-33

Respondent(s): ROSE NAPLES EST. & ZION INVESTMENTS PROPERTIES CORP

Violation Address (Subject Property): 261 WOODLAND ROAD

BACKGROUND

On July 20th, 2023 the above referenced case was adjudicated by the Special Magistrate/Code Enforcement Board as being in violation of Code Section(s): **30-143 Public Nuisance; wild overgrowth & debris, building deterioration (unsecure) allowing vermin to enter.** The Respondent was given a violation and fine commencing on August 16, 2023 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 487 days, for a total fine of \$48,700.00 as of the compliance date of December 16, 2024. \$21,500.00 for roof and fence expenses have been removed to give a total fine of \$27,200.00. The \$181.45 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(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 **\$5,440.00** within ten (10) days of the date of the Magistrate's Final Order on the Request or on or before **March 31, 2025**. If the reduced fine is not paid within the time specified, the original fine in the amount of **\$48,700.00** shall be reinstated.
- B. ☐ That based upon the criteria of Section 162.09(2)(b), Fla. Stat., that the Special Magistrate **deny** 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 a length of time. The current owner purchased the property in December of 2024. Zion Investments, the new owner has been proactive in bringing the property into compliance with new roof, fence and property clean up. The property is now in compliance and provides a much-needed improvement to the neighborhood. The Village recommends the reduction of the accrued fine from case 2023-33.

Dated: March 20, 2025

By: Tom Gehrman
Code Enforcement Officer



Village of Palm Springs
Code Enforcement Magistrate Hearing

Case No.: 2023 - 33

Village of Palm Springs, Florida
Petitioner,

vs.

ROSE NAPLES EST.
ZION INVESTMENTS PROPERTIES CORP
261 WOODLAND ROAD
LAKE WORTH BEACH, FL 33461 1056
Respondent(s).

PCN: 70-42-44-13-30-000-2610

FINE REDUCTION OR ABATEMENT ORDER

THIS MATTER having come before the Village of Palm Springs Code Enforcement Special Magistrate on **MARCH 20, 2025** 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:

The above Respondent(s) is the owner or occupant of **261 WOODLAND ROAD (70-42-44-13-30-000-2610)** THE PROPERTY DESCRIBED AS: WOODLANDS OF PALM SPRINGS TH PT IN OR2991P1035 BEING UNIT 261 OF WOODLANDS TOWNHOUSE PROJECT

1. On July 20, 2023, the Village of Palm Springs Code Enforcement Special Magistrate entered an order finding the Respondent in violation of Section(s) 30-143 Public Nuisance, wild overgrowth, debris, building not secure holes in roof mansard, providing a neighborhood breeding ground for pests and vermin. of the Village of Palm Springs Code of Ordinances. The Respondent was given until August 16, 2023 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 487 days and totaled \$48,700.00 minus roofing and fence expenses of \$21,500.00 to gain compliance, the total owed is \$27,200.00.
2. Administrative Costs of \$181.45 were also levied against the Respondent(s) and were paid.
3. On December 16, 2024, the Respondent(s) complied with the cited violation(s).
4. 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 **\$5,440.00** and costs in the amount of **\$-0-** on or before **March 31, 2025**. If the reduced fine is not paid within the specified time, **the fine shall revert to the original accrued amount of \$48,700.00 before the reduction.**

DONE AND ORDERED this 20th day of March 2025.

By: _____
Special Magistrate

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



VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT SPECIAL MAGISTRATE

CASE NO: 2023-33

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) 9654010.

Property Owner's Name: ZION INVESTMENTS
Property Address: 261 WOODLAND RD PALM SPRINGS, FL 33461
Telephone number where you can be reached during the day: 754-264-2983
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: _____

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, GILBERTO DA CRUZ, 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:

DUE TO THE EXTENSIVE REPAIRS AND NECESSARY IMPROVEMENTS REQUIRED FOR THE PROPERTY, WHICH INVOLVE SIGNIFICANT EXPENSES, I AM REQUESTING A REDUCTION IN THE LIEN AMOUNT. THE PROPERTY REQUIRES SUBSTANTIAL WORK TO BRING IT UP TO CODE AND RESTORE ITS VALUE, AND THIS FINANCIAL BURDEN IMPACTS OUR ABILITY TO FULLY SETTLE THE LIEN UNDER THE CURRENT TERMS. I APPRECIATE YOUR UNDERSTANDING AND CONSIDERATION OF THIS MATTER.

