



**AGENDA
CODE ENFORCEMENT MAGISTRATE HEARING DOCKET
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
JUNE 17, 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. 2025-11 - 3801 South Congress Avenue - Musa Realty Group LC
CE Officer Nanciann Cuenot
Violation of Village Code of Ordinances
Section 10-31 (FBC 101.4.5): Fire prevention (Life safety).
Citation Fine: N/A
Admin Cost: \$202.92
Recommendation: \$250.00 per day per violation
Compliance Date: July 17, 2025
2. Case No. 2025-12 - 1900 South Congress Avenue - Agape Worship Center of The C&MA Inc.
Violation of Village Code of Ordinances
Section 10-31 (FBC 101.4.5): Fire prevention (life safety).
Violations of the Florida Fire Prevention Code
Citation Fine: N/A
Admin Cost: \$195.45
Recommendation: \$250.00 per day, per violation
Compliance Date: August 21, 2025
3. Case No. 2025-16 - 3801 South Congress Avenue - Musa Realty Group LC
CE Officer Nanciann Cuenot
Violation of Village Code of Ordinances

(Repeated violation) Section 30-143: Trash/Debris/Rubbish.

Remove all trash, debris, rubbish, and vegetative waste throughout the property.

(Repeated violation) Section 30-141: Excessive growth of weeds and vegetation.

Trim overgrowth along the west property line.

Section 10-8: Exterior of property. Maintain in a clean, safe, and sanitary condition.

Repair, resurface, and re-stripe the parking lot. Replace damaged or missing parking stops. Replace parking lot light pole. Permits & Inspections are required.

Section 34-225: Broken, deteriorated fence. Remove/replace. Permit required.

Section 10-9: Exterior of building. Remove the mold and discoloration from the building and sidewalks. Paint the building.

Section 62-75: Commercial development storage areas.

Section 34-1366: Building design guidelines. Dumpster Enclosure required. Permits & inspections are required.

Section 34-162: Landscape buffers. The dumpster area enclosure requires a landscape buffer.

Section 66-112: General maintenance requirements. Replace missing grass & landscaping. Sidewalks that exist in public rights-of-way. Remove mold & discoloration.

Section 34-221: Responsibility of owner. Maintain the landscaping in good condition, free of disease.

Section 34-224: Replacement of vegetation. Trees, shrubs and grass.

Citation Fine: N/A

Admin Cost: \$409.30 - Due by June 27, 2025

Recommendation: \$100.00 per day, per violation
\$250.00 per day, per repeat violation

Compliance Date: August 21, 2025

4. Case No. 2025-23 - 2913 Gulfstream Road - Fischer Kaylin Eve

Code Enforcement Officer Henry Stout

Violation of the Village Code of Ordinances

Section 10-31 (FBC 105.1 & 110.1): Work without permits. No permits for new fence and rear structural addition. No required inspections

Citation Fine: N/A

Admin Cost: \$265.77

Recommendation: \$100.00 per day, per violation

Compliance Date: June 17, 2025

5. Case No. 2025-25- 344 Winged Foot Road - Jerson Morales

Code Enforcement Officer - Henry Stout

Violation of Village Code of Ordinances

Section 34-914: Parking vehicles on property grass.

Citation Fine: N/A

Admin Cost: \$267.75

Recommendation: \$200.00 per day, per violation

Compliance Date: May 31st, 2025

6. Case No. 2025-26 - 2755 10th Avenue North - USA Auto Wash Inc.
CE officer Tom Gehrman
Violation of Village Code of Ordinances
Section 30-143: Public nuisance. Debris and trash visible (Bus Stop).
Citation Fine: N/A
Admin Cost: \$259.10
Recommendation: \$100.00 with Repeat Violations to \$500.00
Compliance Date: June 30, 2025
7. Case No. 2025-27 - 4567 South Congress Avenue - M&A Brothers Realty No 38 Inc. (Shell Station)
CE Officer Tom Gehrman
Violation of Village Code of Ordinances
Section 34-891: Hours of operation.
Citation Fine: N/A
Admin Cost: TBD
Recommendation: Up to \$500.00 per violation
Compliance Date: May 30, 2025
8. Case No 2025-28- 2911 South Congress Avenue 104 - 2911 Congress Plaza INC.
Code Enforcement Officer - Henry Stout
Violation of Village Code of Ordinances
Section 70-94: Application for local business tax receipt required. Working without licenses.
Citation Fine: N/A
Admin Cost: \$265.77
Recommendation: \$150.00 per day, per violation
Compliance Date: June 16th, 2025
9. Case No. 2025-29 - 3580 10th Avenue North - Ernesto Garcia
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 various structures, additions, pavers and fences.
Section 34-225: Fence maintenance. Remove the front fence or obtain an after-the-fact permit.
Section 34-914: Vehicles. Remove all inoperative and/or unregistered vehicles.
Section 34-1381: Open storage. Remove all miscellaneous items stored around the property.
Section 34-221: Landscape maintenance. Remove all gray pieces of concrete and replace all sections of dead grass located in the front of the property.
Section 10-8: Driveway maintenance. Pressure wash the driveway and remove all black discoloration.

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

10. Case No. 2025-30 - 2664 2nd Avenue North - ERIE LW ROAD LLC
CE Officer Joey Sanders

Violation of Village Code of Ordinances

Section 10-7: Vacant lots. Vacant land must be maintained in a clean, safe, secure and sanitary condition.

Section 10-8: Weeds. Remove all weeds off the property.

Section 30-141: Overgrowth. Mow all overgrown grass and trim all vegetation.

Section 34-225: Fence maintenance. Remove all dilapidated chain-link fences.

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

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

11. Case No. 2025-31 - 2648 2nd Avenue North - ERIE LW ROAD LLC
CE Officer Joey Sanders

Violation of Village Code of Ordinances

Section 10-7: Vacant lots. Vacant land must be maintained in a clean, safe, secure and sanitary condition.

Section 10-8: Weeds. Remove all weeds off the property.

Section 30-141: Overgrowth. Mow all overgrown grass and trim all vegetation.

Section 34-225: Fence maintenance. Remove all dilapidated chain-link fences.

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

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

12. Case No. 2025-32 - 1780 South Congress Avenue - Congress Properties of Palm Springs Inc.
CE Officer Tom Gehrman (Walgreens)

Violation of Village Code of Ordinances

Section 34-1382: Noise; early morning unloading of dumpsters.

Section 34-891: Hours of operation violation (before 7:00am).

Section 2-233: Irreparable or irreversible violation.

Citation Fine: N/A
Admin Cost: TBD
Recommendation: \$500.00 for any repeat violations, irreparable to \$5000.00

Compliance Date: June 6, 2025

13. Case No. 2025-34 -3206 Forest Hill Boulevard (Paradise Mobile Home Park) - Aljarez LLC
CE Officer - Tom Gehrman
Violation of Village Code of Ordinances
Section 10-31 (FBC 116.1): Unsafe structures and equipment (Electrical Violations).
Citation Fine: N/A
Admin Cost: \$374.00
Recommendation: Up to \$500 Per Day
Compliance Date: June 30, 2025

PETITION FOR REDUCTION OR ABATEMENT OF FINE

- 14 Case No. 2023-51 - 3431 Lake Worth Road - Enrique Casarrubias & Alan Casarru
Josselin Casarrubias
CE Officer Nanciann Cuenot
Violation of Village Code of Ordinances
Section 34-633: Nonconforming buildings or structures.
Section 34-916: Prohibited parking.
Section 30-141: Excessive overgrowth of weeds & vegetation.
Section 30-143: Public nuisance - trash & debris.
Section 34-1381: Nuisances generally - outdoor storage.
Section 10-8: Exterior property areas.
Section 10-9: Exterior or building or structure.
Section 34-223: Tree removal.
Section 10-7: Property maintenance.
Initial Violation: October 23, 2023
Order Finding Violation: December 21, 2023
Compliance Deadline: February 15, 2024
Partial Compliance Date: Six Violations February 23, 2024
Final Compliance Date: Three Violations April 8, 2025
Fine Amount: \$129,600.00
Fine Amount for Improper tree trimming \$1,500.00
Admin Cost: Paid
Recommendation: \$12,960.00 + \$1,500.00 = \$14,460.00
Due Date: July 17, 2025
Staff:

MOTIONS FOR EXTENSION OF TIME FOR COMPLIANCE

STIPULATION AND AGREED ORDER

15. Case No. 2025 - 01 - 4040 South Military Trail - Tuller Properties LLC
CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

Section 34-572: Violation and non-compliance of conditions of the Annexation Agreement Ordinance No. 2014-36 approved by the Village Council on December 11, 2014.

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

Staff:

Next Magistrate Hearing is
Thursday, July 17, 2025, at 10:00 a.m.

Village of Palm Springs

Title VI/Nondiscrimination Policy

I. Policy Statement:

The Village of Palm Springs values diversity and interested parties, regardless of cultural identity, background, or income level. Moreover, the Village believes the best programs and services result from careful consideration welcomes input from all of the needs of all its communities and when those communities are involved in the decision-making process. The Village does not tolerate discrimination in any of its programs, services, or activities. Pursuant to Title VI of the Civil Rights Act of 1964 and other federal and state authorities, the Village will not exclude from participation in, deny the benefits of, or subject to discrimination anyone on the grounds of race, color, national origin, sex, age, disability, religion, or family status.

II. Persons with Disabilities:

Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act of 1990 (ADA) and related federal and state laws and regulations forbid discrimination against those who have disabilities. These laws require federal-aid recipients and other government entities to take affirmative steps to reasonably accommodate those with disabilities and ensure that their needs are equitably represented.

The Village will make every effort to ensure that its facilities, programs, services, and activities are accessible to those with disabilities. The Village will also make every effort to ensure that its advisory committees, public involvement activities and all other programs, services and activities include representation by communities with disabilities and disability service groups.

The Village encourages the public to report any facility, program, service, or activity that appears inaccessible to those who are disabled. Also, the Village will provide reasonable accommodation to individuals with disabilities who wish to participate in public involvement events or who require special assistance to access facilities, programs, services, or activities. Because providing reasonable accommodation may require outside assistance, the Village asks that requests be made at least three (3) business days prior to the need for accommodation. Questions, concerns, comments, or requests for accommodation should be made to the Village ADA Officer:

Name: Ashley Saingilus
Address: 226 Cypress Lane, Palm Springs, FL 33461
Email: asaingilus@vpsfl.org
Phone: (561) 584-8200 Ext. 8419

III. Complaint Procedures:

The Village has established a discrimination complaint procedure and will take prompt and reasonable action to investigate and eliminate discrimination when found. Any person who believes that he or she has been subjected to discrimination based upon race, color, national origin, sex, religion, age, disability or family status in any Village program, service or activity may file a complaint with the Village Title VI/Nondiscrimination Coordinator:

Name: Janette Piedra, Human Resources Manager
Address: 226 Cypress Lane, Palm Springs, FL 33461
Email: jpiedra@vpsfl.org
Phone: (561) 584-8200 Ext. 8421

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2025-11

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

MUSA REALTY GROUP LC
3801 S CONGRESS AVE
LAKE WORTH BEACH, FL 33461 4140

Respondent.

PCN 70-43-44-19-20-051-0090

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 **MARCH 26, 2025**, the Respondent, **MUSA REALTY GROUP LC**, owners of the property at **3801 S CONGRESS AVE, PALM SPRINGS, FL, 33461** is in violation of local ordinances.

SECTION 10-31 (FBC 101.4.5) Fire Prevention

There are violations of the Florida Fire Prevention Code that exist in the building that are hazardous to life, property, or public welfare in the occupancy of the building or premises.

NFPA 72 (National Fire Alarm and Signaling Code) Chapter 14 Inspection, Testing, and Maintenance. Section 14.2.2.2.2 – Fire Alarm deficiencies shall be corrected. The Pre-action system and fire alarm system are down. There are 2 alarms in the building. This fire alarm has no power. Make necessary repairs and/or replace the fire alarm to bring the alarm and sprinklers into normal working condition. Provide documentation of all repairs to the fire inspector.

NFPA (National Fire Protection Association) 1 2021 Chapter 1 Administration. Section 1.12.6.3 Obtain a building permit for new replacement fire alarm and any alterations from the original approved fire alarm and fire sprinkler plans. All permits must pass the final inspection to be closed.

This violation must be corrected on or before **MAY 1, 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 8524, at 10:00 a.m., on THURSDAY MAY 15, 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 8524 and providing proof of Permits and Inspections. A request for inspection must be made at least 1 day(s) prior to the requested inspection.

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

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

CE/ CEB Case No. 2025-11

presented. Persons who require a special accommodation in order to attend or participate in this hearing must advise the Village Clerk at 561 584-8300 Ext. 8430, at least 36 hours prior to the hearing.


Code Enforcement Officer 561-584-8300 ext. 8524

Date Issued: MARCH 26, 2025

NANCIANN CUENOT
Printed Name of Officer



PALM SPRINGS POLICE DEPARTMENT

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

MARCH 26, 2025

MUSA REALTY GROUP LC
3801 S CONGRESS AVE
LAKE WORTH BEACH, FL 33461 4140

Dear Property Owners,

A **NOTICE OF VIOLATION / NOTICE OF HEARING** has been issued by the Code Enforcement Division of the Palm Springs Police Department. This is regarding the property at:

3801 S Congress Avenue in Palm Springs, FL. PCN: 70-43-44-19-20-051-0090

VIOLATION / HEARING CASE 2025-11

SECTION 10-31 (FBC 101.4.5) Fire Prevention

There are violations of the Florida Fire Prevention Code that exist in the building that are hazardous to life, property, or public welfare in the occupancy of the building or premises.

NFPA 72 (National Fire Alarm and Signaling Code) Chapter 14 Inspection, Testing, and Maintenance. Section 14.2.2.2.2 – Fire Alarm deficiencies shall be corrected. The Pre-action system and fire alarm system are down. There are 2 alarms in the building. This fire alarm has no power. Make necessary repairs and/or replace the fire alarm to bring the alarm and sprinklers into normal working condition. Provide documentation of all repairs to the fire inspector.

NFPA (National Fire Protection Association) 1 2021 Chapter 1 Administration. Section 1.12.6.3 Obtain a building permit for new replacement fire alarm and any alterations from the original approved fire alarm and fire sprinkler plans. All permits must pass the final inspection to be closed.

The options available include coming into voluntary compliance on or before **May 1, 2025 OR** arguing your case at the Special Magistrate Hearing on **Thursday, May 15, 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.

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

Respectfully,

Nanciann Cuenot

Nanciann Cuenot

Code Enforcement Officer

Palm Springs Police Department

Phone: 561-584-8300 Ext. 8524

Email: ncuenot@vpsfl.org



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



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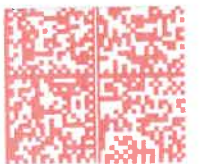
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PALM SPRINGS POLICE DEPARTMENT

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

APRIL 24, 2025

Musa Realty Group, LC
P.O. Box 812216
Boca Raton, FL 33481

RE: Code Enforcement Hearing Case No. 2025-11, and Case No. 2025-16

To Whom It May Concern,

The Code Enforcement Hearing you were originally scheduled for MAY 15, 2025, at 10:00 am, Village Hall, a copy of the Notice is herewith attached, **will be rescheduled for JUNE 17, 2025, at 10:00 am, Village Hall, 226 Cypress Lane, Palm Springs, FL 33461.**

All other provisions of the original Notice of Violation and Notice of Hearing shall remain in full force and effect.

Should you have any questions, please contact Code Enforcement Officer, Nanciann Cuenot, at (561) 584-8300 Ext. 8524. Should your property come into compliance prior to this new hearing date, please contact the above-mentioned code enforcement officer.

Sincerely,

A handwritten signature in blue ink, appearing to read "Nanciann Cuenot".

Nanciann Cuenot, CEP
Village of Palm Springs
Code Enforcement
(561) 584-8300 Ext. 8524
ncuenot@vpsfl.org

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PALM SPRINGS POLICE DEPARTMENT
230 CYPRESS LANE
PALM SPRINGS, FL 33461
CEO N. Cuenot



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Palm Beach County Fire Rescue

405 Pike Road, West Palm Beach, FL 33411
Phone (561) 616-7030 Fax (561) 616-7082
discover.pbcgov.org/pbcfr/crrd



Occupant Name:	STANTON OPTICAL	Inspection Date:	3/26/2025 (Initial Insp. Date: 3/7/2025)
Address:	3801 South CONGRESS Avenue	InspectionType:	Reinspection #1 (Other/Misc.)
Suite:		Property Use Type:	Specialty Shop
City:	PALM SPRINGS	Local File ID:	1601
State:	FL	Zone:	70
Zip Code:	33461	Inspected By:	Dennis Rudolph 561-267-2084 DRRudolph@pbcbgov.org

District: 470

Insp. Result	Location	Code Set	Code
Fail		FL NFPA 1 2021 Chapter 1 Administration	1.12.6.3 - Permit Required

Inspector Comments:

Where additional permits, approvals, certificates, or licenses are required by other agencies, approval shall be obtained from those other agencies.

ACTION REQUIRED: Obtain a building permit for new replacement fire alarm and or any alterations from original approved fire alarm and fire sprinkler plans.

All permits must pass final inspection in order to be closed.

Inspector Comments: NOV will be served and case will be for May. Awaiting feedback from owner/property management on an update. Giving owner an extra month for permitting purposes.

ALL VIOLATIONS MUST BE ABATED IMMEDIATELY.

The violations must be corrected by **4/9/2025**.

CERTIFICATE OF COMPLETION:

I certify that the violation(s) indicated above, have been properly corrected.

Signature

Print Name

Date

Any violations requiring additional supporting documentation to clear the violations will be noted. Please mail, email, or fax this certification with any required supporting documents to your fire inspector within the time limit for correction, as specified by your inspector. Contact information is listed at the top of this worksheet.

FAILURE TO CORRECT VIOLATIONS MAY RESULT IN CIVIL OR CRIMINAL PENALTIES OR IN A CITATION TO APPEAR IN COURT.



Palm Beach County Fire Rescue

405 Pike Road, West Palm Beach, FL 33411
Phone (561) 616-7030 Fax (561) 616-7082
discover.pbcgov.org/pbcfr/crrd



Occupant Name:	STANTON OPTICAL	Inspection Date:	3/26/2025 (Initial Insp. Date: 6/3/2024)
Address:	3801 South CONGRESS Avenue	InspectionType:	Reinspection #7 (Annual)
Suite:		Property Use Type:	Business Office - Annual
City:	PALM SPRINGS	Local File ID:	1601
State:	FL	Zone:	70
Zip Code:	33461	Inspected By:	Dennis Rudolph 561-267-2084 DRRudolph@pbcgov.org

District: 470

Insp. Result	Location	Code Set	Code
Fail		NFPA 72 2019 Chapter 14 Inspection, Testing, and Maintenance	14.2.2.2.2 - Fire Alarm System Deficiencies shall be Corrected

Inspector Comments:
System deficiencies shall be corrected.

ACTION REQUIRED: Fire alarm system deficiencies shall be corrected. Provide documentation of all repairs to the fire inspector.

Pre-action system and fire alarm system down. There are 2 alarms in the building. This fire alarm has NO power. Make necessary repairs and or replace the fire alarm to bring the alarm and sprinklers to normal working condition.

Inspector Comments: Expected hearing is May.

ALL VIOLATIONS MUST BE ABATED IMMEDIATELY.

The violations must be corrected by **4/9/2025**.

CERTIFICATE OF COMPLETION:

I certify that the violation(s) indicated above, have been properly corrected.

Signature

Print Name

Date

Any violations requiring additional supporting documentation to clear the violations will be noted. Please mail, email, or fax this certification with any required supporting documents to your fire inspector within the time limit for correction, as specified by your inspector. Contact information is listed at the top of this worksheet.

FAILURE TO CORRECT VIOLATIONS MAY RESULT IN CIVIL OR CRIMINAL PENALTIES OR IN A CITATION TO APPEAR IN COURT.

Palm Beach County Fire Rescue Thanks You for Keeping Your Business, Customers and the Citizens and Guests of Palm Beach County Safe!

other feature is required for compliance with the provisions of this Code, such device, equipment, system, condition, arrangement, level of protection, fire-resistive construction, or other feature shall thereafter be continuously maintained. Maintenance shall be provided in accordance with applicable NFPA requirements or requirements developed as part of a performance-based design, or as directed by the AHJ. [101:4.6.12.1]

ACTION REQUIRED: Repair or replace inoperable exit sign(s).

ACTION REQUIRED: Repair or replace inoperable emergency light fixture(s).

Many exit and emergency signs non operational.

✓ **Cleared on 8/5/2024**

Fail

FL NFPA 1 2021
Chapter 13 Fire Protection Systems

13.7.4.1.5 - Duct Detector Installation.

Inspector Comments:

13.7.4.1.5 Duct Detector Installation.

ACTION REQUIRED: Repair all detectors in building. Power off on duct detector notification.

✓ **Cleared on 8/5/2024**

Inspector Comments:

Inspector Comments - Reinspection #1: No progress. No returned email or phone calls since initial conversation.

Inspector Comments - Reinspection #2: Met with Allison and walked through all violations and discussed expectations. She has fire sprinkler company scheduled to come out on the 26th of July.

Inspector Comments - Reinspection #3: Only items left are generator report and down F/A that supplies IT room. Two alarms serve this building.

Inspector Comments - Reinspection #4: Final violation is downed fire alarm possibly supplying water only to server room. Second alarm in rear building covers rest of building. Waiting on response from alarm company.

Inspector Comments - Reinspection #5: Code Enforcement Referral 02-03-2025

Inspector Comments - Reinspection #6: Code Enforcement Referral 02-03-2025

Follow up

Expected in April

Palm Beach County Fire Rescue Thanks You for Keeping Your Business, Customers and the Citizens and Guests of Palm Beach County Safe!

1.1 - 13.1.8.



1.2 - 13.1.8.



1.3 - 13.1.8.



1.4 - 13.1.8.



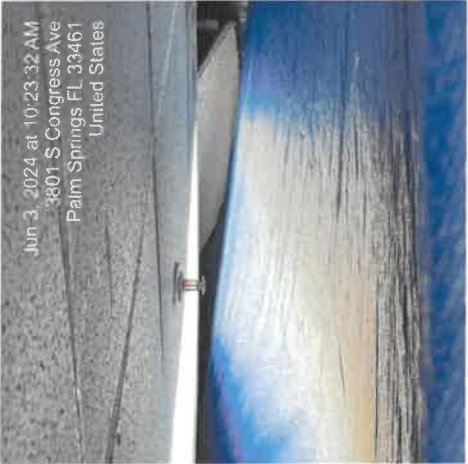
1.5 - 13.1.8.



2.1 - 10.19.3.2.



2.2 - 10.19.3.2.



3.1 - 11.1.8.



3.2 - 11.1.8.

3.3 - 11.1.8.

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 State of Florida.

Chapter 1

Scope and Administration

PART 1—SCOPE AND APPLICATION

SECTION 101

GENERAL

101.1 Title. These regulations shall be known as the Florida Building Code, hereinafter referred to as "this code."

101.2 Scope. The provisions of this code shall apply to the construction, alteration, relocation, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

Exception:

1. Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures not more than three stories above grade plane in height, shall comply with the Florida Building Code, Residential.
2. Code Requirements that address snow loads and earthquake protection are pervasive; they are left in place but shall not be utilized or enforced because Florida has no snow load or earthquake threat.

101.2.1 Appendices. Provisions in the appendices shall not apply unless specifically adopted.

101.2.2 Florida Building Code, Residential Construction standards or practices which are not covered by Florida Building Code, Residential volume shall be in accordance with the provisions of Florida Building Code, Building.

101.3 Intent. The purpose of this code is to establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to fire fighters and emergency responders during emergency operations.

101.3.1 Quality control. Quality control of materials and workmanship is not within the purview of this code except as it relates to the purposes stated herein.

101.3.2 Warranty and Liability. The permitting, plan review or inspection of any building, system or plan by this jurisdiction, under the requirements of this code, shall not be construed in any court as a warranty of the physical condition of such building, system or plan or their adequacy. This jurisdiction shall not be liable in tort for damages or hazardous or illegal condition or inadequacy in such building, system or plan, nor for any failure of any component of such, which may occur subsequent to such inspection or permitting. Further, no employee shall be liable in tort for damage from such conditions, in accordance with Section 768.28 Florida Statutes, as may be amended or replaced.

101.4 Referenced codes. The other codes listed in Sections 101.4.1 through 101.4.11 and referenced elsewhere in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference.

101.4.1 Gas. The provisions of the Florida Building Code, Fuel Gas shall apply to the installation of gas piping from the point of delivery, gas appliances and related accessories as covered in this code. These

requirements apply to gas piping systems extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories.

101.4.2 Mechanical. The provisions of the Florida Building Code, Mechanical shall apply to the installation, alterations, repairs and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy-related systems.

101.4.3 Plumbing. The provisions of the Florida Building Code, Plumbing shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system.

101.4.4 Property maintenance. As provided in Chapter 10, Article 1 of the Village of Palm Springs Code of Ordinance.

101.4.5 Fire prevention. For provisions related to fire prevention, refer to the Florida Fire Prevention Code. The Florida Fire Prevention Code shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression, automatic sprinkler systems and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

101.4.6 Energy. The provisions of the Florida Building Code, Energy Conservation shall apply to all matters governing the design and construction of buildings for energy efficiency.

101.4.7 Existing buildings. The provisions of the Florida Existing Building Code shall apply to matters governing the repair, alteration, change of occupancy, addition to and relocation of existing buildings.

101.4.8 Accessibility. For provisions related to accessibility, refer to the Florida Building Code, Accessibility.

101.4.9 Manufactured buildings. For additional administrative and special code requirements, see Section 458, Florida Building Code. Building, and Rule 61-41 Florida Administrative Code.

101.4.10 Electrical. The provisions of Chapter 27 of the Florida Building Code, Building Volume shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings, and appurtenances thereto.

101.4.11 Flood Damage Prevention. Provisions of Chapter 34, Article II of the Village of Palm Springs Land and Development Regulations, shall be considered part of this code relative to flood control.

101.5 Building Official. Whenever, the Building Official is mentioned in this code, it is also intended to mean the Building Official's designee, wherever applicable.

SECTION 102 APPLICABILITY

102.1 General. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern.

102.1.1 The Florida Building Code does not apply to, and no code enforcement action shall be brought with respect to, zoning requirements, land use requirements and owner specifications or programmatic requirements which do not pertain to and govern the design, construction, erection, alteration, modification, repair or demolition of public or private buildings, structures or facilities or to

CASE PRESENTATION

CASE No. 2025-11

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. 2025-11. This case concerns the property at 3801 S. CONGRESS AVENUE in the Village of Palm Springs.
4. According to the Palm Beach County Property Appraiser's records and Palm Beach County Tax Collector records, the current owner(s) of the property is/are MUSA REALTY GROUP LC
5. According to Palm Beach County Fire Rescue, there are Violations of the Fire Code (NFPA 72, 2019) (NFPA 1, 2021) and of local ordinances.

The Fire Code is produced by the National Fire Protection Association (NFPA). This document serves as the foundation for many state and local codes. The NFPA and local jurisdiction amendments form the state codes.

The Fire Code (NFPA) is a publication used to enforce fire safety, fire prevention, and fire protection measures.

Inspector Dennis Rudolph is here today to testify and has observed the following Fire Code and Local Ordinance violations:

SECTION 10-31 (FBC 101.4.5) Fire Prevention

There are violations of the Florida Fire Prevention Code that exist in the building that are hazardous to life, property, or public welfare in the occupancy of the building or premises and from the alteration or removal of fire suppression, automatic sprinkler systems and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

NFPA 72 2019 (National Fire Alarm and Signaling Code) Chapter 14 Inspection, Testing, and Maintenance. Section 14.2.2.2.2 – Fire Alarm deficiencies shall be corrected. The Pre-action system and fire alarm system are down. There are 2 alarms in the building. This fire alarm has no power. Make necessary repairs and/or replace the fire alarm to bring the alarm and sprinklers into normal working condition. Provide documentation of all repairs to the fire inspector.

NFPA (National Fire Protection Association) 1 2021 Chapter 1 Administration. Section 1.12.6.3 Permit required for new replacement fire alarm and any alterations from the original approved fire alarm and fire sprinkler plans. All permits must pass the final inspection to be closed.

6. On MARCH 26, 2025, Notice of Violation/ Notice of Hearing 2025-11 was issued for the Violations. The notice was mailed certified and regular to the respondents' address of record and posted at the property and Village Hall. The digital status of the Certified Mail is delivered as of MARCH 29, 2025. The hearing was rescheduled to June 17, 2025. A notice was mailed certified and regular to the respondents' address of record and posted at the property and Village Hall. The digital status of the Certified Mail is delivered as of APRIL 28, 2025. The Village is asking that the property come into compliance and obtain the necessary permits and passing inspections by no later than JULY 17, 2025, AND IF NOT IN COMPLIANCE, a \$100.00 per day per violation fine to be assessed towards the property.

7. The Village has also incurred costs in the amount of \$202.92 conducting this investigation and hearing. I request that the respondent be ordered to reimburse those costs to the Village by no later than JUNE 27, 2025.

8. Subject to any questions you might have, this concludes the Village Testimony.



Case Administrative / Court Costs

JUNE 17, 2025, 3801 S Congress Ave - Musa Realty Holdings, LP			Case 2025-11	
Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	3.00	35.00	105.00
2	Additional Inspector Time - 1 hour Bldg	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	2.00	5.00	10.00
5	Additional photos re-inspections - 5 for 20.00	0.00	20.00	0.00
6	Additional certified copies for hearing	3.00	8.16	24.48
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 2025-11				202.92

Property Detail

Location Address : 3801 S CONGRESS AVE
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-19-20-051-0090
Subdivision : SUB 19-44-43
Official Records Book/Page : 11313 / 0806
Sale Date : 08/17/1999
Legal Description : SUB 19-44-43 S 400 FT OF TR 51 (LESS W 15 FT & SR 807, 2ND AVE R/WS)

Owner Information**Owner(s)**

MUSA REALTY GROUP LC

Mailing Address

3801 S CONGRESS AVE
 LAKE WORTH BEACH FL 33461 4140

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
08/17/1999	\$800,000	11313 / 00806	WARRANTY DEED	MUSA REALTY GROUP LC
06/01/1996	\$850,000	09324 / 00539	WARRANTY DEED	
02/01/1990	\$100	06358 / 00317	QUIT CLAIM	
05/01/1985	\$775,000	04535 / 00618	WARRANTY DEED	
01/01/1976	\$210,000	02606 / 00201		

Exemption Information

No Exemption Information Available.

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$2,676,319	\$2,273,092	\$2,116,071	\$1,778,203	\$1,809,058
Land Value	\$1,259,153	\$1,259,153	\$1,199,488	\$1,028,720	\$1,028,720
Total Market Value	\$3,935,472	\$3,532,245	\$3,315,559	\$2,806,923	\$2,837,778

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$3,736,015	\$3,396,377	\$3,087,615	\$2,806,923	\$2,837,778
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$3,736,015	\$3,396,377	\$3,087,615	\$2,806,923	\$2,837,778

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$73,849	\$67,418	\$63,312	\$57,783	\$58,930
NON AD VALOREM	\$5,361	\$5,207	\$4,983	\$4,759	\$4,647
TOTAL TAX	\$79,209	\$72,625	\$68,295	\$62,542	\$63,576

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

Account Information

Property Control Number: 70-43-44-19-20-051-0090	Property Type: Real Property	Status: Active
Mailing Address: 3801 S CONGRESS AVE Lake Worth Beach, FL 33461-4140	Property Address: 3801 S CONGRESS AVE PALM SPRINGS, FL 33461	Legal Description: SUB 19-44-43 S 400 FT OF TR 51 (LESS W 15 FT & SR 807, 2ND AVE R/WS)
Owner of Record: MUSA REALTY GROUP LC	Second Owner:	

Last updated: 2/12/2025 02:35:45 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

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/25	☐ \$76,833.12 Net Tax: \$79,209.40 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$2,376.28	12/31/24		-\$76,833.12 Paid
Due Date	Net Tax	Last Paid	Amount Paid	Status
4/1/24	☐ \$69,719.64 Net Tax: \$72,624.63 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$2,904.99	11/27/23		-\$69,719.64 Paid
Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/23	☐ \$65,563.02 Net Tax: \$68,294.82 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$2,731.80	11/29/22		-\$65,563.02 Paid



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-11

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

**MUSA REALTY GROUP LC
3801 SOUTH CONGRESS AVENUE
LAKE WORTH BEACH, FL 33461**

Respondent(s).

ORDER FINDING VIOLATION

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

Section 10-31 (FBC 101.4.5.): Fire protection (life safety). There are violations of the Florida Fire Prevention Code that exist in the building that are hazardous to life, property, or public welfare in the occupancy of the building or premises.

- **NFPA 72 (National Fire Alarm and Signaling Code) Chapter 14 Inspection, Testing, and Maintenance. Section 14.2.2.2.2 – Fire Alarm deficiencies shall be corrected. The Pre-action system and fire alarm system are down. There are 2 alarms in the building. This fire alarm has no power. Make necessary repairs and/or replace the fire alarm to bring the alarm and sprinklers into normal working condition. Provide documentation of all repairs to the fire inspector.**
- **NFPA (National Fire Protection Association) 1 2021 Chapter 1 Administration. Section 1.12.6.3 Obtain a building permit for new replacement fire alarm and any alterations from the original approved fire alarm and fire sprinkler plans. All permits must pass the final inspection to be closed.**

Address: 3801 SOUTH CONGRESS AVENUE
Legal Description: SUB 19-44-43 S 400 FT OF TR 51 (LESS W 15 FT & SR
807, 2ND AVE R/WS)
PCN: 70-43-44-20-01-103-0030

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 **17th** day of **June 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 101.4.5.): Fire protection (life safety). There are violations of the Florida Fire Prevention Code that exist in the building that are hazardous to life, property, or public welfare in the occupancy of the building or premises.**

• NFPA 72 (National Fire Alarm and Signaling Code) Chapter 14 Inspection, Testing, and Maintenance. Section 14.2.2.2.2 – Fire Alarm deficiencies shall be corrected. The Pre-action system and fire alarm system are down. There are 2 alarms in the building. This fire alarm has no power. Make necessary repairs and/or replace the fire alarm to bring the alarm and sprinklers into normal working condition. Provide documentation of all repairs to the fire inspector.

• NFPA (National Fire Protection Association) 1 2021 Chapter 1 Administration. Section 1.12.6.3 Obtain a building permit for new replacement fire alarm and any alterations from the original approved fire alarm and fire sprinkler plans. All permits must pass the final inspection to be closed.

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

☐ **Section 10-31 (FBC 101.4.5.): Fire protection (life safety). There are violations of the Florida Fire Prevention Code that exist in the building that are hazardous to life, property, or public welfare in the occupancy of the building or premises.**

• NFPA 72 (National Fire Alarm and Signaling Code) Chapter 14 Inspection, Testing, and Maintenance. Section 14.2.2.2.2 – Fire Alarm deficiencies shall be corrected. The Pre-action system and fire alarm system are down. There are 2 alarms in the building. This fire alarm has no power. Make necessary repairs and/or replace the fire alarm to bring the alarm and sprinklers into normal working condition. Provide documentation of all repairs to the fire inspector.

• NFPA (National Fire Protection Association) 1 2021 Chapter 1 Administration. Section 1.12.6.3 Obtain a building permit for new replacement fire alarm and any alterations from the original approved fire alarm and fire sprinkler plans. All permits must pass the final inspection to be closed.

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 **June 27, 2025:**
- ☐ Administrative costs of **\$202.92**
 - ☐ 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. The Respondent must comply with the **Fire prevention and NFPA code Sections by July 17, 2025.** If the Respondent fails to comply within the time given, a fine of \$250.00 per day, per violation will continue to accrue until the Respondent contacts the Fire Code Inspector and Code 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 **June 27, 2025.**
- ☐ Administrative costs of **\$202.92**
 - ☐ Citation fine of **\$ N/A**
 - ☐ Re-inspection fee of **\$ N/A**

All payments shall be made to the 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 17th day of June 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:

[3801 South Congress Avenue](#)
[Lake Worth Beach, FL 33461](#)

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2025-12

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

V.

AGAPE WORSHIP CENTER OF THE C&MA INC
1900 S CONGRESS AVE, STE. A
WEST PALM BEACH, FL 33406 6689

Respondent.

PCN 70-43-44-08-04-000-0540

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 **MARCH 10, 2025**, the Respondent, **AGAPE WORSHIP CENTER OF THE C&MA INC** owners of the property at **1900 S CONGRESS AVE, PALM SPRINGS, FL, 33406**, is in violation of local ordinances.

SECTION 10-31 (FBC 101.4.5) Fire Prevention

There are violations of the Florida Fire Prevention Code that exist in the building that are hazardous to life, property, or public welfare in the occupancy of the building or premises.

BUILDING SHELL

FL NFPA 1 2021 Chapter 13 Fire Protection Systems 13.1.1.1 – Required Permits shall comply with Section 1.12

ACTION REQUIRED: Obtain a building permit for the repair and/or replacement of the fire alarm system. A permit is needed for fire alarm installation. If a permit was pulled, provide documentation.

FL NFPA 1 2021 Chapter 13 Fire Protection Systems 13.1.8 – All fire protection systems and devices shall be maintained in Operating Condition (Water on System, No Troubles on Panel)

ACTION REQUIRED: (Fire Sprinkler) Have the fire protection contractor make all required repairs listed on the fire sprinkler inspection report and provide repair documentation to the fire inspector.

Repair all deficiencies on the sprinkler system, including pressure testing the system due to age. All items needed are addressed on the contractor report.

ACTION REQUIRED: (Fire Pump) Have the fire protection contractor make all required repairs to the fire pump and provide repair documentation to the fire inspector.

FL NFPA 1 2021 Chapter 13 Fire Protection Systems 13.7.1.1 – Fire Alarm Systems or Automatic Fire Detectors Required Systems

ACTION REQUIRED: Obtain a building permit for the installation of a fire alarm actuation devices to the system. Have a Fire alarm contractor make a building evaluation, including each suite, to determine if manual fire alarm boxes (pull stations) and notifications (horn/strobes) systems are required.

FL NFPA 25 2020 Chapter 8 Fire Pumps 8.1.1.2 – Fire Pump Inspection, Testing & Maintenance Frequency Requirements.

ACTION REQUIRED: Provide documentation for the required fire pump inspection and testing.

ACTION REQUIRED: Vertical Turbine Pump – remove old, abandoned pump head on disconnected Vertical Turbine Pump and Tag - Label – “Out of Service”.

FL NFPA 72 2019 Chapter 10 Fundamentals 10.4.4 Smoke Detector Required Above Fire Alarm Panel

CE/ CEB Case No. 2025-12

ACTION REQUIRED: Have your fire alarm company install a smoke detector above the fire alarm control panel. A building permit is required to install the smoke detector. This will be in tandem with the fire alarm/added devices permit.

SUITE A

FL NFPA 101 2021 Chapter 13 Existing Assembly Occupancies 13.2.2.2.3 –Panic Hardware Required - 100 or More Persons.

ACTION REQUIRED: Provide panic hardware or fire exit hardware on required exit doors.

FL NFPA 1 2021 Chapter 1 Administration 1.12.6.3 – Permit Required

ACTION REQUIRED: Obtain a building permit for any changes from the last approved floor plan.

If interior build-out (new walls/rooms) were approved, show the Plans. Permits and inspections are required for interior build-out, including new fire doors, doors, and firewalls.

*Show firewall rating on Life Safety Plan.

*Non-fire-rated door combining Suite A and Suite B needs to be replaced with a fire door.

A permit and inspection are required.

SUITE B

FL NFPA 101 2021 Chapter 13 Existing Assembly Occupancies 13.2.2.2.3 –Panic Hardware Required - 100 or More Persons.

ACTION REQUIRED: Provide panic hardware or fire exit hardware on required exit doors.

SUITE C

FL NFPA 1 2021 Chapter 12 New Assembly Occupancies 12.4.2.4.3 – Life Safety Floor Plans

ACTION REQUIRED: Create a new life safety plan that will include verification of firewall separation. Note location, separation, and firewall rating. Note all required panic hardware on exit doors.

FL NFPA 1 2021 Chapter 12 New Assembly Occupancies 13.2.2.2.3 –Panic Hardware Required - 100 or more persons.

ACTION REQUIRED: Provide panic hardware or fire exit, or fire exit hardware on required exit doors.

Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL. 33461, Tel. 561-584-8200 Ext 8524, at 10:00 a.m., on TUESDAY, JUNE 17, 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.

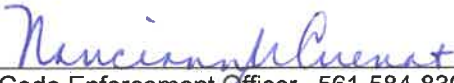
IMPORTANT: It is the responsibility of the Respondent to request an inspection as soon as compliance is achieved by calling the Code Enforcement Office at 561 584-8200 Ext 8524 and providing proof of Permits and Inspections. A request for inspection must be made at least 1 day(s) prior to the requested inspection.

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

CE/ CEB Case No. 2025-12

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. 8524

Date Issued: JUNE 4, 2025

NANCIANN CUENOT
Printed Name of Officer

9489 0178 9820 3040 0467 50

9489 0178 9820 3040 0467 67

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2015-12

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

v.

AGAPE WORSHIP CENTER OF THE C&MA INC
1900 S CONGRESS AVE, STE. A
WEST PALM BEACH, FL 33406 6689

Respondent.

Posted June 5, 2025

Time: 2:30 PM

Mucenot

PCN 70-43-44-08-04-000-0540

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 MARCH 10, 2025, the Respondent, AGAPE WORSHIP CENTER OF THE C&MA INC owners of the property at 1900 S CONGRESS AVE, PALM SPRINGS, FL, 33406, is in violation of local ordinances.

SECTION 10-31 (FBC 101.4.5) Fire Prevention

There are violations of the Florida Fire Prevention Code that exist in the building that are hazardous to life, property, or public welfare in the occupancy of the building or premises.

BUILDING SHELL

FL NFPA 1 2021 Chapter 13 Fire Protection Systems 13.1.1.1 – Required Permits shall comply with Section 1.12

ACTION REQUIRED: Obtain a building permit for the repair and/or replacement of the fire alarm system. A permit is needed for fire alarm installation. If a permit was pulled, provide documentation.

FL NFPA 1 2021 Chapter 13 Fire Protection Systems 13.1.8 – All fire protection systems and devices shall be maintained in Operating Condition (Water on System, No Troubles on Panel)

ACTION REQUIRED: (Fire Sprinkler) Have the fire protection contractor make all required repairs listed on the fire sprinkler inspection report and provide repair documentation to the fire inspector. Repair all deficiencies on the sprinkler system, including pressure testing the system due to age. All items needed are addressed on the contractor report.

ACTION REQUIRED: (Fire Pump) Have the fire protection contractor make all required repairs to the fire pump and provide repair documentation to the fire inspector.

FL NFPA 1 2021 Chapter 13 Fire Protection Systems 13.7.1.1 – Fire Alarm Systems or Automatic Fire Detectors Required Systems

ACTION REQUIRED: Obtain a building permit for the installation of a fire alarm actuation devices to the system. Have a Fire alarm contractor make a building evaluation, including each suite, to determine if manual fire alarm boxes (pull stations) and notifications (horn/strobes) systems are required.

FL NFPA 25 2020 Chapter 8 Fire Pumps 8.1.1.2 – Fire Pump Inspection, Testing & Maintenance Frequency Requirements.