THANK YOU FOR YOUR ATTENTION TO THIS REQUEST.

Date 03/06/2025Signature [Signature]State of: FLORIDACounty of: PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 06 DAY OF MARCH, 2025, BY GILBERTO DA CRUZ WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED MA Driver License SA9361511 AS IDENTIFICATION AND WHO DID/DID NOT TAKE AN OATH

SIGNATURE OF NOTARY PUBLIC [Signature]PRINT NAME OF NOTARY PUBLIC Jessica Bernal



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

Receipt #: PT03084

Application Date: 12/07/23

Receipt Date 03/07/25 Permit Number 23-00159
Payee _____
Address 261 WOODLAND RD, Palm Springs, FL 33461
Permit Type Property Maintenance General
Payment Method Online Payment
Confirmation # _____
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 #: PT03084

Application Date: 12/07/23

Receipt Date 03/07/25 Permit Number 23-00159
Payee _____
Address 261 WOODLAND RD, Palm Springs, FL 33461
Permit Type Property Maintenance General
Payment Method Online Payment
Confirmation # _____
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 #: PT03173

Application Date: 12/07/23

Receipt Date 03/13/25 Permit Number 23-00159
Payee DA CRUZ GILBERTO
Address 261 WOODLAND RD, Palm Springs, FL 33461
Permit Type Property Maintenance General
Payment Method Online Payment *****4886
Confirmation # 06491Q

CE Hearing Administrative Cost	\$181.45
--------------------------------	----------

Comments:

Amount	\$181.45
Total Paid	\$181.45



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

Receipt #: PT03173

Application Date: 12/07/23

Receipt Date 03/13/25 Permit Number 23-00159
Payee DA CRUZ GILBERTO
Address 261 WOODLAND RD, Palm Springs, FL 33461
Permit Type Property Maintenance General
Payment Method Online Payment *****4886
Confirmation # 06491Q

CE Hearing Administrative Cost	\$181.45
--------------------------------	----------

Comments:

Amount	\$181.45
Total Paid	\$181.45

ZERO BALANCE RECEIPT



1847 Forest Ave,
West Palm Beach FL, 33406
CCC1333125

Monday, March 10, 2025

Name: Gilbert Cruz
Address: 261 Woodland Rd
Palm Springs FL, 33461

TOTAL CONTACT AGREEMENT	\$\$18,000
First invoice Upon Signing Balance	-\$5,400
Second invoice Upon Work Commencement	-\$8,000
Final invoice Upon Completion of work	-\$4,600
WOODWORK:	-\$2,200
Total Project Cost: \$20,200	
TOTAL	\$0

JN Builders LLC
16587 Cove Road
Westlake, FL 33470



Bill to
261 Woodlands Road
Palm Springs
Fl
33461
USA

Estimate no.: 1135
Estimate date: 12/18/2024

#	Product or service	Description	Qty	Rate	Amount
1.	Fencing	Remove existing wood fence and install new shadow wood fencing and gate at same location. Labor and material included.	1	\$3,500.00	\$3,500.00
Total					\$3,500.00

Accepted by

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT

CITATION 2023-33

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

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner

vs.

ROSE NAPLES EST
ZION INVESTMENTS PROPERTIES CORP
261 WOODLAND ROAD
LAKE WORTH BEACH, FL 33461 1056

Respondent

The property at 261 WOODLAND ROAD, Palm Springs, FL in the Code Enforcement Notice of Violation dated JULY 10, 2023, in the above-mentioned case, has been re-inspected and, Code Officer Tom Gehrman states that said property is **in compliance**.

Permits Issued and passed inspection.

Section 10-9 Exterior Building maintenance violations.