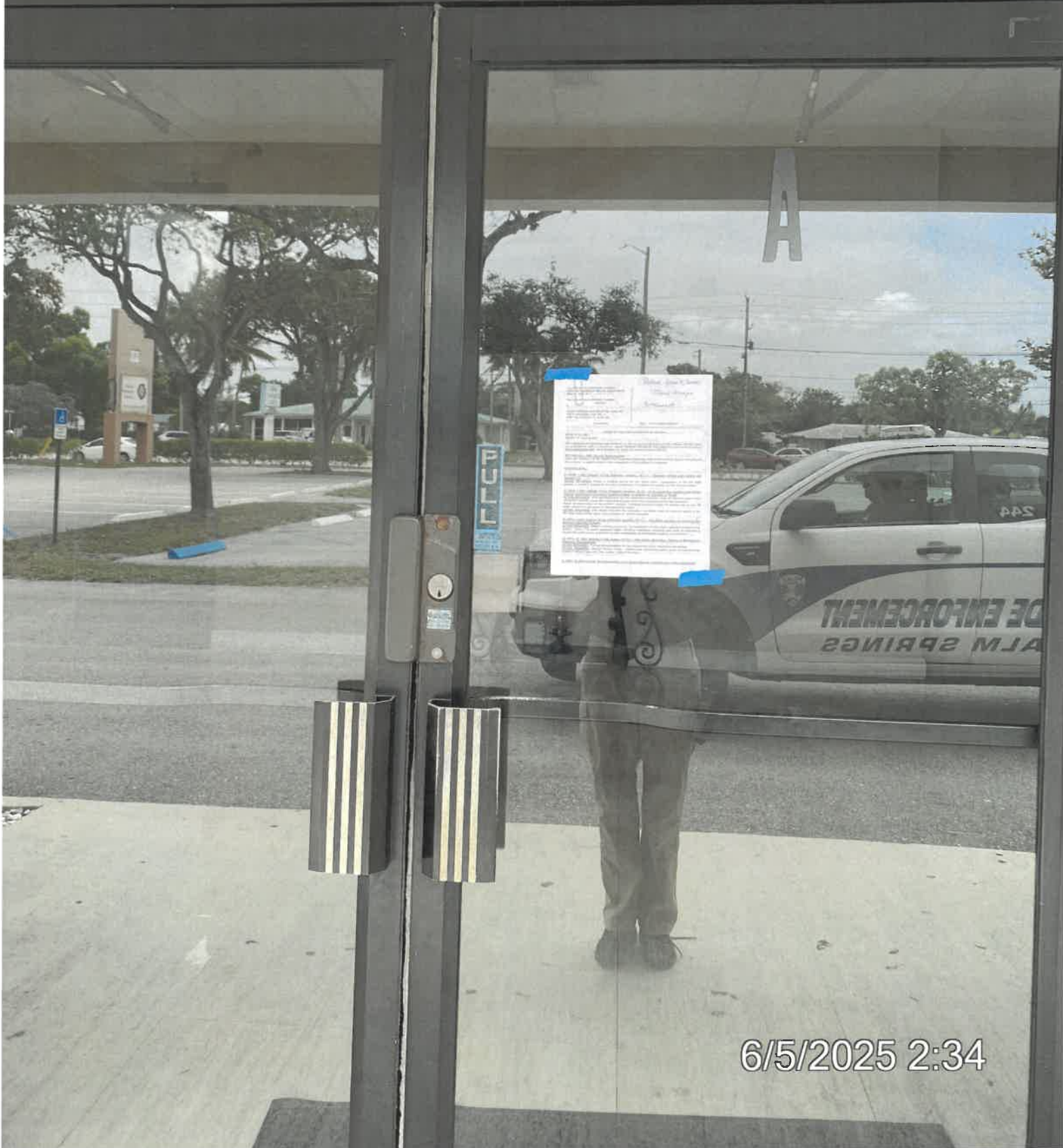
ACTION REQUIRED: Provide documentation for the required fire pump inspection and testing.

ACTION REQUIRED: Vertical Turbine Pump – remove old, abandoned pump head on disconnected Vertical Turbine Pump and Tag - Label – “Out of Service”.

FL NFPA 72 2019 Chapter 10 Fundamentals 10.4.4 Smoke Detector Required Above Fire Alarm Panel

6/5/2025 2:34

1900 - A



6/5/2025 2:34

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Case No. 2025-12

AGAPE WORSHIP CENTER OF THE C&MA INC
1900 SOUTH CONGRESS AVENUE
WEST PALM BEACH, FL 33406

PCN: 70-43-44-08-04-000-0540

Respondent(s)

AFFIDAVIT OF SERVICE

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

On the 5TH Day of JUNE 2025 at 2:30 PM, I served the attached Notice of Violation/Notice of Hearing on the within named Respondent(s), **AGAPE WORSHIP CENTER OF THE C&MA INC** 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.

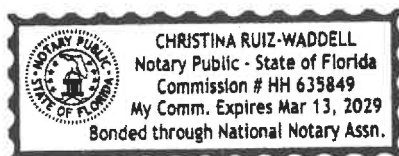
By: Nanciann Cuenot
Code Enforcement Officer

Date: 6-12-2025

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

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

(SEAL)



[Signature]
NOTARY PUBLIC, State of Florida



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

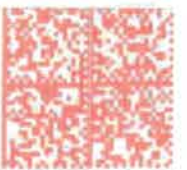


CERTIFIED MAIL®



9489 0178 9820 3040 0467 50

Label 890-QDT, March 2023



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FIRST-CLASS MAIL
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\$008.16
06/05/2025 ZIP 33480
043M31255277

US POSTAGE

AGAPE WORSHIP CENTER OF THE C&MA INC
SAMUEL BRUCE, REG. AGENT
5630 MUIRFIELD VILLAGE CIRCLE
LAKE WORTH, FL 33463



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



quodient
FIRST-CLASS MAIL
IMI
\$000.69
06/05/2025 ZIP 33480
043M31255277

US POSTAGE

AGAPE WORSHIP CENTER OF THE C&MA INC
SAMUEL BRUCE, REG. AGENT
5630 MUIRFIELD VILLAGE CIRCLE
LAKE WORTH, FL 33463

Tracking Number:

9489017898203040046750

Remove X

Copy

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

Latest Update

Your item was delivered to an individual at the address at 7:51 pm on June 9, 2025 in LAKE WORTH, FL 33463.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

LAKE WORTH, FL 33463

June 9, 2025, 7:51 pm

See All Tracking History

Feedback

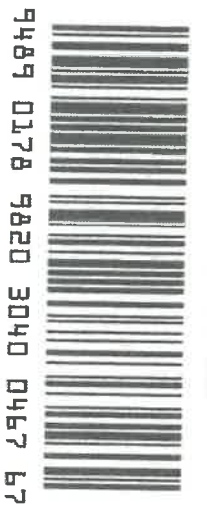
What Do USPS Tracking Statuses Mean? (<https://faq.usps.com/s/article/Where-is-my-package>)

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

See Less ^



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



Label 890-QDT, March 2023



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FIRST-CLASS MAIL
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\$008.16²
06/05/2025 ZIP 33480
043M31255277

US POSTAGE

AGAPE WORSHIP CENTER OF THE C&MA INC
1900 S CONGRESS AVE, STE. A
WEST PALM BEACH, FL 33406 6689



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



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IMI
\$000.69²
06/05/2025 ZIP 33480
043M31255277

US POSTAGE

AGAPE WORSHIP CENTER OF THE C&MA INC
1900 S CONGRESS AVE, STE. A
WEST PALM BEACH, FL 33406 6689

Tracking Number:

9489017898203040046767

Remove X

Copy

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

Latest Update

We were unable to deliver your package at 4:36 pm on June 10, 2025 in WEST PALM BEACH, FL 33406 because the business was closed. We will redeliver on the next business day. No action needed.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivery Attempt

Redelivery Scheduled for Next Business Day

WEST PALM BEACH, FL 33406

June 10, 2025, 4:36 pm

Redelivery Scheduled for Next Business Day

WEST PALM BEACH, FL 33406

June 9, 2025, 7:05 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

Return Receipt Electronic

USPS Tracking Plus®

Palm Beach County Fire Rescue

405 Pike Road, West Palm Beach, FL 33411
 Phone (561) 616-7030 Fax (561) 616-7082
discover.pbcgov.org/pbcfr/crrd

Address: MINISTERIOS GRACIA Y RESTAURACION
 STE C
 1900 South CONGRESS Avenue
 PALM SPRINGS, FL, 33406

Date(s): First Inspected: 9/3/2024 12:30:27 PM; Most recent re-inspected: 3/7/2025 1:50:02 PM; Next Schedule Reinspection: 3/21/2025

Inspection Type(s): Other/Misc.

General Comments: Re-inspection #1: Waiting to hear back from Samantha if this has been completed?
 Re-inspection #3: Final extension granted for February.
 Re-inspection #4: Code Enforcement Referral 02-03-2025
 Re-inspection #5: Code Enforcement Referral 02-03-2025 Re-inspection, no progress.

Findings:

Insp. Result	Location	Code Set	Code
Open Violation		FL NFPA 101 2021 Chapter 12 New Assembly Occupancies	12.4.2.4.3 - Life Safety Floor Plans.

Comment:

Make life safety plan for suite C.

Life safety floor plans of each level shall be provided, as applicable, with the following:

- (1) Occupant load, exit location, egress capacity, main entrance/exit, horizontal exits, travel distance and exit discharge
- (2) Fire barriers, smoke barriers, and smoke partitions
- (3) Areas of smoke-protected assembly occupancy
- (4) Separate smoke-protected areas or zones
- (5) Areas of other occupancy type and separations
- (6) Unprotected vertical openings
- (7) Event plans for each anticipated type of event depicting the following:
 - (a) Seating configuration
 - (b) Exhibit booth layout
 - (c) Stage location
 - (d) Occupant load, egress capacity required, exits provided, and travel distance
 - (e) Any floor or stage use restrictions
 - (f) Plan and/or section drawing indicating where sprinkler protection is omitted
 - (g) Areas of refuge — interior and exterior

ACTION REQUIRED: Create a new life safety plan for suite C. This will include verification of fire wall separation. Same as suite A. As well as, panic hardware sighted on violations.
 Make note on all life safety plans what hour fire wall and where.

Address: MINISTERIOS GRACIA Y RESTAURACION
 STE C
 1900 South CONGRESS Avenue
 PALM SPRINGS, FL, 33406

Date(s): First Inspected: 6/24/2024 11:40:50 AM; Most recent re-inspected: 3/7/2025 1:49:21 PM; Next Scheduled Reinspection: 3/21/2025

Inspection Type(s): Other/Misc.

General Comments: Re-inspection #1: Code Enforcement Referral. 7/15/2024
 Re-inspection #2: Needs to be added to the Life Safety Plan. Will be installed once permits are submitted.

Re-inspection #3: Will be added to the architect plans.
Re-inspection #5: Final extension granted for February.
Re-inspection #6: Code Enforcement Referral 02-03-2025
Re-inspection #7: Code Enforcement Referral 02-03-2025 Re-inspection, no progress.

Findings:

Insp. Result	Location	Code Set	Code
Open Violation		FL NFPA 101 2021 Chapter 13 Existing Assembly Occupancies	13.2.2.2.3 - Panic Hardware Required - 100 or More Persons

Comment:

Any door in a required means of egress from an area having an occupant load of 100 or more persons shall be permitted to be provided with a latch or lock only if the latch or lock is panic hardware or fire exit hardware complying with 7.2.1.7, unless otherwise permitted by one of the following:

- (1) This requirement shall not apply to delayed-egress electrical locking systems as permitted in 13.2.2.2.5.
- (2) This requirement shall not apply to sensor-release of electrical locking systems as permitted in 13.2.2.2.6.

ACTION REQUIRED: Provide panic hardware or fire exit hardware on required exit doors.

Address: MINISTERIA NUEUS VIDA
STE B
1900 South CONGRESS Avenue
PALM SPRINGS, FL, 33406

Date(s): First Inspected: 6/24/2024 11:39:16 AM; Most recent re-inspected: 3/7/2025 1:50:49 PM; Next Scheduled Reinspection: 3/21/2025

Inspection Type(s): Other/Misc.

General Comments: Re-inspection #1: Code Enforcement Referral. 7/15/2024
Re-inspection #2: Needs to be added to Life Safety Plan. Will be installed once permits are submitted.
Re-inspection #3: Will be added to the architect plans.
Re-inspection #5: Final extension granted for February.
Re-inspection #6: Code Enforcement Referral 02-03-2025
Re-inspection #7: Code Enforcement Referral 02-03-2025 Re-inspection, no progress.

Findings:

Insp. Result	Location	Code Set	Code
Open Violation		FL NFPA 101 2021 Chapter 13 Existing Assembly Occupancies	13.2.2.2.3 - Panic Hardware Required - 100 or More Persons

Comment:

Any door in a required means of egress from an area having an occupant load of 100 or more persons shall be permitted to be provided with a latch or lock only if the latch or lock is panic hardware or fire exit hardware complying with 7.2.1.7, unless otherwise permitted by one of the following:

- (1) This requirement shall not apply to delayed-egress electrical locking systems as permitted in 13.2.2.2.5.
- (2) This requirement shall not apply to sensor-release of electrical locking systems as permitted in 13.2.2.2.6.

ACTION REQUIRED: Provide panic hardware or fire exit hardware on required exit doors.

Address: AGAPE WORSHIP CENTER
STE A
1900 South CONGRESS Avenue
PALM SPRINGS, FL, 33406

Date(s): First Inspected: 6/24/2024 11:36:54 AM; Most recent re-inspected: 3/7/2025 1:48:34 PM; Next

Scheduled Reinspection: 3/21/2025

Inspection Type(s): Other/Misc.

General Comments: Re-inspection #1:Code Enforcement Referral. 7/15/2024
Re-inspection #2:Added to Life Safety Plan. Will be installed once permits are submitted.
Re-inspection #3:Will be part of the architect plans.
Re-inspection #5:Final extension granted for February.
Re-inspection #6:Code Enforcement Referral 02-03-2025
Re-inspection #7:Code Enforcement Referral 02-03-2025 Re-inspection, no progress.

Findings:

Insp. Result	Location	Code Set	Code
Open Violation		FL NFPA 101 2021 Chapter 13 Existing Assembly Occupancies	13.2.2.2.3 - Panic Hardware Required - 100 or More Persons

Comment:

Any door in a required means of egress from an area having an occupant load of 100 or more persons shall be permitted to be provided with a latch or lock only if the latch or lock is panic hardware or fire exit hardware complying with 7.2.1.7, unless otherwise permitted by one of the following:

- (1)This requirement shall not apply to delayed-egress electrical locking systems as permitted in 13.2.2.2.5.
- (2)This requirement shall not apply to sensor-release of electrical locking systems as permitted in 13.2.2.2.6.

ACTION REQUIRED: Provide panic hardware or fire exit hardware on required exit doors.

Address: AGAPE WORSHIP CENTER
STE A
1900 South CONGRESS Avenue
PALM SPRINGS, FL, 33406

Date(s): First Inspected: 4/11/2024 8:56:22 AM; Most recent re-inspected: 3/7/2025 1:51:29 PM; Next Schedule Reinspection: 3/21/2025

Inspection Type(s): Annual

General Comments: Re-inspection #1:Waiting for a follow up. Stopped by today and no one was a property.
Re-inspection #2:Floor plan was submitted. Occupant load is created with evacuation signs.
Re-inspection #3:Agape is owner of SHELL building. Violations on SHELL still have not been corrected either. Sending to Code Enforcement.
Re-inspection #4:Met onsite Friday with Palm Springs Officials. Code and building Official to discuss violations. Items still not completed. Giving 1 month to correct violations. Code Enforcement case will be submitted if time frame not met.
Re-inspection #5:Code enforcement referral. 7/15/2024
Re-inspection #6:Met with owner and Code Enforcement Naci. No new emergency lighting was needed in Life Safety Plan.
Re-inspection #7:Architect plans are being developed. They should be very close to being completed.
Re-inspection #9:Final extension granted for February.
Re-inspection #10:Code Enforcement Referral 02-03-2025
Re-inspection #11:Code Enforcement Referral 02-03-2025 Re-inspection, no progress.

Findings:

Insp. Result	Location	Code Set	Code
Open Violation		FL NFPA 1 2021 Chapter 1 Administration	1.12.6.3 - Permit Required

Comment:

Where additional permits, approvals, certificates, or licenses are required by other agencies, approval shall be obtained from those other agencies.

ACTION REQUIRED: Obtain a building permit for any changes from the last approved floor plan.

If interior build out (new walls/rooms) were approved, show plans. If not, pull permit for interior build out. For new fire door, doors and fire wall inspection.

Show fire wall rating on Life Safety Plan.

Non fire rated door combining suite A and B needs to be replaced with a fire door. Same permit as above.

Address: 1900 S CONGRESS AVE (BLDG SHELL)
STE SHELL
1900 South CONGRESS Avenue
PALM SPRINGS, FL, 33406

Date(s): First Inspected: 4/11/2024 8:00:26 AM; Most recent re-inspected: 3/7/2025 11:05:02 AM; Next Scheduled Reinspection: 3/21/2025

Inspection Type(s): Annual

General Comments: Base inspection: Most of these violations are rolled over from previous inspection reports. Some additional violations have been cited. Owner of building is responsible party.
Re-inspection #1: Waiting for a follow up. Stopped by today and no one was a property.
Re-inspection #2: Knox box is installed. Waiting for key to FACP room. Lock non-operational so door freely opens at the moment. All other violations have yet to be completed. Code Enforcement will be notified if corrections are not made to the remaining items.
Re-inspection #3: Final re-inspection before code enforcement referral.
Re-inspection #4: Final re-inspection before code enforcement referral.
Re-inspection #5: Code enforcement referral 07-15-2024
Re-inspection #6: Had re-inspection meeting with Samantha, code enforcement and architect.
Re-inspection #7: Fire pump is approved to be removed from Chief Derita. Engineer letter in structure file.
Re-inspection #10: Final extension granted for February.
Re-inspection #11: Code Enforcement Referral 02-03-2025
Re-inspection #12: Code Enforcement Referral 02-03-2025 Re-inspection, no progress.

Findings:

Insp. Result	Location	Code Set	Code
Open Violation		FL NFPA 1 2021 Chapter 13 Fire Protection Systems	13.1.1.1 - Required Permits shall Comply with Section 1.12

Comment:

Permits, where required, shall comply with Section 1.12.

ACTION REQUIRED: Obtain a building permit for the repair and/or replacement of the fire alarm system.

Permit needed for fire alarm installation. If permit was pulled, provide documentation.

Open Violation	FL NFPA 1 2021 Chapter 13 Fire Protection Systems	13.1.1.1 - All Fire Protection Systems are in Operating Condition (Water on System, No Troubles on Panel)
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Comment:

All fire protection systems and devices shall be maintained in a reliable operating condition and shall be replaced or repaired where defective or recalled.

ACTION REQUIRED: (Fire Sprinkler) Have fire protection contractor make all required repairs listed on the fire sprinkler system inspection report and provide repair documentation to the fire inspector.

Repair all deficiencies on sprinkler system. Including pressure testing of system due to age. All items needed are addressed on contractor report.

ACTION REQUIRED: (Fire Pump) Have fire protection contractor make all required repairs to the fire pump and provide repair documentation to the fire inspector.

Open Violation	FL NFPA 1 2021 Chapter 13 Fire Protection Systems	13.7.1.1 - Fire Alarm Systems or Automatic Fire Detectors Require
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Comment:

Where building fire alarm systems or automatic fire detectors are required by other sections of this *Code*, they shall be provided and installed in accordance with *NFPA 70*, *NFPA 72*, and Section 13.7.

ACTION REQUIRED: Obtain a building permit for the installation of a fire alarm actuation devices to system.

Have fire alarm contractor make a building evaluation including suites to determine if manual fire alarm boxes (pull stations) and notification (horn/strobes) systems are required.

This will be in tandem with the fire alarm permit.

Open Violation

NFPA 25 2020
Chapter 8 Fire Pumps

8.1.1.2 - Fire Pump Inspection, Testing & Maintenance Frequency Requirements

Comment:

The minimum frequency of inspection, testing, and maintenance shall be in accordance with the manufacturer's recommendations and Table 8.1.1.2.

ACTION REQUIRED: Provide documentation of required fire pump inspection and testing.

Open Violation

NFPA 72 2019
Chapter 10 Fundamentals

10.4.4 - Smoke Detector Required Above Fire Alarm Panel

Comment:

Unless otherwise permitted by the authority having jurisdiction, control unit displays, visible indicators, or controls shall be mounted such that the distance to the highest switch, lamp, or textual display does not exceed 6 ft (1.8 m) above the finished floor, and the lowest switch, lamp, or textual display shall not be less than 15 in. (375 mm) above the finished floor.

ACTION REQUIRED: Have your fire alarm company install a smoke detector above the fire alarm control panel. A building permit is required to install the smoke detector.

This will be in tandem with fire alarm/added devices permit.

Wiginton Fire Systems

September 17, 2024
Agape Worship Center
1900 S. Congress Ave
West Palm Beach, FL 33407

Subject: Confirmation of Sprinkler System and Recommendations for Vertical Turbine Pump at 1900 S. Congress Ave

To Whom It May Concern,

This letter serves to confirm that the property located at 1900 S. Congress Ave is fully protected by an automatic sprinkler system, which is supplied by the municipal water source. The property is currently classified as a light hazard occupancy in accordance with NFPA 13 (2019 Edition) standards and functions as a worship center.

Within the riser room, there is an existing, disconnected vertical turbine pump, which appears to be an old abandoned pump likely installed when the facility may have been designated for a higher hazard occupancy. The vertical turbine pump is no longer operational and may be removed.



Vertical turbine pumps operate via a shaft with multiple impellers designed to draw water from an underground reservoir. Complete removal of the pump would require the roof to be removed and a crane to extract both the pump and its shaft from the reservoir. However, Wiginton recommends leaving the pump in place. We propose either tagging the pump as "out of service" or removing only the pump head, while leaving the shaft and base plate securely on the concrete pad. This would prevent access to the reservoir shaft and avoid the need for extensive removal procedures.

Should you have any questions or require further details, please do not hesitate to contact us.

Sincerely,

Michael Thompson - Branch Manager
Wiginton Fire Systems - WPB



1501 NORTHPOINT PKWY • SUITE 102 • WEST PALM BEACH, FL 33407 • (561) 682-1331 • FAX (561) 682-1332

ADDITIONAL FULL SERVICE LOCATIONS:

DAYTONA (386) 257-4300 • FT. MYERS (239) 278-5955 • JACKSONVILLE (904) 262-6107
MELBOURNE (321) 610-6014 • MIAMI (305) 888-2402 • ORLANDO (407) 585-3200
TAMPA (813) 623-2333

Sec. 10-31. Chapter one amendments.

These amendments to the Florida Building Code 7th Edition (2020) are hereby adopted and incorporated in this code as the minimum construction standards for the village.

Chapter 1

Scope and Administration

PART 1—SCOPE AND APPLICATION

SECTION 101

GENERAL

101.1 Title. These regulations shall be known as the Florida Building Code, hereinafter referred to as "this code."

101.2 Scope. The provisions of this code shall apply to the construction, alteration, relocation, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

Exception:

1. Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures not more than three stories above grade plane in height, shall comply with the Florida Building Code, Residential.
2. Code Requirements that address snow loads and earthquake protection are pervasive; they are left in place but shall not be utilized or enforced because Florida has no snow load or earthquake threat.

101.2.1 Appendices. Provisions in the appendices shall not apply unless specifically adopted.

101.2.2 Florida Building Code, Residential Construction standards or practices which are not covered by Florida Building Code, Residential volume shall be in accordance with the provisions of Florida Building Code, Building.

101.3 Intent. The purpose of this code is to establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to fire fighters and emergency responders during emergency operations.

101.3.1 Quality control. Quality control of materials and workmanship is not within the purview of this code except as it relates to the purposes stated herein.

101.3.2 Warranty and Liability. The permitting, plan review or inspection of any building, system or plan by this jurisdiction, under the requirements of this code, shall not be construed in any court as a warranty of the physical condition of such building, system or plan or their adequacy. This jurisdiction shall not be liable in tort for damages or hazardous or illegal condition or inadequacy in such building, system or plan, nor for any failure of any component of such, which may occur subsequent to such inspection or permitting. Further, no employee shall be liable in tort for damage from such conditions, in accordance with Section 768.28 Florida Statutes, as may be amended or replaced.

101.4 Referenced codes. The other codes listed in Sections 101.4.1 through 101.4.11 and referenced elsewhere in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference.

101.4.1 Gas. The provisions of the Florida Building Code, Fuel Gas shall apply to the installation of gas piping from the point of delivery, gas appliances and related accessories as covered in this code. These

requirements apply to gas piping systems extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories.

101.4.2 Mechanical. The provisions of the Florida Building Code, Mechanical shall apply to the installation, alterations, repairs and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy-related systems.

101.4.3 Plumbing. The provisions of the Florida Building Code, Plumbing shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system.

101.4.4 Property maintenance. As provided in Chapter 10, Article 1 of the Village of Palm Springs Code of Ordinance.

101.4.5 Fire prevention. For provisions related to fire prevention, refer to the Florida Fire Prevention Code. The Florida Fire Prevention Code shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression, automatic sprinkler systems and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

101.4.6 Energy. The provisions of the Florida Building Code, Energy Conservation shall apply to all matters governing the design and construction of buildings for energy efficiency.

101.4.7 Existing buildings. The provisions of the Florida Existing Building Code shall apply to matters governing the repair, alteration, change of occupancy, addition to and relocation of existing buildings.

101.4.8 Accessibility. For provisions related to accessibility, refer to the Florida Building Code, Accessibility.

101.4.9 Manufactured buildings. For additional administrative and special code requirements, see Section 458, Florida Building Code. Building, and Rule 61-41 Florida Administrative Code.

101.4.10 Electrical. The provisions of Chapter 27 of the Florida Building Code, Building Volume shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings, and appurtenances thereto.

101.4.11 Flood Damage Prevention. Provisions of Chapter 34, Article II of the Village of Palm Springs Land Development Regulations, shall be considered part of this code relative to flood control.

101.5 Building Official. Whenever, the Building Official is mentioned in this code, it is also intended to mean the Building Official's designee, wherever applicable.

SECTION 102 APPLICABILITY

102.1 General. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern.

102.1.1 The Florida Building Code does not apply to, and no code enforcement action shall be brought with respect to, zoning requirements, land use requirements and owner specifications or programmatic requirements which do not pertain to and govern the design, construction, erection, alteration, modification, repair or demolition of public or private buildings, structures or facilities or to

CASE PRESENTATION

CASE No. 2025-12

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. 2025-12**. This case concerns the property at 1900 S. CONGRESS AVENUE in the Village of Palm Springs.
4. According to the Palm Beach County Property Appraiser's records and Palm Beach County Tax Collector records, the current owner(s) of the property is/are AGAPE WORSHIP CENTER OF THE C&MA INC.
5. According to Palm Beach County Fire Rescue, there are Violations of the Fire Code (NFPA72, 2019) (NFPA 25, 2020) (NFPA 1, 2021) and of local ordinances.

The Fire Code is produced by the National Fire Protection Association (NFPA). This document serves as the foundation for many state and local codes. The NFPA and local jurisdiction amendments form the state codes.

The Fire Code (NFPA) is a publication used to enforce fire safety, fire prevention, and fire protection measures.

Inspector Dennis Rudolph is here today to testify and has observed the following Fire Code and Local Ordinance violations:

SECTION 10-31 (FBC 101.4.5) Fire Prevention

There are violations of the Florida Fire Prevention Code that exist in the building that are hazardous to life, property, or public welfare in the occupancy of the building or premises.

BUILDING SHELL

FL NFPA 1 2021 Chapter 13 Fire Protection Systems 13.1.1.1 – Required Permits shall comply with Section 1.12

ACTION REQUIRED: Obtain a building permit for the repair and/or replacement of the fire alarm system.

FL NFPA 1 2021 Chapter 13 Fire Protection Systems 13.1.8 – All fire protection systems and devices shall be maintained in Operating Condition (Water on System, No Troubles on Panel)

ACTION REQUIRED: (Fire Sprinkler) Have the fire protection contractor make all required repairs listed on the fire sprinkler inspection report and provide repair documentation to the fire inspector.

Repair all deficiencies on the sprinkler system, including pressure testing the system due to age. All items needed are addressed on the contractor report.

CASE No. _____

ACTION REQUIRED: (Fire Pump) Have the fire protection contractor make all required repairs to the fire pump and provide repair documentation to the fire inspector.

FL NFPA 1 2021 Chapter 13 Fire Protection Systems 13.7.1.1 – Fire Alarm Systems or Automatic Fire Detectors Required Systems

ACTION REQUIRED: Obtain a building permit for the installation of fire alarm actuation devices in the system. Have a Fire alarm contractor evaluate the building, including each suite, to determine if manual fire alarm boxes (pull stations) and notification (horn/strobes) systems are required.

FL NFPA 25 2020 Chapter 8 Fire Pumps 8.1.1.2 – Fire Pump Inspection, Testing & Maintenance Frequency Requirements.

ACTION REQUIRED: Provide documentation for the required fire pump inspection and testing.

ACTION REQUIRED: Vertical Turbine Pump – remove old, abandoned pump head on disconnected Vertical Turbine Pump and Tag - Label – “Out of Service”.

FL NFPA 72 2019 Chapter 10 Fundamentals 10.4.4 Smoke Detector Required Above Fire Alarm Panel

ACTION REQUIRED: Have your fire alarm company install a smoke detector above the fire alarm control panel. A building permit is required to install the smoke detector. This will be in tandem with the fire alarm/added devices permit.

SUITE A

FL NFPA 101 2021 Chapter 13 Existing Assembly Occupancies 13.2.2.2.3 –Panic Hardware Required - 100 or More Persons.

ACTION REQUIRED: Provide panic hardware or fire exit hardware on required exit doors.

FL NFPA 1 2021 Chapter 1 Administration 1.12.6.3 – Permit Required

ACTION REQUIRED: Obtain a building permit for any changes from the last approved floor plan.

If interior build-out (new walls/rooms) were approved, show the Plans. Permits and inspections are required for interior build-out, including new fire doors, doors, and firewalls.

***Show firewall rating on Life Safety Plan.**

***Non-fire-rated door combining Suite A and Suite B needs to be replaced with a fire-rated door.**

A permit and inspection are required.

SUITE B

FL NFPA 101 2021 Chapter 13 Existing Assembly Occupancies 13.2.2.2.3 –Panic Hardware Required - 100 or More Persons.

ACTION REQUIRED: Provide panic hardware or fire exit hardware on required exit doors.

CASE No. _____

SUITE C

FL NFPA 1 2021 Chapter 12 New Assembly Occupancies 12.4.2.4.3 – Life Safety Floor Plans

ACTION REQUIRED: Create a new life safety plan that will include verification of firewall separation. Note location, separation, and firewall rating. Note all required panic hardware on exit doors.

FL NFPA 1 2021 Chapter 12 New Assembly Occupancies 13.2.2.2.3 –Panic Hardware Required - 100 or more persons.

ACTION REQUIRED: Provide panic hardware or fire exit, or fire exit hardware on required exit doors.

6. On **JUNE 4, 2025**, Notice of Violation/ Notice of Hearing **2025-12** was issued for the Violations. The notice was mailed certified and regular to the respondents' address of record and posted at the property and Village Hall. A notice was mailed certified and regular to the respondents' address of record and posted at the property and Village Hall. The Village is asking that the property come into compliance and obtain the necessary permits and passing inspections by no later than **AUGUST 21, 2025**, AND IF NOT IN COMPLIANCE, a \$100.00 per day per violation fine to be assessed towards the property.

7. The Village has also incurred costs in the amount of **\$195.45** conducting this investigation and hearing. I request that the respondent be ordered to reimburse those costs to the Village by no later than **JUNE 27, 2025**.

8. Subject to any questions you might have, this concludes the Village Testimony.



Case Administrative / Court Costs

JUNE 17, 2025, 1900 S. Congress Ave - Agape Worship Center of the C&MA Inc Case 2025-12

Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	3.00	35.00	105.00
2	Additional Inspector Time - 1 hour Bldg	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	2.00	5.00	10.00
5	Additional photos re-inspections - 5 for 20.00	0.00	20.00	0.00
6	Additional certified copies for hearing	2.00	8.16	16.32
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	2.00	0.69	1.38
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 2025-12				195.45



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

Detail by Entity Name

Florida Not For Profit Corporation

AGAPE WORSHIP CENTER OF THE C&MA, INC.

Filing Information

Document Number	N08000002970
FEI/EIN Number	04-3613785
Date Filed	03/26/2008
Effective Date	03/19/2008
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/24/2016

Principal Address

1900 SOUTH CONGRESS AVE
SUITE A
WEST PALM BEACH, FL 33406

Mailing Address

1900 SOUTH CONGRESS AVE
SUITE A
WEST PALM BEACH, FL 33406

Registered Agent Name & Address

BRUCE, SAMUEL
5630 MUIRFIELD VILLAGE CIRCLE
LAKE WORTH, FL 33463

Name Changed: 10/24/2016

Officer/Director Detail

Name & Address

Title P

BRUCE, SAMUEL
5630 MUIRFIELD VILLAGE CIRCLE
LAKE WORTH, FL 33463

Title S

JASNEY, EMMANUEL
336 JASMINE DR.
LAKE PARK, FL 33403

Title T

PIERRE, MARIE G
16931 82ND ROAD
NORTH
LOXAHATCHEE, FL 33470

Title Asst. Secretary

Bruce, Samantha T
5630 Muirfield Village Circle
Lake Worth, FL 33463

Title E

Samuel Bruce
1900 SOUTH CONGRESS AVE
SUITE A
WEST PALM BEACH, FL 33406

Annual Reports

Report Year	Filed Date
2022	02/05/2022
2023	04/10/2023
2024	03/08/2024

Document Images

03/08/2024 -- ANNUAL REPORT	View image in PDF format
04/10/2023 -- ANNUAL REPORT	View image in PDF format
02/05/2022 -- ANNUAL REPORT	View image in PDF format
08/09/2021 -- ANNUAL REPORT	View image in PDF format
07/29/2020 -- ANNUAL REPORT	View image in PDF format
04/05/2019 -- ANNUAL REPORT	View image in PDF format
05/31/2018 -- ANNUAL REPORT	View image in PDF format
02/09/2017 -- ANNUAL REPORT	View image in PDF format
10/24/2016 -- REINSTATEMENT	View image in PDF format
02/11/2015 -- ANNUAL REPORT	View image in PDF format
01/13/2014 -- ANNUAL REPORT	View image in PDF format
03/06/2013 -- ANNUAL REPORT	View image in PDF format
04/19/2012 -- ANNUAL REPORT	View image in PDF format
08/22/2011 -- Amendment	View image in PDF format
02/21/2011 -- REINSTATEMENT	View image in PDF format
03/24/2009 -- ANNUAL REPORT	View image in PDF format
03/26/2008 -- Domestic Non-Profit	View image in PDF format

Property Detail

Location Address : 1900 S CONGRESS AVE A
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-08-04-000-0540
Subdivision : CONGRESS HGHTS IN
Official Records Book/Page : 27532 / 1173
Sale Date : 04/30/2015
Legal Description : CONGRESS HEIGHTS TR A

Owner Information**Owner(s)**

AGAPE WORSHIP CENTER OF THE C&MA INC

Mailing Address

1900 S CONGRESS AVE STE A
 WEST PALM BEACH FL 33406 6689

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
04/30/2015	\$1,700,000	27532 / 01173	WARRANTY DEED	AGAPE WORSHIP CENTER OF THE C&MA INC
03/17/2000	\$1,092,021	11672 / 00125	WARRANTY DEED	CHRISTIAN TELEVISION OF PBC INC
11/01/1986	\$100	05076 / 01741	WARRANTY DEED	
10/01/1986	\$820,800	05038 / 00352	WARRANTY DEED	

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

Year
 2025

Detail**Appraisals**

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$2,637,056	\$1,642,288	\$1,538,364	\$1,282,351	\$1,312,008
Land Value	\$1,624,174	\$1,624,174	\$1,546,832	\$1,325,856	\$1,325,856
Total Market Value	\$4,261,230	\$3,266,462	\$3,085,196	\$2,608,207	\$2,637,864

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$3,471,524	\$3,155,931	\$2,869,028	\$2,608,207	\$2,637,864
Exemption Amount	\$3,471,524	\$3,155,931	\$2,869,028	\$2,608,207	\$2,637,864
Taxable Value	\$0	\$0	\$0	\$0	\$0

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$0	\$0	\$0	\$0	\$0
NON AD VALOREM	\$6,505	\$6,315	\$6,039	\$5,763	\$5,626
TOTAL TAX	\$6,505	\$6,315	\$6,039	\$5,763	\$5,626

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

EXHIBIT A

BUILDING SHELL

FL NFPA 1 2021 Chapter 13 Fire Protection Systems 13.1.1.1 – Required Permits shall comply with Section 1.12

ACTION REQUIRED: Obtain a building permit for the repair and/or replacement of the fire alarm system. A permit is needed for fire alarm installation. If a permit was pulled, provide documentation.

FL NFPA 1 2021 Chapter 13 Fire Protection Systems 13.1.8 – All fire protection systems and devices shall be maintained in Operating Condition (Water on System, No Troubles on Panel)

ACTION REQUIRED: (Fire Sprinkler) Have the fire protection contractor make all required repairs listed on the fire sprinkler inspection report and provide repair documentation to the fire inspector.

Repair all deficiencies on the sprinkler system, including pressure testing the system due to age. All items needed are addressed on the contractor report.

ACTION REQUIRED: (Fire Pump) Have the fire protection contractor make all required repairs to the fire pump and provide repair documentation to the fire inspector.

FL NFPA 1 2021 Chapter 13 Fire Protection Systems 13.7.1.1 – Fire Alarm Systems or Automatic Fire Detectors Required Systems

ACTION REQUIRED: Obtain a building permit for the installation of a fire alarm actuation devices to the system. Have a Fire alarm contractor make a building evaluation, including each suite, to determine if manual fire alarm boxes (pull stations) and notifications (horn/strobes) systems are required.

FL NFPA 25 2020 Chapter 8 Fire Pumps 8.1.1.2 – Fire Pump Inspection, Testing & Maintenance Frequency Requirements.

ACTION REQUIRED: Provide documentation for the required fire pump inspection and testing.

ACTION REQUIRED: Vertical Turbine Pump – remove old, abandoned pump head on disconnected Vertical Turbine Pump and Tag - Label – “Out of Service”.

FL NFPA 72 2019 Chapter 10 Fundamentals 10.4.4 Smoke Detector Required Above Fire Alarm Panel

ACTION REQUIRED: Have your fire alarm company install a smoke detector above the fire alarm control panel. A building permit is required to install the smoke detector. This will be in tandem with the fire alarm/added devices permit.

SUITE A

FL NFPA 101 2021 Chapter 13 Existing Assembly Occupancies 13.2.2.2.3 –Panic Hardware Required - 100 or More Persons.

ACTION REQUIRED: Provide panic hardware or fire exit hardware on required exit doors.

FL NFPA 1 2021 Chapter 1 Administration 1.12.6.3 – Permit Required

ACTION REQUIRED: Obtain a building permit for any changes from the last approved floor plan.

If interior build-out (new walls/rooms) were approved, show the Plans. Permits and inspections are required for interior build-out, including new fire doors, doors, and firewalls.

*Show firewall rating on Life Safety Plan.

*Non-fire-rated door combining Suite A and Suite B needs to be replaced with a fire door.

A permit and inspection are required.

SUITE B

FL NFPA 101 2021 Chapter 13 Existing Assembly Occupancies 13.2.2.2.3 –Panic Hardware Required - 100 or More Persons.

ACTION REQUIRED: Provide panic hardware or fire exit hardware on required exit doors.

SUITE C

FL NFPA 1 2021 Chapter 12 New Assembly Occupancies 12.4.2.4.3 – Life Safety Floor Plans

ACTION REQUIRED: Create a new life safety plan that will include verification of firewall separation. Note location, separation, and firewall rating. Note all required panic hardware on exit doors.

FL NFPA 1 2021 Chapter 12 New Assembly Occupancies 13.2.2.2.3 –Panic Hardware Required - 100 or more persons.

ACTION REQUIRED: Provide panic hardware or fire exit, or fire exit hardware on required exit doors.



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-12

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

**AGAPE WORSHIP CENTER OF THE C&MA INC.
1900 SOUTH CONGRESS AVENUE, SUITE A
WEST PALM BEACH, FL 33406**

Respondent(s).

ORDER FINDING VIOLATION

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

Section 10-31 (FBC 101.4.5.): Fire protection (life safety). There are violations of the Florida Fire Prevention Code that exist in the building that are hazardous to life, property, or public welfare in the occupancy of the building or premises. Refer to "Exhibit A" attached for FL NFPA Code Sections and actions required.

Address:	3801 SOUTH CONGRESS AVENUE
Legal Description:	SUB 19-44-43 S 400 FT OF TR 51 (LESS W 15 FT & SR 807, 2ND AVE R/WS)
PCN:	70-43-44-20-01-103-0030

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 **17th** day of **June 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 101.4.5.): Fire protection (life safety). There are violations of the Florida Fire Prevention Code that exist in the building that are hazardous to life,**

property, or public welfare in the occupancy of the building or premises. Refer to "Exhibit A" attached for FL NFPA Code Sections and actions required.

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

☐ **Section 10-31 (FBC 101.4.5.): Fire Protection (life safety). There are violations of the Florida Fire Prevention Code that exist in the building that are hazardous to life, property, or public welfare in the occupancy of the building or premises. Refer to "Exhibit A" attached for FL NFPA Code Sections and actions required. See "Exhibit A" for FL NFPA Code Sections and actions required.**

ORDER

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

☐ Respondent **has** brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **June 27, 2025:**

- ☐ Administrative costs of **\$195.45**
- ☐ 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. The Respondent must comply with the **Fire Prevention and NFPA code Sections by August, 21 2025.** If the Respondent fails to comply within the time given, a **fine of \$250.00 per day, per violation will continue to accrue** until the Respondent contacts the Fire Code Inspector and Code 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 **June 27, 2025.**

- ☐ Administrative costs of **\$195.45**
- ☐ Citation fine of **\$ N/A**
- ☐ Re-inspection fee of **\$ N/A**

All payments shall be made to the 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 17th day of June 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:

[3801 South Congress Avenue](#)
[Lake Worth Beach, FL 33461](#)

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2025-16

VILLAGE OF PALM SPRINGS, FLORIDA
Commissioner

MUSA REALTY GROUP LC
3801 S CONGRESS AVE
LAKE WORTH BEACH, FL 33461 4140

Respondent.

PCN 70-43-44-19-20-051-0090

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 April 7, 2025, the Respondent, MUSA REALTY GROUP LC, owners of the property at 3801 S CONGRESS AVE, PALM SPRINGS, FL, 33461, is in violation of local ordinances.

SECTION 30-143 Trash/Debris/Rubbish.

Remove all trash, debris, rubbish, and vegetative waste throughout the property.

SECTION 10-8. Exterior of Property

Sanitation - maintained in a clean, safe, and sanitary condition/Repair & Resurface and restripe parking lot/Replace damaged or missing parking stops/ Replace Parking Lot Light Pole /Permits required

SECTION 34-225 Broken, deteriorated fence.

Remove/replace/ permit required

SECTION 30-141 Excessive growth of weeds and vegetation.