Section 30-143: Public Nuisance; Overgrowth, Trash and Debris, of the Village of Palm Springs on the **SIXTEENTH (16th) day of DECEMBER 2024.**

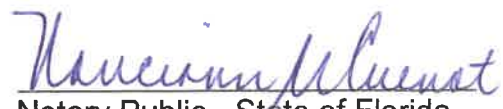
ADMINISTRATIVE COSTS HAVE NOT BEEN PAID

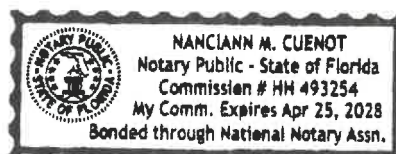

Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing Affidavit acknowledged before me this 10 day of MARCH, 2025 by TOM GEHRMAN, who is personally known to me to be a Code Enforcement Officer of the Village of Palm Spring, Florida.

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


Notary Public - State of Florida
My Commission Expires: April 25, 2028



CFN 20230415347
 OR BK 34710 PG 509
 RECORDED 12/7/2023 4:16 PM
 Palm Beach County, Florida
 Joseph Abruzzo, Clerk
 Pgs: 509 - 510; (2pgs)

**VILLAGE OF PALM SPRINGS
 CODE ENFORCEMENT**

CODE CASE: 2023-33

VILLAGE OF PALM SPRINGS, FLORIDA
 Petitioner,

ROSE NAPLES EST.
261 WOODLAND ROAD
LAKE WORTH BEACH, FL 33461 1056

Respondent(s).

ORDER FINDING VIOLATION

Re: Violation of Section 10-9 - Exterior Building maintenance not in compliance. Building deteriorating, mansard roof shingles missing with holes. Section 30-143 - Public Nuisance: Wild Overgrowth, Debris. Building does not secure from vermin, possible nesting area for vermin.

Address: 261 WOODLAND ROAD
 Legal Description: WOODLANDS OF PALM SPRINGS TH PT IN OR2991P1035 BEING UNIT 261 OF WOODLANDS TOWNHOUSE PROJECT
 PCN: 70-42-44-13-30-000-2610

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 JULY 2023, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER are hereby entered

FINDINGS OF FACT

1. The Respondent 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 Section 10-9 - Exterior Building maintenance not in compliance. Building deteriorating, mansard roof shingles missing with holes. Section 30-143 - Public Nuisance: Wild Overgrowth, Debris. Building does not secure from vermin, possible nesting area for vermin of the Code of Ordinances of the Village of Palm Springs.

☐ Respondent was in violation of Section 10-9 - Exterior Building maintenance not in compliance. Building deteriorating, mansard roof shingles missing with holes. Section 30-143 - Public Nuisance: Wild Overgrowth, Debris. Building does not secure from vermin, possible nesting area for vermin of the Code of Ordinances of the Village of Palm Springs.

ORDER

- It is the Order of the Code Enforcement Special Magistrate that:
- ☐ Respondent has brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before AUGUST 16, 2023
- ☐ Administrative costs of 181.45
 - ☐ Citation fine of NA
 - ☐ Re-inspection fee of NA



Respondent has not brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before **AUGUST 16, 2023**. If Respondent fails to comply within the time given, a fine of **\$100.00 per day, per violation** will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property is in compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **AUGUST 16, 2023**.



Administrative costs of **\$181.45** - August 16, 2023

Citation fine of NA

Re-inspection fee of NA

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 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) 584-8300 ext. 8520 to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this 20th day of JULY 2023.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

BY:

Special Magistrate

STATE OF FLORIDA
COUNTY OF PALM BEACH
VILLAGE OF PALM SPRINGS

I hereby certify this is a true and correct copy of the Code Case 2023-33 Order Finding Violation and the original is on file in the Clerk's Office.

Jane R. Worth, CMC
Deputy Village Clerk



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

261 WOODLAND ROAD
LAKE WORTH BEACH, FL 33461 1056

Record: 202401710 Permit

- Submittal
- Fees Paid Intake Fees
- Route Plans
- Review Complete
- Final Review
- Fees Paid Issuance Fees
- Approved
- Insp Done
- Close Permit