Trim overgrowth along the west property line

SECTION 10-9 Exterior of Building.

Remove the mold and discoloration from the building and sidewalks and paint the building.

SECTION 62-75. Commercial development storage areas.

SECTION 34-1366. - Building design guidelines.

Dumpster Enclosure required / permit required

SECTION 34-162 Landscape Buffers

The dumpster area enclosure landscape buffers

SECTION 66-112 General maintenance requirements.

Replace missing grass/landscaping /sidewalks that exist in public rights-of-way/remove mold & discoloration

SECTION 34-221 Responsibility of owner.

Maintain landscaping in good condition, free of disease,

SECTION 34-224. Replacement of vegetation.

Trees/ shrubs/ grass

These violations must be corrected on or before MAY 1, 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 8524, at 10:00 a.m., on THURSDAY MAY 15, 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

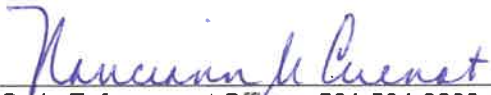
IMPORTANT: It is the responsibility of the Respondent to request an inspection as soon as compliance is achieved by calling the Code Enforcement Office at 561 584-8300 Ext 8524 and providing proof of Permits and Inspections. A request for inspection must be made at least 1 day(s) prior to the requested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

CE/ CEB Case No. _____

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 BECCME 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 561 584-8300 Ext. 8430 at least 36 hours prior to the hearing.


Code Enforcement Officer 561-584-8300 ext. 8524

Date Issued: April 7, 2025

NANCIANN CUENOT
Printed Name of Officer

9489 0178 9820 3040 0465 69

9489 0178 9820 3040 0465 52



PALM SPRINGS POLICE DEPARTMENT

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

APRIL 24, 2025

Musa Realty Group, LC
P.O. Box 812216
Boca Raton, FL 33481

RE: Code Enforcement Hearing Case No. 2025-11, and Case No. 2025-16

To Whom It May Concern,

The Code Enforcement Hearing you were originally scheduled for MAY 15, 2025, at 10:00 am, Village Hall, a copy of the Notice is herewith attached, will be rescheduled for JUNE 17, 2025, at 10:00 am, Village Hall, 226 Cypress Lane, Palm Springs, FL 33461.

All other provisions of the original Notice of Violation and Notice of Hearing shall remain in full force and effect.

Should you have any questions, please contact Code Enforcement Officer, Nanciann Cuenot, at (561) 584-8300 Ext. 8524. Should your property come into compliance prior to this new hearing date, please contact the above-mentioned code enforcement officer.

Sincerely,

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

Nanciann Cuenot, CEP
Village of Palm Springs
Code Enforcement
(561) 584-8300 Ext. 8524
ncuenot@vpsfl.org

9489 0178 9820 3040 0465 83



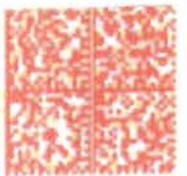
PALM SPRINGS POLICE DEPARTMENT
230 CYPRESS LANE
PALM SPRINGS, FL 33461
CEO N. Cuenot

UNITED STATES POSTAL SERVICE
CERTIFIED MAIL



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MUSA REALTY GROUP, LC
3801 S CONGRESS AVE.
LAKE WORTH BEACH, FL 33461

Tracking Number:

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Your item has been delivered and is available at a PO Box at 9:48 am on April 28, 2025 in BOCA RATON, FL 33481.

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BOCA RATON, FL 33481

April 28, 2025, 9:48 am

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VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2025-18

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

MUSA REALTY GROUP LC
2801 S CONGRESS AVE
LAKE WORTH BEACH, FL 33461 4140

Respondent,

POSTED

Time 3:50pm

Date: 4/9/2025

McCune

PCN 70-43-44-16-20-051-0060

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 April 7, 2025 the Respondent, MUSA REALTY GROUP LC, owners of the property at 2801 S CONGRESS AVE, PALM SPRINGS, FL, 33461, is in violation of local ordinances.

SECTION 10-142 Trash/Debris/Rubbish.

Remove all trash, debris, rubbish, and vegetative waste throughout the property.

SECTION 10-8 Exterior of Property

Sanitation - maintained in a clean, safe, and sanitary condition/Repair & Resurface and restripe parking lot/Replace damaged or missing parking stops/ Replace Parking Lot Light Pole (Permits required)

SECTION 34-225 Broken, deteriorated fence.

Remove/replace permit required

SECTION 30-141 Excessive growth of weeds and vegetation.

Trim overgrowth along the west property line

SECTION 10-8 Exterior of Building.

Remove the mold and discoloration from the building and sidewalks and paint the building.

SECTION 62-75 Commercial development storage areas.

SECTION 34-1366 - Building design guidelines.

Dumpster Enclosure required / permit required

SECTION 34-162 Landscape Buffers

The dumpster area enclosure landscape buffers

SECTION 66-112 General maintenance requirements.

Replace missing grass/landscaping field/walks that exist in public rights-of-way/remove mold & discoloration

SECTION 34-221 Responsibility of owner.

Maintain landscaping in good condition, free of disease.

SECTION 34-224 Replacement of vegetation.

Trees/ shrub/grass

These violations must be corrected on or before MAY 1, 2025; failing, this matter shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 228 Cypress Lane, Palm Springs, FL 33461, Tel: 561-584-8209 Ext 8524, at 10:00 a.m. on THURSDAY MAY 13, 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 code 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 8524 and providing proof of Permits and inspections. A request for inspection must be made at least 7 days prior to the requested inspection.

4/9/2025 4:02



4/9/2025 4:02



PALM SPRINGS POLICE I
230 CYPRESS LANE
PALM SPRINGS, FL 33461
N. CUENOT

9489 0178 9820 3040 0465 52



Label 890-QDT, March 2023

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PALM SPRINGS POLICE DEPARTMENT
230 CYPRESS LANE
PALM SPRINGS, FL 33461
N. CUENOT

MUSA REALTY GROUP LC
P.O. BOX 812216
BOCA RATON, FL 33481



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04/07/2025 ZIP 33480
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Your item has been delivered and is available at a PO Box at 9:16 am on April 11, 2025 in BOCA RATON, FL 33481.

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BOCA RATON, FL 33481

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PALM SPRINGS POLICE DE
230 CYPRESS LANE
PALM SPRINGS, FL 33461
N. CUENOT

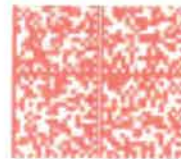


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Label 890-QDT, March 2023



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MUSA REALTY GROUP LC
3801 S. CONGRESS AVE
LAKE WORTH BEACH, FL 33461

Tracking Number:

Remove X

9489017898203040046569

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Latest Update

Your item was delivered to an individual at the address at 12:25 pm on April 10, 2025 in LAKE WORTH, FL 33461.

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Delivered, Left with Individual

LAKE WORTH, FL 33461

April 10, 2025, 12:25 pm

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Need More Help?

Contact USPS Tracking support for further assistance.



5/28/2025 10:01:22 AM

REPEAT
TRASH + DEBRIS

REPEAT
overgrowth +



5/28/2025 10:06:23 AM



5/28/2025 10:05:52 AM

Repeat - overgrowth - Repeat Trash + Debris



5/28/2025 10:03:53 AM



5/28/2025 10:09:06 AM

Repave Parking lot Repeat - overgrowth



5/28/2025 10:04:51 AM



5/28/2025 10:03:34 AM

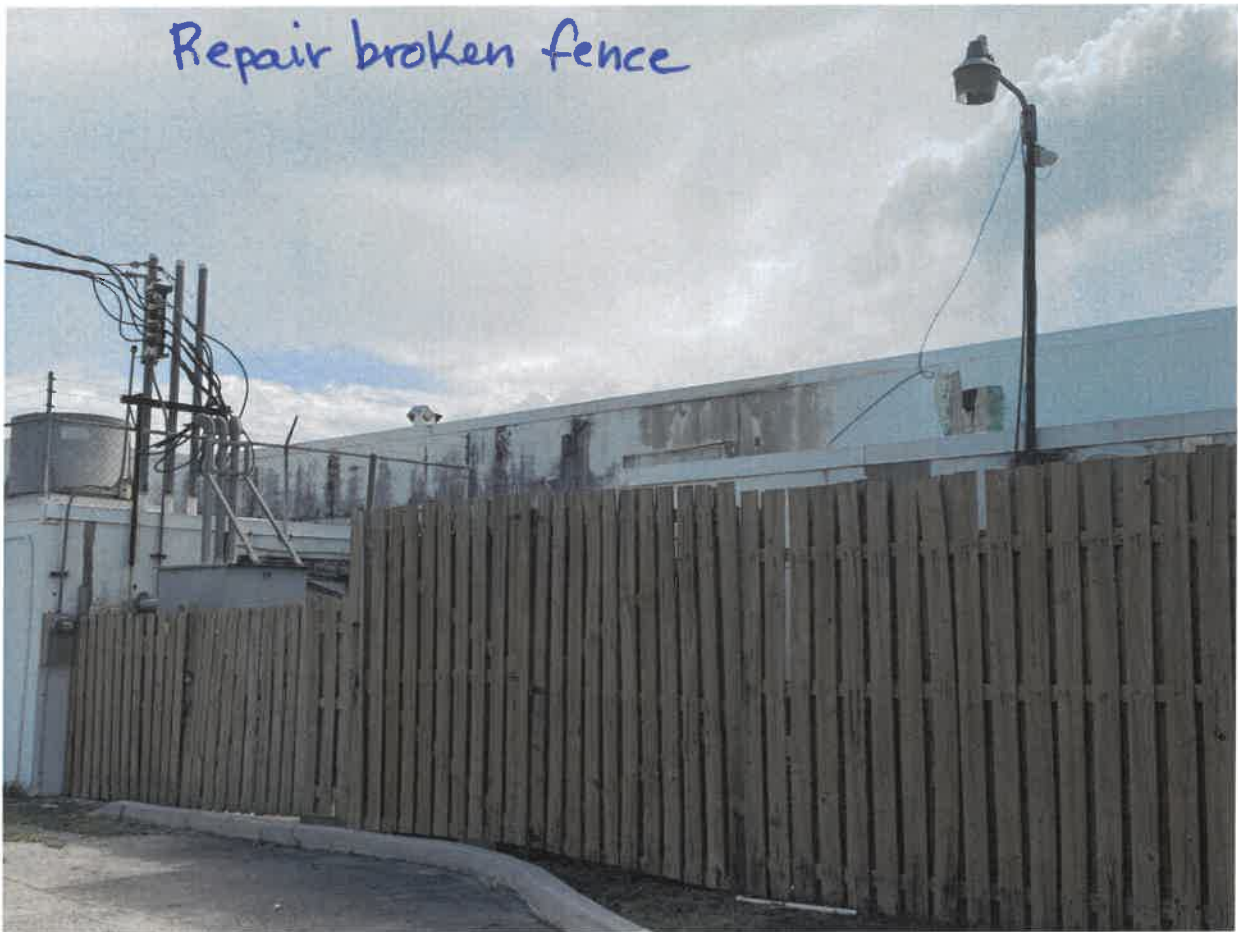
Replace shrubbery

Repave parking lot



5/28/2025 10:06:03 AM

Repair broken fence



5/28/2025 10:04:38 AM

Remove discoloration from building



5/28/2025 10:04:32 AM



5/28/2025 10:02:15 AM

Replace vegetation that has died - Trees + Shrubs



5/28/2025 10:10:13 AM



5/28/2025 10:09:16 AM

Replace vegetation that has died- trees + Shrubs



5/28/2025 10:08:25 AM



PALM SPRINGS POLICE DEPARTMENT

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

FEBRUARY 6, 2025

MUSA REALTY GROUP LC
3801 S. Congress Ave
Lake Worth Beach, FL 33461

Dear Property Owner,

You have been issued a courtesy notice for REPEAT CODE VIOLATIONS by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property at **3801 S Congress Ave. in Palm Springs, FL**
PCN: 70-43-44-19-20-051-0090

This property is in violation of local ordinances.

SECTION 30-143 Trash/Debris/Rubbish.

Remove all trash, debris rubbish, and vegetative waste throughout the property.

SECTION 10-8. Exterior of Property

Sanitation - maintained in a clean, safe, and sanitary condition/Repair & Resurface and restripe parking lot/
Replace two (2) light poles /replace damaged or missing parking stops/permit required

SECTION 34-225 Broken deteriorated fence.

Remove/replace/ permit required

SECTION 30-141 Excessive growth of weeds and vegetation.

SECTION 10-9 Exterior of Building.

Remove all the mold and discoloration from the building and sidewalks, and paint.

SECTION 62-75. Commercial development storage areas. SECTION 34-1366. - Building design guidelines. SECTION 34-162 Landscape Buffers

The dumpster area/ screen from view/ landscape buffers/ permit required

SECTION 66-112 General maintenance requirements.

Replace missing grass/landscaping /sidewalks that exist in public rights-of-way/remove mold & discoloration

SECTION 34-221 Responsibility of owner.

Maintain landscaping in good condition free of disease,

SECTION 34-224. Replacement of vegetation.

Trees/ shrubs/ grass

Compliance Date: MARCH 21, 2025

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

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

Respectfully,

Nanciann Cuenot
Code Enforcement Officer
561-584-8300 ext. 8524
ncuenot@vpsfl.org

VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT

CIT CODE CASE: 2021-1300

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

v.

MUSA REALTY GROUP LC
3801 S CONGRESS AVENUE
PALM SPRINGS FL 33461 4140

MAILING ADDRESS:
MUSA REALTY GROUP LC
3801 S CONGRESS AVENUE
PALM SPRINGS FL 33461 4140
Respondent(s).

ORDER FINDING VIOLATION

Re: Violation of Section(s) 34-914 – Parking violations. Section 30-143 – Trash and debris.

Address: 3801 S CONGRESS AVE
Legal Description: SUB 19-44-43 S 400 FT OF TR 51 (LESS W 15 FT & SR 807, 2ND AVE R/WS)
PCN: 70-43-44-19-20-051-0090

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 MAY, 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, MUSA REALTY GROUP LC, 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 34-914 – Parking violations. Section 30-143 – Trash and debris., 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 Section 34-914 – Parking violations. Section 30-143 – Trash and debris., must bring all violations into compliance by **JUNE 17, 2021**. If Respondent fails to comply within the time given, a fine of **\$100.00 per day, per violation** 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 **\$100.00**
Re-inspection fee of \$30.00
Administrative costs of \$173.49

Payment ID 160590

Batch ID 2522
" # 2523 \$ 203.49
overpd.

No Receipt of Payment

Pd 5/3/2021

Payment ID 87896

Batch ID 2204
Batch # 2206

By cc 9895

130.00

-Respondent must pay all Citation Fines and Administration Costs by JUNE 17, 2021.

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 20th day of May, 2021.

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:

3801 S CONGRESS AVENUE
PALM SPRINGS FL 33461 4140

VILLAGE OF PALM SPRINGS, FLORIDA CODE CITATION

CITATION NO. 1300

DAY OF WEEK <u>Tuesday</u>	MONTH <u>4</u>	DAY <u>20</u>	YEAR <u>2021</u>	TIME <u>9:10 Am</u>
FIRST NAME <u>Musa</u>	MID INIT. <u>Rea</u>	LAST NAME <u>ty group LC</u>		
STREET ADDRESS <u>3801 S congress ave</u>				
CITY <u>Palm Springs</u>	STATE <u>FL</u>	ZIP CODE <u>33461-4140</u>		
TAG NO.		DESCRIPTION		
VIOLATION CODE SECTION(S) & DESCRIPTION:				
<u>30-143: trash & debris</u>				
<u>34-914: Parking violations:</u>				
<u>tags & responsible</u>				
☐ REPEAT VIOLATION				

Jose Lopez 136
Code Enforcement Officer ID #

This citation is issued pursuant to Chap. 162, Florida Statutes and Section 2-233. The violation charged 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

May 20, 2021 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 561-304-4878, and paying a fine of \$ 100.00, plus a re-inspection fee of \$25.00 for a TOTAL Civil Penalty of \$ 130.00. 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 5:00 PM on 5-1-21, by cash or check payable to "Village of Palm Springs."

DO NOT MAIL CASH.

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

Respondent Signature

Printed Name

VILLAGE OF PALM SPRINGS, FLORIDA CODE CITATION

CITATION NO. 2767

DAY OF WEEK <u>TUESDAY</u>	MONTH <u>12</u>	DAY <u>13</u>	YEAR <u>2022</u>	TIME <u>1:45pm</u>
FIRST NAME <u>MUSA</u>	MID INT. <u>Realty</u>	LAST NAME <u>Group</u>		
STREET ADDRESS <u>3801 S. Congress Ave</u>				
CITY <u>Palm Springs</u>	STATE <u>FL</u>	ZIP CODE <u>33461-4140</u>		
TAG NO.	DESCRIPTION			
VIOLATION CODE SECTION(S) & DESCRIPTION: <u>Section 30-141 Overgrown</u> <u>Hedge along West Property</u> <u>Section 30-143 Trash + Debris</u>				
☒ REPEAT VIOLATION				

Nancy Cuenat
Code Enforcement Officer

154
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:

January 19, 2023 at 10:00am
Hearing Date Time
Location: Community Room,
226 Cypress Lane, Palm Springs, Florida

You may avoid a hearing by complying with the Code section cited, obtaining an inspection by calling 561-304-4826 or 561-304-4829 and paying a fine of \$ 225.00, plus a re-inspection fee of \$30.00 for a TOTAL Civil Penalty of \$ 255.00. The inspection must be completed and full payment must be received at Village Hall, Land Development Dept., 226 Cypress Lane, Palm Springs, FL 33461, no later than 5:00PM on 1-9-2023, 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

519 5445

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

006032-0007 Shamaigha 01/12/2023 09:32AM

MISCELLANEOUS

Code Citations (35401)
Internal Item Reference: 35401
Internal Payment Reference:
2023 Item: 35401
Balance unpaid: -255.00
Code Citations (35401) 255.00

Phone

255.00

Subtotal
Total

255.00
255.00

CREDIT CARD PB/

255.00

Ref=18286789002

Auth=018199

202301126A13

Charge due

0.00

Paid by: GREG COHEN-SAM

3801 S. Congress

Comments: CIT#2767

Thank you for payment

Do not mail cash

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

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

(Code 1994, § 26-86)

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



Sec. 10-8. Exterior property areas.

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

(Ord. No. 2006-47, § 2, 11-9-2006)

Sec. 34-225. - 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. 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. 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. 62-75. Commercial development storage areas.

Recyclable material collection storage shall be provided on the site of all commercial developments for which an application for a development order is filed after the effective date of the ordinance from which this article is derived, in accordance with the following standards:

- (1) *Number and size.* At a minimum, at least one recyclable material collection and storage area, with a ten foot by ten foot pad, shall be designated on each site plan. Recycling enclosures may be connected to or be a section of garbage and trash enclosures.
- (2) *Setback.* The minimum setback for recyclable material collection and storage areas that are located on the exterior of buildings shall be 25 feet from residential districts or properties.
- (3) *Screenings.* All recyclable material collection and storage areas that are located on the exterior of buildings shall be screened on at least three sides by a solid opaque enclosure constructed of landscape, or a block and stucco or decorative block wall consistent with the architectural character of the principal buildings. All block and stucco, and decorative block walls shall be landscaped with a hedge of shrubs spaced a maximum of 24 inches apart and 24 inches high immediately upon planting. The fourth side, if not screened, must not be visible to public view. If visible to public view, the fourth side must be accessible by an opaque gate. Sufficiency of access shall meet the reasonable dimension requirements established by the village and the collection firm. All screening shall be a minimum of six feet high upon installation. All construction shall be in conformity with the current edition of the Standard Building Code and a permit must be obtained from the building department prior to such construction.
- (4) *Alternative plans.* Applicants shall be entitled to demonstrate that recyclable material storage space needs can be more effectively met through an alternative recyclable materials collection and storage plan. An alternative recyclable materials collection and storage plan shall be reviewed by the village and the solid waste authority, and, if approved, shall be substituted for a recyclable materials storage and collection plan meeting the express storage area standards of this section.
- (5) *Plan review and approval.* Recyclable material storage and collection area plans shall be reviewed by the village. Information necessary to evaluate proposed plans for compliance with the standards of this section shall be shown on and submitted with the site plan.

(Code 1994, § 50-24)

Sec. 34-162. Required buffers.

- (a) Landscaped buffer strips shall be required in certain situations where the site under development adjoins a public street, a developed site or an undeveloped site designated for development as follows:

Minimum Required Buffers

<i>Existing adjacent development</i>	<i>Single-Family Residential</i>	<i>Other Residential</i>	<i>Nonresidential</i>	<i>Arterial/Collector ROW</i>	<i>Local/Private ROW</i>
Proposed new development					
Single-family residential	None	None	None	None	None
Multifamily or residential PUD	2	2	None	5	6
Office, public building or mixed use PUD	3	3	2	5	6
Retail	3	3	2	5	6
Utility use (electric power substation, water or sewer facility and solid waste facility)	4	4	3	5	6
Trash dumpster, air conditioning compressor unit, or generator	1	1	1	1	1
Industrial use	4	4	3	5	6
Outside storage area or building	2	2	2	5	6

- (b) The following standards shall apply to the categories of buffers identified in subsection (a) of this section:

- (1) *Category 1.* Five-foot wide buffer area with a wall or fence and hedge not less than six feet in height. The hedge shall be a minimum of three feet in height at time of planting.
- (2) *Category 2.* Ten-foot wide buffer area with a wall or fence and hedge not less than six feet in height, supplemented by trees spaced not more than 20 feet apart. The hedge shall be a minimum of three feet in height at time of planting.
- (3) *Category 3.* Fifteen-foot wide buffer area with a wall or fence and hedge not less than six feet in height, supplemented by trees spaced not more than 20 feet apart. The hedge shall be a minimum of three feet in height at time of planting.
- (4) *Category 4.* Twenty-five-foot wide buffer area with a wall and hedge not less than six feet in height, supplemented by trees spaced not more than 20 feet apart. The hedge shall be a minimum of three feet in height at time of planting.
- (5) *Category 5.* Fifteen-foot wide buffer area with a hedge not less than three feet in height, supplemented by trees spaced not more than 20 feet apart. The hedge shall be a minimum of three feet in height at time of planting. The required hedge shall contain a minimum of two different maintained levels or

34-1366

(10)

Service yards, storage yards, and loading docks. All refuse and waste containers, recycling or compacting containers, dumpsters, oil tanks, bottled gas tanks, service yards, storage yards, and loading docks shall be located in the rear or side yard. All such service equipment and service areas shall be screened from view from any street or adjoining property by means of a wall, landscaping, or other methods approved by the city council.

Sec. 65-112. General maintenance requirements.

It is the responsibility of the contiguous property owner to maintain all grass, landscaping, and sidewalks that exist in the public rights-of-way and swales contiguous to the subject property in accordance with the following:

- (1) All grass and landscaping located in the public rights-of-way shall be maintained in accordance with the code of ordinances.
- (2) All sidewalks located in public rights-of-way shall be kept free of grass, weeds, and trash and shall be cleaned of sand, dirt, discoloration, mold, and debris. Structural deficiencies shall be the responsibility of the village. However, in the event of damage to a sidewalk caused by the negligent or intentional act of the contiguous property owner and/or utility provider, the party responsible for the damage shall make all necessary repairs to same.
- (3) Landscaping material root systems that show evidence of causing damage to public property shall be removed.

(Ord. No. 2018-13 , § 2, 6-14-2018)

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. 34-224. Replacement of vegetation.

Any vegetation, including a tree, shall be replaced with plants of the same or similar species and size if it dies or becomes diseased, is removed without a village permit, or is subject of tree abuse, including hatracking. Where such dead/abused vegetation is within a required landscape buffer, or within an existing area of native vegetation preserved under a landscaping plan, and where replacement in kind is impractical due to the size or other characteristics of the trees/native vegetation, a revised landscaping plan shall be submitted and approved prior to replacement of all or part of the required trees and/or native vegetation. In such case, replacement of the trees/native vegetation should be designed to provide the same quality of buffering and tree canopy as was provided by the trees/native vegetation. If the site cannot support the total number of required replacement trees as determined herein, the village may permit the owner to mitigate by donating excess trees to the village for planting on public lands at the owner's expense; by contributing to the village the monies equivalent to such required replacement trees per the most recent edition of Valuation of Landscape Trees, Shrubs, and Other Plants: A Guide to the Methods and Procedures for Appraising Amenity Plants, prepared by the council of tree and landscape appraisers and published by the international society of arboriculture; or by permitting the required replacement trees to be placed upon other lands owned by the same property owners.

(Code 1994, § 30-149; Ord. No. 2015-12, § 8, 4-9-2015; Ord. No. 2016-21, § 2, 1-12-2017)

CASE PRESENTATION
CASE No. CASE 2025-16

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. 2025-16-** concerns the property at **3801 S CONGRESS AVE** 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 **MUSA REALTY GROUP LC.**
5. Pursuant to my own observation, there are REPEAT violations of local ordinances:
SECTION 30-143 Trash/Debris/Rubbish.
SECTION 30-141 Excessive growth of weeds and vegetation.
6. Pursuant to my own observations, there are additional violations of local ordinances:
SECTION 10-8. Exterior of Property
All exterior property and premises shall be maintained in a clean, safe, and sanitary condition. Parking lot repair, repave, and restripe - Parking stops – replace missing or damaged; Parking Lot Light Pole - replace. Permits required.
SECTION 34-225 Broken, deteriorated fence.
Remove or replace.
SECTION 10-9 Exterior of Building.
Remove the mold and discoloration from the building and sidewalks, and paint the building.
SECTION 62-75. Commercial development storage areas- Dumpster Enclosure A permit is required.
SECTION 34-1366. - Building design guidelines. Screen dumpster from view from any street or adjoining property
SECTION 34-162 Dumpster Landscape Buffers
A five-foot-wide buffer area with a wall or fence not less than six feet in height. The hedges shall be a minimum of 3 feet in height when planted.
SECTION 66-112 General maintenance requirements.
Replace missing grass and landscaping. Sidewalks that exist in public rights-of-way/remove mold & discoloration
SECTION 34-221 Responsibility of owner.
Maintain landscaping in good condition, free of disease.
SECTION 34-224. Replacement of vegetation.
Trees/ shrubs/ grass
7. Citations were issued in 2021 for trash & debris and in 2022 for trash and debris and overgrowth of vegetation. Copies of the citations are in the file. Trash & Debris and overgrowth are repeat violations, and additional violations exist at the property. Courtesy Notices were posted at the location. Conversations and emails with the property owner, Max Musa, and property managers, Allison Masterelli and Greg Cohen. I met with Allison and Greg onsite several times. Violations still exist.

CASE No. _____

8. On **APRIL 7, 2025**, I wrote **Notice of Violation/Notice of Hearing 2025-16** for the violations. The Notice was mailed certified and regular to the respondent's address of record and posted at the property. The USPS Tracking confirmed delivery.

9. Photos of the violations are included in the file. As of today, in compliance are the following violations: Section 10-9 Exterior of building - painted, Section 34-225 fence has been replaced, and Section 66-112 sidewalks in ROW have been pressure-washed.

10. I REQUEST THAT THE RESPONDENT BE ORDERED to COME INTO COMPLIANCE with actions to correct the outstanding violations and gain compliance by **AUGUST 21, 2025**. If not in compliance then, a \$100.00 per day, per violation Fine shall commence.

11. THE VILLAGE HAS ALSO INCURRED COSTS IN THE AMOUNT OF **\$409.30** CONDUCTING THIS INVESTIGATION AND HEARING. I REQUEST THAT THE RESPONDENT BE ORDERED TO REIMBURSE THOSE COSTS TO THE VILLAGE BY NO LATER THAN **JUNE 27, 2025**.

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



Case Administrative / Court Costs

JUNE 17, 2025, 3801 S Congress Ave - Musa Realty Holdings, LP		Case 2025-16		
Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	6.00	35.00	210.00
2	Additional Inspector Time - 1 hour Bldg	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	2.00	5.00	10.00
5	Additional photos re-inspections - 5 for 20.00	5.00	20.00	100.00
6	Additional certified copies for hearing	3.00	8.16	24.48
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	3.00	0.69	2.07
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 2025-16				409.30

Courtesy Code Violation Notice

10-25

Ian.

Greg Cohen Maint. for Building

Case#

Date: 10-5-22 Time: 11:45am

Location: 3801 S. Congress Ave

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

Please address the listed code violations:

30-141 overgrown

30-143 trash + debris

Trim bushes/trees along
rear lot line

Remove dead Palm

Branches in parking lot
and at dumpster

also Palm Trees + tree overgrowth
throughout

Compliance Date: 10 days

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

Nanciann Cuenot

Name

154

I.D. #

Palm Springs Police Department

(561) 584-8300, ext. 8520

561-584-8300 x 8524



Courtesy Code Violation Notice

Case# Stanton Optical/Musa Realty
Date: 12-13-2022 Time: 1:45pm
Location: 3801 S. Congress Ave.

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

Please address the listed code violations:

34-1366 - All dumpsters
must be screened from
view from adjoining
property or street

Section-78-135 Failure
To comply- Double Detector
Check Valve Assembly
Required on Fire Protection Systems

Compliance Date: 90 days 3/18/23
Thank you for your efforts to maintain your residence and property in excellent condition. We commend you for your continuing commitment to our community. Feel free to contact me if you have any questions.

Nancyann Cuervo 154
Name I.D. #

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



561-584-8200 Ext. 8524

Courtesy Code Violation Notice

Case# _____

Date: 9-5-22

Time: 12:00pm

Location: 3801 S. Congress

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

Please address the listed code violations:

→ Parking lot light
down in front parking lot
Wires exposed -
Remove + Repair -

⑨ Palm trees + Live Oak
Trees need Trimmied
+ dead branches
Removed. Palm Tree in front
obstructing sidewalk
Compliance Date: 10 days

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

Nanciann Cuero 154

Name

I.D. #

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



Property Detail

Location Address : 3801 S CONGRESS AVE
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-19-20-051-0090
Subdivision : SUB 19-44-43
Official Records Book/Page : 11313 / 0806
Sale Date : 08/17/1999
Legal Description : SUB 19-44-43 S 400 FT OF TR 51 (LESS W 15 FT & SR 807, 2ND AVE R/WS)

Owner Information**Owner(s)**

MUSA REALTY GROUP LC

Mailing Address

3801 S CONGRESS AVE
 LAKE WORTH BEACH FL 33461 4140

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
08/17/1999	\$800,000	11313 / 00806	WARRANTY DEED	MUSA REALTY GROUP LC
06/01/1996	\$850,000	09324 / 00539	WARRANTY DEED	
02/01/1990	\$100	06358 / 00317	QUIT CLAIM	
05/01/1985	\$775,000	04535 / 00618	WARRANTY DEED	
01/01/1976	\$210,000	02606 / 00201		

Exemption Information

No Exemption Information Available.

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$2,676,319	\$2,273,092	\$2,116,071	\$1,778,203	\$1,809,058
Land Value	\$1,259,153	\$1,259,153	\$1,199,488	\$1,028,720	\$1,028,720
Total Market Value	\$3,935,472	\$3,532,245	\$3,315,559	\$2,806,923	\$2,837,778

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$3,736,015	\$3,396,377	\$3,087,615	\$2,806,923	\$2,837,778
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$3,736,015	\$3,396,377	\$3,087,615	\$2,806,923	\$2,837,778

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$73,849	\$67,418	\$63,312	\$57,783	\$58,930
NON AD VALOREM	\$5,361	\$5,207	\$4,983	\$4,759	\$4,647
TOTAL TAX	\$79,209	\$72,625	\$68,295	\$62,542	\$63,576

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

Account Information

Property Control Number: 70-43-44-19-20-051-0090	Property Type: Real Property	Status: Active
Mailing Address: 3801 S CONGRESS AVE Lake Worth Beach, FL 33461-4140	Property Address: 3801 S CONGRESS AVE PALM SPRINGS, FL 33461	Legal Description: SUB 19-44-43 S 400 FT OF TR 51 (LESS W 15 FT & SR 807, 2ND AVE R/WS)
Owner of Record: MUSA REALTY GROUP LC	Second Owner:	

Last updated: 2/12/2025 02:35:45 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

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/25	\$76,833.12 Net Tax: \$79,209.40 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$2,376.28	12/31/24	-\$76,833.12	Paid
4/1/24	\$69,719.64 Net Tax: \$72,624.63 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$2,904.99	11/27/23	-\$69,719.64	Paid
3/31/23	\$65,563.02 Net Tax: \$68,294.82 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$2,731.80	11/29/22	-\$65,563.02	Paid



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-16

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

**MUSA REALTY GROUP LC
3801 SOUTH CONGRESS AVENUE
LAKE WORTH BEACH, FL 33461**

Respondent(s).

ORDER FINDING VIOLATION

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

(Repeated Violation) Section 30-141: Excessive overgrowth of weeds and vegetation.
(Repeated Violation) Section 30-143: Repeat violation. Nuisance. Trash, debris & vegetative waste.

Section 10-8: Exterior of property. All exterior property and premises shall be maintained in a clean, safe, and sanitary condition. Repair, repave, and restripe the parking lot. Replace damaged or missing parking stops. Replace the parking lot light pole. Permits are required.

Section 34-225: Broken, deteriorated fence. Remove or replace.

Section 10-9: Exterior of building. Remove the mold and discoloration from the building and sidewalks and paint the building.

Section 62-75: Commercial development storage areas. Dumpster enclosure-permit is required.

Section 34-1366: Building design guidelines. Screen the dumpster from view from any street or adjoining property.

Section 34-162: Dumpster landscape buffers. A five-foot-wide buffer area with a wall or fence not less than six feet in height. The hedges shall be a minimum of 3 feet in height when planted.

Section 66-112: General maintenance requirements. Replace missing grass and landscaping. Sidewalks that exist in public rights-of-way/remove mold & discoloration.

Section 34-221: Responsibility of owner. Maintain landscaping in good condition, free of disease.

Section 34-224: Replacement of vegetation. Trees/ shrubs/ grass.

Address:	3801 SOUTH CONGRESS AVE
Legal Description:	SUB 19-44-43 S 400 FT OF TR 51 (LESS W 15 FT & SR 807, 2ND AVE R/WS)
PCN:	70-43-44-19-20-051-0090

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 17th day of June 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:

☐ **(Repeated Violation) Section 30-141: Excessive growth of weeds and vegetation.**

☐ **(Repeated Violation) Section 30-143: Nuisance - Trash & Debris**

☐ **Section 10-8: Exterior of property. All exterior property and premises shall be maintained in a clean, safe, and sanitary condition. Repair, repave, and restripe the parking lot. Replace damaged or missing parking stops. Replace the parking lot light pole. Permits are required.**

☐ **Section 62-75: Commercial development storage areas. Dumpster enclosure, permit required.**

☐ **Section 34-1366: Building design guidelines. Screen the dumpster from view from any street or adjoining property.**

☐ **Section 34-162: Dumpster landscape buffers. A five-foot-wide buffer area with a wall or fence not less than six feet in height. The hedges shall be a minimum of 3 feet in height when planted.**

☐ **Section 66-112: General maintenance requirements. Replace missing grass and landscaping.**

☐ **Section 34-221: Responsibility of owner. Maintain landscaping in good condition, free of disease.**

☐ **Section 34-224. Replacement of vegetation. Trees/ shrubs/ grass.**

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

☐ **Section 34-225: Broken, deteriorated fence. Remove or replace.**

☐ **Section 10-9: Exterior of building. Remove the mold and discoloration from the building and sidewalks and paint the building.**

☐ **Section 66-112: General maintenance requirements. Sidewalks that exist in public rights-of-way/remove mold & discoloration**

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 21, 2025:**
- ☐ Administrative costs of **\$409.30**
 - ☐ 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 is found to be in repeat violation of Section 30-141 (Excessive growth of weeds and vegetation) and Section 30-143 (Nuisance – Trash, debris, rubbish)** and is assessed a fine of \$250.00 per day from **May 2, 2025 through June 17, 2025**, which will continue to accrue at \$250.00 per day, per violation until the Respondent contacts the Code Officer and a re-inspection indicates that the property is in compliance with this code section. **If the Respondent fails to comply with all remaining violations by August 21, 2025, a fine of \$100.00 per day 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 June 27, 2025.**
- ☐ Administrative costs of **\$409.30**
 - ☐ Citation fine of \$ N/A
 - ☐ Re-inspection fee of \$ N/A

All payments shall be made to the 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 17th day of June 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:

[3801 South Congress Avenue](#)
[Lake Worth Beach, FL 33461](#)

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
CASE NO. 2025-0023

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

V.

FISCHER KAYLIN EVE
2913 GULFSTREAM RD
LAKE WORTH BEACH, FL 33461 1815

Respondent(s).

PCN 70-43-44-18-00-000-7150

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 19, 2025**, the Respondent (**FISCHER KAYLIN EVE, the owner(s)** of the property at **2913 GULFSTREAM RD LAKE WORTH BEACH, FL 33461 1815** violates local ordinances.

SECTION 10-31 (FBC 105.1)- WORK WITHOUT A VALID BUILDING, REAR STRUCTURE/ ADDITION, AND FENCE PERMIT.

SECTION 10-31 (FBC 110.1)- REQUIRED INSPECTIONS

These violations must be corrected on or before **MAY 15TH, 2025**; failing this, this matter shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL. 33461, Tel. 561-584-8300 Ext 8523, **on THURSDAY MAY 15TH, 2025 at 10:00 AM. SUPPOSE THE VIOLATION IS CORRECTED BEFORE THE HEARING DATE AS SET FORTH HEREIN. IN THAT CASE, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR HEARING FOR THE DETERMINATION OF 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, extension 8523, and providing proof that violations have been corrected. A request for inspection must be made at least 1 day(s) before the requested inspection.

If you are found in violation of the Village Code, the Special Magistrate has the legal authority to levy fines of up to **\$500.00** per day, per violation, for 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, before a final determination by the Magistrate. If you wish to have witnesses subpoenaed or if you have other questions, you may contact the Village Clerk's Office at (561)584-8200 EXT 8430. Any interested party seeking to appeal any decision of the Special Magistrate concerning any matter considered at the hearing will need a record of the proceedings and will need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence presented. Persons who need special accommodation to attend or participate in this hearing must contact the Village Clerk at (561) 584-8200 Ext 8430, at least 36 hours before the hearing.

Code Enforcement Officer 561-584-8300 ext. 8523

HENRY L. STOUT

Printed Name of Officer

Date Issued: MAY 07, 2025

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
CASE NO. 2025-0023

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

V.

FISCHER KAYLIN EVE
2913 GULFSTREAM RD
LAKE WORTH BEACH, FL 33461 1815

Respondent(s).

PCN 70-43-44-18-00-000-7150

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 19, 2025**, the Respondent (**FISCHER KAYLIN EVE, the owner(s)** of the property at **2913 GULFSTREAM RD LAKE WORTH BEACH, FL 33461 1815** violates local ordinances.

SECTION 10-31 (FBC 105.1)- WORK WITHOUT A VALID BUILDING, REAR STRUCTURE/ ADDITION, AND FENCE PERMIT.

SECTION 10-31 (FBC 110.1)- REQUIRED INSPECTIONS

These violations must be corrected on or before **JUNE 17TH, 2025**; failing this, this matter shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL. 33461, Tel. 561-584-8300 Ext 8523, **on TUESDAY, JUNE 17TH, 2025 at 10:00 AM.** SUPPOSE THE VIOLATION IS CORRECTED BEFORE THE HEARING DATE AS SET FORTH HEREIN. IN THAT CASE, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR HEARING FOR THE DETERMINATION OF VIOLATION(S), FINES, AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.

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Code Enforcement Officer 561-584-8300 ext. 8523

HENRY L. STOUT

Printed Name of Officer

Date Issued: MAY 08, 2025,

Page 10 of 10



Author's address: Department of Psychology, University of Illinois at Chicago, 608 S. Morgan St., Chicago, IL 60607-7199, USA.
E-mail: shawn.walker@uic.edu

NOTICE OR HEAR A FIRM AND NOTICE OF HEARING

State of Arizona

THE UNIVERSITY OF CHICAGO AND THE BOARD OF CHICAGO TRUSTEES HAVE ADOPTED THE FOLLOWING POLICY ON THE USE OF INFORMATION TECHNOLOGY IN THE UNIVERSITY'S RESEARCH AND TEACHING ACTIVITIES. THE POLICY IS BASED ON THE FOLLOWING PRINCIPLES:

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 08-29-2017 BY 60322 UCBAW/SJS/KSP

THE FOLLOWING INFORMATION IS FOR THE USE OF THE PUBLIC:

SUBJECTS WAS INTERVIEWED AT 10:30 AM. SUBJECT'S STATEMENT IS CONTAINED SEPARATELY. THE NARRATIVE OF THE INVESTIGATION IS SET FORTH IN THE ADJUDICATORY REPORT. THIS CASE WAS STILL BEING REFERRED TO THE SPECIAL PROSECUTOR FOR HUNGARY FOR THE PROSECUTION OF THE CASE.

This will require significant resources and time. The world's largest, the U.S. Environmental Protection Agency, has spent more than \$1 billion on research and development of water treatment technologies. The Agency's research has led to the development of a new generation of water treatment technologies. It is the responsibility of the Government to ensure that the public has access to the best available technology.

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These authors also found that the use of a single, non-specific, questionnaire to assess the prevalence of mental health problems in the community was not sufficient to identify the full range of mental health problems. They also found that the use of a single, non-specific, questionnaire to assess the prevalence of mental health problems in the community was not sufficient to identify the full range of mental health problems.

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PALM SPRINGS POLICE
CODE ENFORCEMENT
230 CYPRESS LANE
PALM SPRINGS, FL 3346



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US POSTAGE

FISCHER KAYLIN EVE
2913 GULFSTREAM Rd
PALM SPRINGS, FL 33461





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

**VILLAGE OF PALM SPRINGS,
FLORIDA,**

Petitioner

Case No. 2025-23

RETURN OF SERVICE

**FISCHER KAYLIN EVE
2913 GULFSTREAM RD
LAKE WORTH BEACH, FL 33461
Respondent**
_____ /

On the **07th Day of MAY 2025 at 10:33 AM**, I served the attached NOTICE OF HEARING on the within named Respondent(s), **FISCHER KAYLIN EVE** at **2913 GULFSTREAM RD LAKE WORTH BEACH FL 33461** and posted the notice at Palm Springs Village Hall, 226 Cypress Lane, Palm Springs, FL 33461 Palm Beach County, Florida, by:

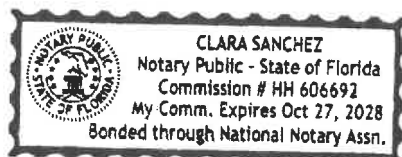
_____ INDIVIDUAL SERVICE: By serving the within-named Respondent a true copy with the date and hour of service endorsed thereon by me.

_____ 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 under F.S. 48.031.

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

VILLAGE OF PALM SPRINGS
POLICE DEPARTMENT

By _____



SECTION 105 PERMITS

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

105.1.1 Annual facility permit. In lieu of an individual permit for each alteration to an existing electrical, gas, mechanical or plumbing or interior nonstructural office system(s), the Building Official is authorized to issue an annual permit for any occupancy to facilitate routine or emergency service, repair, refurbishing, minor renovations of service systems or manufacturing equipment installations/relocations. The Building Official shall be notified of major changes and shall retain the right to make inspections at the facility site as deemed necessary. An annual facility permit shall be assessed with an annual fee and shall be valid for one year from date of issuance. A separate permit shall be obtained for each facility and for each construction trade, as applicable. The permit application shall contain a general description of the parameters of work intended to be performed during the year.