NOTICE ALERT: Address Violation
ADDRESS: 261 WOODLAND RD, PALM SPRINGS, FL 33461

x

Permit #	202401710	Status	Closed	Intake
Permit Type	Permit	Primary Contact	ZAVALA'S PRO ROOFING	Applied 12/16/2024
Type	Roof - Residential	Address	261 WOODLAND RD, Palm Springs, FL 33461	Issued 1/3/2025
Scope of Work	Roof Mansard & Flat	Parent Record	☒	Expires 7/3/2025
Assigned to		Parcel		Days to 125
Estimated Cost	18,000.00		70424413300002610	Closed 2/5/2025
		Subdivision		CO
		Flood Zone	X - ZONE X	TCO
		Zoning Code	RM	TCO Expires
Description 1	RE-ROOF MANSARD AND FLAT			COC
Status Memo				Fees effective
CRA			CRA memo	Actual start
Homestead	No			Actual end
Use Code	MEDIUM DENSITY			

☒ HOA

Finished SF

- Planned Inspections (8)

Inspection Type	Inspections	Commands
1.2. IN PROGRESS GEN 1	TK24-58392 Result: Pass	

Property Detail

Location Address : 261 WOODLAND RD
Municipality : PALM SPRINGS
Parcel Control Number : 70-42-44-13-30-000-2610
Subdivision : WOODLANDS OF PALM SPRINGS
Official Records Book/Page : 35489 / 740
Sale Date : 12/06/2024
Legal Description : WOODLANDS OF PALM SPRINGS TH PT IN OR2991P1035 BEING UNIT 261 OF WOODLANDS TOWNHOUSE PROJECT

Owner Information**Owner(s)**

ZION INVESTMENTS PROPERTIES CORP

Mailing Address

8754 THAMES RIVER DR
 BOCA RATON FL 33433 6274

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
12/06/2024	\$142,000	35489 / 00740	WARRANTY DEED	ZION INVESTMENTS PROPERTIES CORP
03/27/2024	\$178,700	34913 / 01542	CERT OF TITLE	Longbridge Financial LLC
05/30/2001	\$45,000	12627 / 01143	WARRANTY DEED	NAPLES ROSE
01/01/1979	\$38,000	03050 / 01613	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Property Information

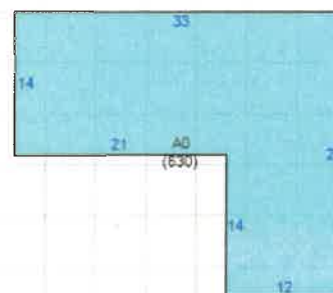
Number of Units : 1
***Total Square Feet :** 1260
Acres : .03
Property Use Code : 0110—TOWNHOUSE
Zoning : RM—RESIDENTIAL MULTI-FAMILY (70-PALM SPRINGS)

Building Details**Structural Details**

Structural Element for Building 1	Sketch for Building 1
Exterior Wall 1	M&Y: CB STUCCO
Year Built	1978
Air Condition Desc.	HTG & AC
Heat Type	FORCED AIR DUCT
Heat Fuel	ELECTRIC
Bed Rooms	2
Full Baths	2
Half Baths	0
Exterior Wall 2	NONE
Roof Structure	WOOD TRUSS
Roof Cover	MIN. ROOFING (CORR/SH.M)
Interior Wall 1	DRYWALL
Interior Wall 2	N/A
Floor Type 1	CARPETING
Floor Type 2	CERAMIC/QUARRY TILE
Stories	2

Subarea and Square Footage for Building 1

Code Description	square Footage
FUS Finished Upper Story	630
BAS Base Area	630
Total Square Footage	1260
Area Under Air	1260



Property Extra Feature

Description	Year Built	Units
Patio	1978	294

Property Land Details

Land Line #	Description	Zoning	Acres
No Land Details Available			

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$235,487	\$220,487	\$168,487	\$149,394	\$142,394
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$235,487	\$220,487	\$168,487	\$149,394	\$142,394

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$203,870	\$185,336	\$168,487	\$56,129	\$55,354
Exemption Amount	\$0	\$0	\$0	\$56,129	\$55,354
Taxable Value	\$203,870	\$185,336	\$168,487	\$0	\$0

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$4,161	\$3,858	\$3,374	\$262	\$262
NON AD VALOREM	\$344	\$341	\$323	\$288	\$287
TOTAL TAX	\$4,504	\$4,199	\$3,697	\$550	\$549

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