105.1.2 Annual Facility permit records. The person to whom an annual permit is issued shall keep a detailed record of alterations made under such annual permit. The Building Official shall have access to such records at all times or such records shall be filed with the Building Official as designated. The Building Official is authorized to revoke such permit if code violations are found to exist.

105.1.3 Food permit. In accordance with 500.12, Florida Statutes, a food permit from the Department of Agriculture and Consumer Services is required of any person who operates a food establishment or retail store.

105.1.4 Public swimming pool. The local enforcing agency may not issue a building permit to construct, develop, or modify a public swimming pool without proof of application, whether complete or incomplete, for an operating permit pursuant to Section 514.031, Florida Statutes. A certificate of completion or occupancy may not be issued until such operating permit is issued. The local enforcing agency shall conduct their review of the building permit application upon filing and in accordance with Chapter 553, Florida Statutes. The local enforcing agency may confer with the Department of Health, if necessary, but may not delay the building permit application review while awaiting comment from the Department of Health.

105.2 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction, to include work in any special flood hazard area. Exemptions granted under this section do not relieve the owner or contractor from their duty to comply with applicable provisions of the Florida Building Code, and requirements of the local floodplain management ordinance. Permits shall not be required for the following:

Building:

1. Building permits are not required for replacement or repair work having a value of less than \$1,000.00, providing, however, that such work will not adversely affect the structural integrity, fire rating, exit access or egress requirements.
2. Cabinets and countertops with no reconfiguration for one- and two- Family Dwellings, painting, papering, carpeting, and similar finish work, with no electrical or plumbing work.
3. Temporary motion picture, television and theater sets and scenery.
4. Traditional swings and other standard playground equipment accessory to detached one- and two-family dwellings, as determined by the Building Official, but they may be subject to Zoning permits.
- 5.

SECTION 110 INSPECTIONS

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

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

110.1.1 Manufacturers and fabricators. When deemed necessary by the Building Official, he/she shall make, or cause to be made, an inspection of materials or assemblies at the point of manufacture or fabrication. A record shall be made of every such examination and inspection and of all violations of the technical codes.

110.1.2 Inspection service. The Building Official may make, or cause to be made, the inspections required by Section 110. He or she may accept reports of department inspectors, independent inspectors or of recognized inspection services, provided that after investigation he/she is satisfied as to their licensure, qualifications, and reliability. A certificate required by any provision of this code shall not be based on such reports unless the same are recorded by the building code inspector or the architect or engineer performing building code inspections in a manner specified by the Building Official. The Building Official shall ensure that all persons making such inspections shall be certified in accordance to Chapter 468 Florida Statutes.

The Building Official may require the owner to employ an inspection service in the following instances:

1. For buildings or additions of Type I construction;
2. For all major structural alterations;
3. Where the concrete design is based on compressive strength in excess of 3000 pounds per square inch;
4. For pile driving;
5. For buildings with an area greater than 20,000 square feet;
6. For buildings more than two stories in height; or
7. For buildings and structures of unusual design or methods of construction. Such inspectors shall be present when work is underway on the structural elements of the building to adequately attest to its compliance. Such inspectors shall be a registered architect, or engineer. An employee of the architect or engineer licensed under Chapter 468, Part XII, Florida Statutes may perform the inspections, under the direction of and with final certification from the architect or engineer. Such inspectors shall submit weekly progress reports including the daily inspections to the Building Official and including a code compliance opinion of the resident inspector. At the completion of the construction work or project, the architect or engineer shall submit a certificate of compliance to the Building Official, stating that the work was done in compliance with this code and in accordance with the permitted drawing. Final inspection shall be made by the Building Official before a Certificate of Occupancy or Certificate of Completion is issued; and confirmation inspections may be made at any time to monitor activities and resident inspectors.

110.1.3 Affidavit for inspection. With specific prior approval of, and in a format acceptable to the Building Official, an affidavit for certification of inspection may be accepted from the permit qualifier; when accompanied by extensive photographic evidence of sufficient detail to demonstrate code compliance. The photographic evidence shall be comprehensive in

CASE PRESENTATION

CASE No. CASE 2025-23

1. Good morning, my name is **HENRY STOUT**, and I have been sworn in.
2. I am a Village of Palm Springs, Florida, **Code Enforcement Officer**.
3. This is **Case No. 2025-23**. It concerns the property at **2913 GULFSTREAM** in the Village of Palm Springs.
4. According to the Palm Beach County Property Appraiser's records and Palm Beach County Tax Collector's records, the current owner of the property is **FISCHER KAYLIN EVE**
5. Under observation, there are Violations of local ordinances
SECTION 10-31 (FBC 105.1)- WORK WITHOUT A VALID BUILDING, ELECTRICAL, PLUMBING, AND FENCE PERMIT.
SECTION 10-31 (FBC 110.1)- REQUIRED INSPECTIONS SECTION 34.914- NO
5. On February 19, 2025, a red tag was issued. The homeowner has not made any effort to comply with the city ordinance. We attempted to arrange a meeting between Mrs. Fisher and Building Official Peter R. to provide her with the necessary support and assistance, but she canceled due to illness. After that, she did not respond to phone calls or texts regarding rescheduling the meeting.
6. On **MAY 7TH, 2025**, a Notice of Violation/ Notice of Hearing **2025-23** was issued for the Violations. The notice was mailed certified and regular to the respondent's address of record and posted at the property and Village Hall.
7. The Village has also incurred costs of **\$160.75** in conducting this investigation and hearing. I request that the respondent be ordered to reimburse those costs to the Village by no later than **JUNE 18, 2025**.
8. Subject to any questions you might have, this concludes the Village Testimony.



Case Administrative / Court Costs

MAY 7TH 2025, 2913 GULFSTREAM ROAD

Case No. 2025-23

Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	2.00	35.00	70.00
2	Additional Inspector Time - 1 hour Bldg	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	0.00	5.00	0.00
5	Additional photos re-inspections - 5 for 20.00	1.00	20.00	20.00
6	Additional certified copies for hearing	1.00	7.36	7.36
7	Additional clerk time - 1 hour	0.50	28.00	14.00
8	Additional Attorney Time - per hour	0.25	195.00	48.75
9	Subpoena Fees	0.00	0.00	0.00
10	Postage	1.00	8.16	8.16
11	Magistrate - per hour	0.50	195.00	97.50
12	Administrative Fees	0.00	127.45	0.00
13	Code Enforcement Private Inspector(min 3 hours)	0.00	45.00	0.00
14	Police Officer	0.00	41.00	0.00
15	Police Corporal	0.00	43.00	0.00
16	Police Sergeant	0.00	46.00	0.00
17	Additional Inspector Time -1 hour LD Planner	0.00	35.00	0.00
18		0.00	0.00	0.00
19		0.00	0.00	0.00
20		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
Total Costs for Case No. 2025-23				265.77

Property Detail

Parcel Control Number: 70-43-44-18-00-000-7150 Location Address: 2913 GULFSTREAM RD
 Owners: FISCHER KAYLIN EVE Municipality: PALM SPRINGS
 Mailing Address: 2913 GULFSTREAM RD, , LAKE WORTH BEACH FL 33461 1815
 Last Sale: 02/11/2021 Book/Page#: 32198 / 00786 Price: \$290,000
 Property Use Code: 0100 - SINGLE FAMILY Zoning: RM - RESIDENTIAL MULTI-FAMILY
 Legal Description: 18-44-43, S 90 FT OF N 940 FT
 OF W 308 FT OF E 338 FT OF SW
 1/4 OF SW 1/4 Total SF: 1082 Acres .64

**2024 Values**

Improvement Value \$151,048
 Land Value \$219,617
 Total Market Value \$370,665
 Assessed Value \$370,665
 Exemption Amount \$0
 Taxable Value \$370,665

All values are as of January 1st each year.

2024 Taxes

Ad Valorem \$7,202
 Non Ad Valorem \$516
 Total Tax \$7,717

2025 Qualified Exemptions**Applicants****Building Footprint (Building 1)****Subarea and Square Footage (Building 1)**

Description	Area Sq. Footage
BAS Base Area	720
Total Square Footage :	1082
Total Area Under Air :	1082

Extra Features

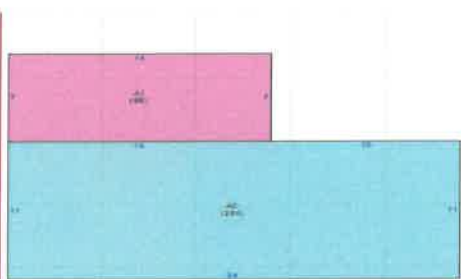
Description	Year Built	Unit
No Extra Feature Available		

Structural Details (Building 1)

Description	
1 Exterior Wall 1	WSF: VINYL/STL/ALUM
2 Year Built	1955
3 Air Condition Desc.	HTG & AC
4 Heat Type	FORCED AIR DUCT
5 Heat Fuel	ELECTRIC
6 Bed Rooms	2
7 Full Baths	1
8 Half Baths	0
9 Roof Structure	GABLE/HIP
10 Roof Cover	ASPHALT/COMPOSITION
11 Interior Wall 1	PLASTER
12 Interior Wall 2	N/A
13 Floor Type 1	HARDWOOD
14 Floor Type 2	CERAMIC/QUARRY TILE
15 Stories	1

Building Footprint (Building 2)**Subarea and Square Footage (Building 2)**

Owner : FISCHER KAYLIN EVE PCN: 70434418000007150 1 of 2

	Description	Area Sq. Footage
	BAS Base Area	264
	SFB Semi Finished Base Area	98
	Total Square Footage :	1082
	Total Area Under Air :	1082
Extra Features		
Description	Year Built	Unit
No Extra Feature Available		

Structural Details (Building 2)

Description	
1 Exterior Wall 1	WSF: WOOD SIDING
2 Year Built	1955
3 Air Condition Desc.	HTG & AC
4 Heat Type	FORCED AIR DUCT
5 Heat Fuel	ELECTRIC
6 Bed Rooms	1
7 Full Baths	1
8 Half Baths	0
9 Exterior Wall 2	NONE
10 Roof Structure	FLAT
11 Roof Cover	BUILT-UP TAR/GRAVEL
12 Interior Wall 1	DRYWALL
13 Interior Wall 2	N/A
14 Floor Type 1	CERAMIC/QUARRY TILE
15 Floor Type 2	N/A
16 Stories	1

 Account Information

Property Control Number: 70-43-44-18-00-000-7150	Property Type: Real Property	Status: Active
Mailing Address: 2913 GULFSTREAM RD Lake Worth Beach, FL 33461-1815	Property Address: 2913 GULFSTREAM RD PALM SPRINGS, FL 33461	Legal Description: 18-44-43, S 90 FT OF N 940 FT OF W 308 FT OF E 338 FT OF SW 1/4 OF SW 1/4
Owner of Record: FISCHER KAYLIN EVE	Second Owner:	

Last updated: 5/07/2025 08:19:46 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: \$0.00

[+](#) Recently Paid Bills

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/25	\$7,408.68 Net Tax: \$7,717.38 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$308.70	11/27/24	-	Paid
4/1/24	\$7,415.76 Net Tax: \$7,724.75 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$308.99	11/28/23	-	Paid
3/31/23	\$6,022.50 Net Tax: \$6,273.43 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$250.93	11/29/22	-	Paid

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/23	\$1,431.49 Net Tax: \$838.23 Interest: \$146.69 Penalty: \$419.12 Fees: \$27.45 Discount: \$0.00	12/21/23	-1,431.49	Paid
3/31/22	\$3,762.72 Net Tax: \$3,919.49 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$156.77	11/24/21	-3,762.72	Paid
3/31/21	\$1,309.58 Net Tax: \$1,364.16 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$54.58	11/20/20	-1,309.58	Paid
3/31/20	\$1,284.28 Net Tax: \$1,337.79 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$53.51	11/19/19	-1,284.28	Paid


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



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-23

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

FISCHER KAYLIN EVE
2913 GULFSTREAM ROAD
LAKE WORTH BEACH, FL 33461
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 a valid building, structural, electrical, plumbing, and fence permit. Required inspections.

Address:	2913 GULFSTREAM ROAD
Legal Description:	18-44-43, S 90 FT OF N 940 FT OF W 308 FT OF E 338 FT OF SW 1/4 OF SW 1/4
PCN:	70-43-44-18-00-000-7150

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 **17th** day of **June 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 a valid building, structural, electrical, plumbing, and fence permit. Required inspections.**

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

☐ Section 10-31 (FBC 105.1 & 110.1): Work without a valid building, structural, electrical, plumbing, and fence permit. Required inspections.

ORDER

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

- ☐ Respondent **has** brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **June 18, 2025:**
- ☐ Administrative costs of **\$265.77**
 - ☐ 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 **June 17, 2025**. If the 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 complies. The respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **June 18, 2025**.
- ☐ Administrative costs of **\$265.77**
 - ☐ Citation fine of **\$ N/A**
 - ☐ Re-inspection fee of **\$ N/A**

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

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

Future violations of the aforementioned code section(s) may be considered a repeat violation for which a fine of up to five hundred dollars (\$500.00) per day may be imposed beginning on the date the violation begins.

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

DONE AND ORDERED this 17th day of June 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:

[2913 Gulfstream Road](#)
[Lake Worth Beach, FL 33461](#)



VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case #: 25-00025

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
MORALES JERSON L
344 WINGED FOOT RD
PALM SPRINGS, FL 33461

Respondent.

PCN: 70434418070080330

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 May 11, 2025, the MORALES JERSON L, owners of the property at 344-WINGED FOOT Rd, Palm Springs, FL 33461, violates local ordinances.

Section 34-914. Parking - Parking in residential land use districts.

These violations must be corrected on or before [MAY 31ST, 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 [JUNE 17TH, 2025] at 10:00 a.m. SUPPOSE THE VIOLATION IS CORRECTED BEFORE THE HEARING DATE AS SET FORTH HEREIN. IN THAT CASE, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES, AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.

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

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

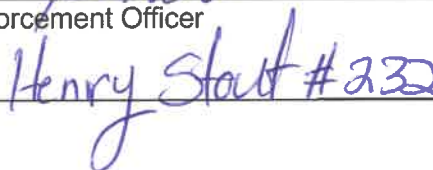
If you are found in violation of the Village Code, the Special Magistrate has the legal authority to levy fines of up to **\$200** per day, per violation, for every day that each violation continues, and to levy all administrative costs required to obtain compliance. **ALL FINES AND COSTS BECOME LIENS 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, before a final determination by the Magistrate. If you wish to have witnesses subpoenaed or if you have other questions, you may contact the Village Clerk's Office at (561) 584-8200, ext. 8430.

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



Code Enforcement Officer



Henry Stout #232

May 19, 2025
Date Issued

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Case No. 2025-25

MORALES, JERSON L
910 SW 7TH PLACE
HOMESTEAD, FL 33034
Respondent(s)

PCN: 70434418070080330

AFFIDAVIT OF SERVICE

I, HENRY STOUT, being duly sworn, depose and say that:

On the 19TH Day of MAY 2025 at 1:30 PM, I served the attached Notice of Request for Authorization of Foreclosure on the within named Respondent(s), 344-WINGED FOOT 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 under 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.

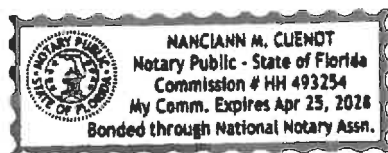
By: [Signature]
Code Enforcement Officer

Date: 5/19/25

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 19th day of May, 2025 by Henry Stout, Code Enforcement Officer, who is personally known to me or who has produced a Florida driver's license as identification.

(SEAL)



[Signature]
NOTARY PUBLIC, State of Florida

















PALM SPRINGS POLICE DEPARTMENT

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

MAY 19TH, 2025
MORALES, JERSON L
344-WINGED FOOT 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 **344 WINGEDFOOT ROAD, PALM SPRINGS, FL 33461**

PCN: 70434418070080330

VIOLATION/HEARING CASE 2025-25

SECTION 34.914- NO PARKING OF VEHICLES ON PROPERTY GRASS (FRONT LAWN) MAY USE SWALE.

The options available include coming into voluntary compliance on or before **MAY 31ST, 2025, OR** arguing your case at the Special Magistrate hearing **on TUESDAY, JUNE 17TH, 2025, AT 10:00 AM.** 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 feel free to call/text me if you have any questions or concerns at (561)801-9217.
Respectfully,

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

Professionalism • Respect • Integrity • Duty • Excellence



PALM SPRINGS POLICE D.
CODE ENFORCEMENT
230 CYPRESS LANE
PALM SPRINGS, FL 33461

**Notice of Hearing*



9489 0178 9820 3040 0466 68

Label 896-CDT, March 2013



quodient

FIRST-CLASS MAIL
(M)

\$008.16

05/19/2025 ZIP 33480
043M31255277

US POSTAGE

MORALES, JERSON L
910 SW 7TH PL
HOMESTEAD FL 33034 5630



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

**Cover Letter*



quodient

FIRST-CLASS MAIL
(M)

\$000.69

05/19/2025 ZIP 33480
043M31255277

US POSTAGE

MORALES, JERSON L
910 SW 7TH PL
HOMESTEAD FL 33034 5630

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 2025-25

1. Good morning, my name is **HENRY STOUT**, and I have been sworn in.
2. I am a Village of Palm Springs, Florida, **Code Enforcement Officer**.
3. This is **Case No. 2025-25**. It concerns the property at **344 WINGFOOT RD** in the Village of Palm Springs.
4. According to the Palm Beach County Property Appraiser's records and Palm Beach County Tax Collector's records, the current owner of the property is **MORALES, JERSON**
5. Under observation, there are Violations of local ordinances
SECTION 34.914- NO PARKING OF VEHICLES ON PROPERTY GRASS (FRONT LAWN) MAY USE SWALE.
 5. On MARCH 17, 2025, JANUARY 7TH, 2025, SEPTEMBER 24, 2024, AND JUNE 21ST, 2024, AND FINALLY MAY 14TH, 2024, I HAVE BEEN ISSUING THIS PROPERTY BOTH COURTESY NOTICES AND HAVE FORGIVEN TWO CITATIONS, THE LAST ON BEING ON MARCH 17TH, 2025. I HAVE SPOKEN TWICE TO THE MOTHER OF THE HOMEOWNER AND THE ACTUAL HOMEOWNER TWICE ABOUT THE CONCERN OF THE PARKING SITUATION, AND IT SEEMS LIKE THEY DO NOT CARE. THEREFORE, I ISSUED NOV TODAY, MAY 19TH, 2025.
 6. On **MAY 19TH, 2025**, a Notice of Violation/ Notice of Hearing **2025-25** was issued for the Violations. The notice was mailed certified and regular to the respondent's address of record and posted at the property and Village Hall.
 7. The Village has also incurred costs of **\$265.77** in conducting this investigation and hearing. I request that the respondent be ordered to reimburse those costs to the Village by no later than **JUNE 20th, 2025**
 8. Subject to any questions you might have, this concludes the Village Testimony.



Case Administrative / Court Costs

JUNE 17TH, 2025- 344 WINGEDFOOT ROAD

Case No. 2025-25

Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	2.00	35.00	70.00
2	Additional Inspector Time - 1 hour Bldg	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	0.00	5.00	0.00
5	Additional photos re-inspections - 5 for 20.00	1.00	20.00	20.00
6	Additional certified copies for hearing	1.00	7.36	7.36
7	Additional clerk time - 1 hour	0.50	28.00	14.00
8	Additional Attorney Time - per hour	0.25	195.00	48.75
9	Subpoena Fees	0.00	0.00	0.00
10	Postage	1.00	8.16	8.16
11	Magistrate - per hour	0.50	195.00	97.50
12	Administrative Fees	0.00	127.45	0.00
13	Code Enforcement Private Inspector(min 3 hours)	0.00	45.00	0.00
14	Police Officer	0.00	41.00	0.00
15	Police Corporal	0.00	43.00	0.00
16	Police Sergeant	0.00	46.00	0.00
17	Additional Inspector Time -1 hour LD Planner	0.00	35.00	0.00
18		0.00	0.00	0.00
19		0.00	0.00	0.00
20		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
Total Costs for Case No. 2025-25				265.77



PALM SPRINGS POLICE DEPARTMENT

2nd Corporate Blvd. Palm Springs, Florida 33461 Phone (941) 854-8300 ext. 2400 www.psdfl.org

May 14, 2024

**MORALES JERSON I.
344 WINGED FOOT RD
PALM SPRINGS, FL 33434**

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 344-WINGED FOOT RD, Palm Springs, FL 33434.
PCN: 7043441RQ70060370

This property is in violation of local ordinances
SECTION 34.914- NO PARKING VEHICLES ON GRASS MAY PARK ON SWALE.

SECTION 18-8(C)- NUMBERS MUST BE ON MAIN STRUCTURE AND MUST BE VISIBLE FROM ROADWAY.

Compliance Date: MAY 24th, 2024

Failure to comply can result in a Citation Fine, Court Costs and possible Lien on the property. Please call Code Enforcement at (941) 854-8300 ext. 8520 or Code Officer listed below if you have any concerns or questions.

Respectfully,

Henry Glaze
Palm Springs Police Department
Code Enforcement Officer

jsout (jjs@psdfl.org)

Integrity • Budget • Service • Duty • Excellence

[illegible]

3
4
4



 **PALM SPRINGS POLICE DEPARTMENT**
The City of Palm Springs Police Department

Dear Sir/Madam:

Reference is made to your letter of the 11th day of March, 2014, regarding the above captioned matter.

As a result of the investigation conducted by this office, it has been determined that the information provided to you is accurate and complete.

Very truly yours,


Detective [Name]
Palm Springs Police Department

Enclosed for you are two copies of the report of the investigation conducted by this office.



PALM SPRINGS POLICE DEPARTMENT

CODE CITATION

Issued to: THOMAS J. BERRY License No. 11084488
Issued to: WINGED FIGHT License No. 11084488
Plate No. 2A License No. 11084488

Place address: 11084488
Vehicle: 2014 Ford Focus License No. 11084488
Vehicle: 2014 Ford Focus License No. 11084488
Vehicle: 2014 Ford Focus License No. 11084488

This citation is issued under Chapter 188, Vehicle Statutes, and Section 188. The violation charge is a 188.000 and the maximum fine is \$100.00 per day for each day the vehicle is in violation. The citation is issued by a 188.000 and the maximum fine is \$100.00 per day for each day the vehicle is in violation.

Location: 11084488 License No. 11084488
Location: 11084488 License No. 11084488
Location: 11084488 License No. 11084488

You may avoid a hearing by completing with the Code Section cited and submitting an application for a 188.000 and the maximum fine is \$100.00 per day for each day the vehicle is in violation. The citation is issued by a 188.000 and the maximum fine is \$100.00 per day for each day the vehicle is in violation.

Signature: 188.000 License No. 11084488
Signature: 188.000 License No. 11084488
Signature: 188.000 License No. 11084488

Printed Name: 188.000
Printed Name: 188.000
Printed Name: 188.000

Signature: 188.000 License No. 11084488
Signature: 188.000 License No. 11084488
Signature: 188.000 License No. 11084488



PALM SPRINGS POLICE DEPARTMENT
250 Cypress Lane • Palm Springs, Florida 33461 • Phone 561-834-8300 ext. 8520 • www.pspfla.org

September 24, 2024

MORALES JERSON I
344 WINGED FOOT RD
PALM SPRINGS, FL 33034

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 344 WINGED FOOT RD, Palm Springs, FL 33034.
PCN: 70434418070080330

This property violates local ordinances.

SECTION 14-37. ALL TENANT-OCCUPIED HOMES MUST OBTAIN A RESIDENTIAL RENTAL PERMIT.

Compliance Date: **OCTOBER 3RD, 2024.**

Failure to comply can result in a Citation Fine, Court Costs, and Possible Lien on the property. Please call Code Enforcement at (561) 684-8300 ext. 8520 or the Code Officer listed below if you have any concerns or questions.

Respectfully,

Henry Stout
Palm Springs Police Department
Code Enforcement Officer

hstout@pspdfla.org
561-801-9217-OFFICE CELL

Professionalism • Respect • Integrity • Duty • Excellence

Property Detail

Parcel Control Number:	70-43-44-18-07-008-0330	Location Address:	344 WINGED FOOT RD
Owners:	MORALES JERSON L	Municipality:	PALM SPRINGS
Mailing Address:	910 SW 7TH PL, , HOMESTEAD FL 33034 5630		
Last Sale:	09/23/2021	Book/Page#:	32913 / 01136 Price: \$320,000
Property Use Code:	0100 - SINGLE FAMILY	Zoning:	RS - RESIDENTIAL SINGLE-FAMILY
Legal Description:	VILLAGE OF PALM SPRINGS PLAT 2LT 33 BLK 8	Total SF:	1424 Acres .20

**2024 Values**

Improvement Value	\$151,201
Land Value	\$147,480
Total Market Value	\$298,681
Assessed Value	\$298,681
Exemption Amount	\$0
Taxable Value	\$298,681

All values are as of January 1st each year.

2024 Taxes

Ad Valorem	\$5,803
Non Ad Valorem	\$516
Total Tax	\$6,319

2025 Qualified Exemptions**Applicants****Building Footprint (Building 1)****Subarea and Square Footage (Building 1)**

Description	Area Sq. Footage
UST Unfinished Storage	80
BAS Base Area	912
SFB Semi Finished Base Area	160
UCP Unfinished Carport	220
FOP Finished Open Porch	52
Total Square Footage :	1424
Total Area Under Air :	1072

Extra Features

Description	Year Built	Unit
Patio	2004	748

Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

Structural Details (Building 1)

Description	
1 Exterior Wall 1	MSY: CB STUCCO
2 Year Built	1958
3 Air Condition Desc.	HTG & AC
4 Heat Type	FORCED AIR DUCT
5 Heat Fuel	ELECTRIC
6 Bed Rooms	0
7 Full Baths	2
8 Half Baths	0
9 Exterior Wall 2	NONE
10 Roof Structure	GABLE/HIP
11 Roof Cover	ASPHALT/COMPOSITION
12 Interior Wall 1	PLASTER
13 Interior Wall 2	N/A
14 Floor Type 1	TERAZZO MONOLITHIC
15 Floor Type 2	N/A
16 Stories	1

Account Information

Property Control Number: 70-43-44-18-07-008-0330	Property Type: Real Property	Status: Active
Mailing Address: 910 SW 7TH PL Homestead, FI 33034-5630	Property Address: 344 WINGED FOOT RD PALM SPRINGS, FL 33461	Legal Description: VILLAGE OF PALM SPRINGS PLAT 2LT 33 BLK 8
Owner of Record: MORALES JERSON L	Second Owner:	

Last updated: 5/29/2025 05:11:15 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: \$0.00

Recently Paid Bills

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/25	\$6,065.99 Net Tax: Interest: Penalty: Fees: Discount: \$6,318.74 \$0.00 \$0.00 \$0.00 -\$252.75	11/27/24	-\$6,065.99	Paid
4/1/24	\$6,039.68 Net Tax: Interest: Penalty: Fees: Discount: \$6,291.33 \$0.00 \$0.00 \$0.00 -\$251.65	11/28/23	-\$6,039.68	Paid
3/31/23	\$5,673.76 Net Tax: Interest: Penalty: Fees: Discount: \$5,910.17 \$0.00 \$0.00 \$0.00 -\$236.41	11/29/22	-\$5,673.76	Paid

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/22	☐ \$1,474.63 Net Tax: \$1,536.06 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$61.43	11/24/21	-\$1,474.63	● Paid
Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/21	☐ \$1,454.65 Net Tax: \$1,515.26 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$60.61	11/25/20	-\$1,454.65	● Paid
Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/20	☐ \$1,427.72 Net Tax: \$1,487.21 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$59.49	11/26/19	-\$1,427.72	● Paid

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



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-25

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

**MORALES JERSON L
344 WINGED FOOT ROAD
PALM SPRINGS, FL 33461**

**MAILING ADDRESS:
MORALES JERSON L
910 SW 7TH PL
HOMESTEAD FL 33034 5630**

Respondent(s).

ORDER FINDING VIOLATION

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

Section 34-914: Parking vehicles on property grass.

Address:	344 WINGED FOOT ROAD
Legal Description:	VILLAGE OF PALM SPRINGS PLAT 2LT 33 BLK 8
PCN:	70-43-44-18-07-008-0330

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 **17th** day of **June 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: Parking vehicles on property grass.**

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

□ Section 34-914: Parking vehicles on property grass.

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 **June 20, 2025**:
- ☐ Administrative costs of **\$267.75**
 - ☐ Citation fine of **\$ N/A**
 - ☐ Re-inspection fee of **\$ N/A**
- ☐ Respondent has not brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before **May 31st, 2025**. 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 **June 20, 2025**.
- ☐ Administrative costs of **\$267.75**
 - ☐ Citation fine of **\$ N/A**
 - ☐ Re-inspection fee of **\$ N/A**

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

A certified copy of this order may be immediately recorded in the Public Records of Palm Beach County and if recorded, shall constitute notice pursuant to section 162.07(4), Fla. Stat. Within twenty (20) days of the date of this order, the Respondent may submit a written request to **Code Inspector/Officer Henry Stout** at the Village of Palm Springs, 226 Cypress Lane, Palm Springs, FL 33461, for a hearing to challenge the fine amount imposed by this order. If such a hearing is timely requested, the Village shall notify the Respondent of the hearing date and time by regular 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. 8523 to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this 17th day of June 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:

[344 Winged Foot Road](#)
[Palm Springs, FL 33461](#)

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2025 – 26

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

V.
USA AUTO WASH INC
2375 S. KANNER HWY
STUART, FL 34993 4621
Respondent.

Notices

CERTIFIED 5/30/25
9489 0178 9820 3040 0466 99

REGULAR 5/23/25

POSTING 5/23/25 1:55PM
STEVEN GUERRA (general manager)

PCN 70-43-44-20-35-002-0010

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 **MAY 23, 2025**, the Respondent, **USA AUTO WASH INC.**, owner of the property at **2755 10TH AVENUE N, PALM SPRINGS, FL, 33461** is in violation of local ordinances.

SECTION 30-143 Public Nuisance; Debris and Trash Visible (Bus Stop). The Bus Stop right of way must be maintained on a regular basis

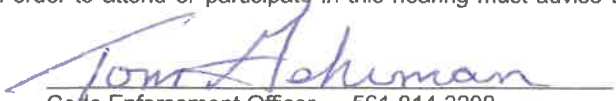
These violations must be corrected on or before **MAY 24, 2025**, failing, this matter shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL. 33461, Tel. 561-584-8200, **at 10:00 a.m., on TUESDAY JUNE 17, 2025**. IF THE VIOLATION 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)965-4010. Any interested party seeking to appeal any decision of the Special Magistrate with respect to any matter considered at the hearing will need a record of the proceedings and will need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence presented. Persons who need a special accommodation in order to attend or participate in this hearing must advise the Village Clerk at (561) 965-4010, at least 36 hours prior to the hearing.


Code Enforcement Officer 561-814-3208

TOM GEHRMAN

Printed Name of Officer

Date Issued: MAY 23, 2025

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2025 – 26

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

V.
USA AUTO WASH INC
2375 S. KANNER HWY
STUART, FL 34993 4621
Respondent.

PCN 70-43-44-20-35-002-0010

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 **MAY 23, 2025**, the Respondent, USA AUTO WASH INC., owner of the property at 2755 10TH AVENUE N, PALM SPRINGS, FL, 33461 is in violation of local ordinances.

SECTION 30-143 Public Nuisance; Debris and Trash Visible (Bus Stop).
The Bus Stop right of way must be maintained on a regular basis

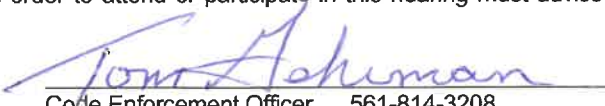
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Code Enforcement Officer 561-814-3208

TOM GEHRMAN

Printed Name of Officer

Date Issued: MAY 23, 2025

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Case No. 2025 - 26

USA AUTO WASH NINC.
2375 KANNER HWY
STUART, FL 34993 4621

Respondent(s)

AFFIDAVIT OF SERVICE

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

On the 23rd Day of MAY 2025 at 1:55 PM, I served the attached Notice of Violation/Notice of Hearing on the within named Respondent(s), USA AUTO WASH INC. at 2755 10TH AVENUE N. 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.

XX 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: STEVEN GUERRA (General Manager) and informing such person of their contents pursuant to F.S. 48.031.

_____ 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.

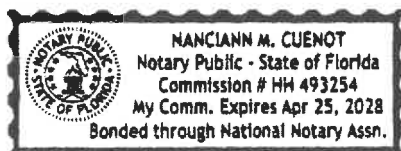
By: Tom Gehrmann
Code Enforcement Officer
Tom Gehrmann

Date: JUNE 10, 2025

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 10th day of JUNE, 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

Case 2025-26



5/23/2025 10:07

Case 2025-26

2755 10th Ave N.

Bus Stop.

WATERS CAR WASH



5/23/2025 1:59



DSCN0726.JPG



DSCN0725.JPG



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DSCN0720.JPG



DSCN0719.JPG



DSCN0718.JPG



PALM SPRINGS POLICE DEPARTMENT

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

MAY 23, 2025

USA AUTO WASH INC
2375 S. KANNER HWY
STUART, FL 34994 4621

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 **2755 10TH AVENUE N. in Palm Springs, FL**

PCN: 70-43-44-20-35-002-0010

CASE 2025-26

Violations:

SECTION 30-143 Public Nuisance; Debris and Trash Visible (bus stop).

The Bus Stop right of way must be maintained on a regular basis.

The options available include coming into voluntary compliance **OR** arguing your case at the Special Magistrate hearing, **TUESDAY JUNE 17, 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 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



PALM SPRINGS POLICE
230 CYPRESS LANE
PALM SPRINGS, FL 33411

POSTAL SERVICE® CERTIFIED MAIL®



9489 0178 9820 3040 0466 99

Label 890-QDT, March 2023



quadrant
FIRST-CLASS MAIL
IMI
\$008.16⁹
05/30/2025 ZIP 33480
043M31255277

US POSTAGE

USA AUTO WASH INC.
2375 S. KANNER HWY
STUART, FL 34994 4621



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

USA AUTO WASH INC.
2375 S. KANNER HWY
STUART, FL 34994 4621



quadtent
FIRST-CLASS MAIL
IMI
\$000.69
05/23/2025 ZIP 33480
043M31255277

US POSTAGE

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.

RESOLUTION NO. 2019-30

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA, (APPROVING/DENYING), WITH CONDITIONS, THE SITE PLAN AMENDMENT (SPR19-08) A SPECIAL EXCEPTION USE (PSSE19-05) AND A SIGN VARIANCE (PSV19-13) SUBMITTED BY MR. SCOTT COLLETTE, AGENT FOR USA AUTO WASH INC., TO CONSTRUCT AN EXPRESS TUNNEL CAR WASH FACILITY, ON A VACANT LOT TOTALING 0.9-ACRES, LOCATED AT 2755 10TH AVENUE NORTH; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, on August 13, 2019, the Planning and Zoning Board reviewed and considered the request of Mr. Scott Collette, Agent for USA Auto Wash Inc. ("Applicant"), for approval of Site Plan Amendment (SPR19-08), Special Exception Use (PSSE19-05) and a Sign Variance (PSV19-13), to construct an Express Tunnel Car Wash facility, for a total of 0.9-acres (vacant lot in the Wal-Mart Palm Springs), at 2755 10th Avenue North; and

WHEREAS, the recommendation of the Planning and Zoning Board to approve this application, subject to staff report with 39 conditions, has been forwarded to the Village Council for final consideration; and

WHEREAS, the Village Council has heard this matter in public session; has considered the presentation and other evidence presented by the Applicant; has received and considered the recommendations of the Village Staff and the Planning and Zoning Board; and has otherwise been fully informed regarding this matter.

NOW THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA, as follows:

Section 1. The Village Council having received and considered the request of the Applicant for approval of Site Plan Amendment (SPR19-08), Special Exception Use (PSSE19-05) and a Sign Variance (PSV19-13), to construct an express tunnel car wash facility, for a total of 0.9 acres, at 2755 10th Avenue North; and the same having been heard in Regular Session on September 12, 2019; and having been otherwise fully apprised of the premises herein, the Village Council hereby (approves/denies) the said application as revised, with the staff report conditions attached hereto as **Exhibit "A"**, and which is incorporated herein by reference:

a. Notwithstanding any exceptions, conditions or other approvals granted herein, the applicant must conform to all other applicable codes, ordinances, and laws whether stated herein or not.

Section 2. This Resolution shall take effect immediately upon adoption.

Resolution No. 2019-30

Council Member Gunther offered the foregoing resolution. Council Member Ready seconded the motion, 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	☐	☒	☐
GARY READY, COUNCIL MEMBER	☒	☐	☐
DOUG GUNTHER, COUNCIL MEMBER	☒	☐	☐

The Mayor thereupon declared the Resolution duly passed and adopted this 26th day of SEPTEMBER, 2019.

VILLAGE OF PALM SPRINGS, FLORIDA

BY: _____

BEV SMITH, MAYOR

ATTEST:

BY: _____

KIMBERLY M. WYNN, VILLAGE CLERK

REVIEWED FOR FORM AND LEGAL SUFFICIENCY

BY: _____

GLEN J. TORCIVIA, VILLAGE ATTORNEY





PLANNING, ZONING & BUILDING STAFF REPORT

SUBJECT: Special Exception Use and Site Development Plan with Variances - Express Tunnel Car Wash- 2755 10th Avenue North

Application Summary			
Applicant / Petitioner	Integrated Cleaning Systems (ICS)	Submittal Date	3/12/2019
Reference Name	Express Tunnel Car Wash	Case Number	SPR19-08, PSSE19-05 PSV19-09, PSV19-10 PSV 19-11, PSV19-12, PSV19-13
		Parcel Control No	70-43-44-20-35-002-0010
Location	2755 10 th Avenue North	Site Area	±0.9 acres
P&Z B Meeting	August 13, 2019 September 10, 2019	Council Meeting	September 12, 2019 September 26, 2019
Requests			
Proposed Use(s)	Special Exception Use and concurrently Site Development Plan to construct a 2,880 square feet express tunnel car wash facility with 23 vacuum station.		
Number of Buildings	1 single structure (2,880 sf)		
Variances	APPROVED BY PLANNING AND ZONING BOARD ON 8-13-2019: PSV19-09 Requesting a Variance relief from Section 34-826(7) to allow 5' interior side setback (east side) instead of 15' required. PSV19-10 Requesting a Variance relief from Section 34-1223(10) to allow the service bay door oriented toward 10th Avenue N right of way. PSV19-11 Requesting a Variance relief from Section 34-162(b)(2) to allow 5' landscaped buffer instead of 10' required on the east side of the property. PSV19-12 Requesting a Variance relief from Section 34-162(f) to allow a 9.24' landscaped buffer overlap the existing utility easement instead of 5' maximum allowed on the west side of the property. COUNCIL CONSIDERATION: PSV19-13 Requesting a Variance relief from Section 34-274 to allow 2 menu boards rather than 1 maximum permissible.		
Parking			
Code	Required	Provided	Meets Requirement
Total Parking	15 spaces (1/200 SF)	23 spaces (vacuum stations)	Yes
Setbacks			
Code	Required Minimum	Proposed	Meets Requirement
Front yard (south)	50'	89.73'	Yes
Rear yard (north)	20'	82.27'	Yes
Side interior yard (east)	15'	5'	No (variance requested)
Side interior yard (west)	15'	101.8'	Yes
Site Characteristics			
Existing Use	Vacant lot	Proposed Use	Express car wash facility
Existing Zoning	Commercial General (CG)	Existing Future Land Use	Commercial
Surrounding Existing Land Use, Future Land Use, and Zoning			

Direction	Existing Use	Future Land Use	Zoning District
North	Commercial shopping center	Commercial	Commercial General (CG)
South	Residential uses	Unknown Unincorporated Palm Beach County	Unknown Unincorporated Palm Beach County
East	Gas Station	Commercial	Commercial General (CG)
West	Portofino residential apartments	High Density Residential	Residential Multiple-Family (RM)
Recommendation			
Planning, Zoning & Building Staff does not support variance request PSV19-13 for the increase in menu boards, finding this to be self-created conditions. Further, PZB staff has concerns about the requested Special Exception, finding criterion of Section 34-606(b)(4) has not been met.			



I. Site History

- Ordinance 2003-14: Annexation

The property was voluntarily annexed into the Village of Palm Springs in April 23, 2003. The land use designation was subsequently changed as part of a large-scale comprehensive plan amendment, Ordinance 2006-16, on October 26, 2006, to high density residential to be compatible with the existing mobile home park development. The zoning classification was changed from multi-family residential in Palm Beach County to the Village multiple-family

residential on January 11, 2007 under Ordinance 2006-62. At the owner request, the land use was again changed by Ordinance 2008-17, from high density residential to Commercial, on February 26, 2009. The zoning was changed to Commercial General (CG) to be compatible with the land use by Ordinance 2009-19 on December 10, 2009.

- Resolution 2010-11: Site Plan

On March 11, 2010 the Village Council approved above resolution to allow the construction of an 117,805 square foot Wal-Mart retail store with two outparcels.

- Resolution 2011-28: Plat

When the Wal-Mart was originally approved, two outparcels were platted and approved as vacant sites by the Village Council on July 14, 2011. Neither of these outparcels have direct access to 10th Avenue North. Access is from Wal-Mart's access road.

- Resolution 2013-53: Site Plan and Special Exception

On November 14, 2013 the Village Council approved a site plan and concurrently a special exception use to allow the construction of a 1,200 square foot gas station with 14 fueling stations on the eastern half of the larger outparcel of the Wal-Mart project.

- Resolution 2014-39: Plat

On August 28, 2014 the Village Council approved above resolution to allow the subdivision of the Wal-Mart outparcel into two individual 0.9 acre lots in order to develop a Murphy Oil Gas Station on the new eastern parcel leaving the western portion as undeveloped parcel (the subject parcel).

II. Comprehensive Plan Consistency

The subject property's Future Land Use designation and Zoning are Commercial and Commercial General (CG), respectively. The proposed site development plan to develop the site for the construction of a new express car wash facility is permitted as special exception use and is generally consistent with goals, objectives and policies of the Village's Comprehensive Plan.

III. Variances Requested

The applicant is seeking the following variances:

- **PSV19-09** The applicant is requesting a Variance relief from Section 34-826(7) to allow 5' interior side setback (east side) instead of 15' required. – **APPROVED BY P&Z BOARD ON 8-13-2019**

The applicant contends that the proposed side setback variance is the minimum variance required to efficiently and safely circulate customers throughout the site for this automobile-oriented use. The narrow configuration of the parcel combined with an existing utility easement encumbrance (i.e. 12-foot water easement along the west property boundary) further reduces the useable area of the property requiring unique site programming in order to effectively operate the Car Wash use in this location. Allowing the variance will locate the use further away from the adjacent residential development to the west to further separate internal washing and drying and external vacuum activity from the adjacent residents. The applicant's full justification is attached hereto.

Staff does not object to the applicant's request.

residential property and the subject site provides complete screening of this site today. The proposed overlap will not impact the required plant material that will be provided to further enhance the visual screening between the two developments. Providing the additional landscape buffer would not allow the use to effectively or safely operate. The applicant's full justification is attached hereto.

Staff does not object to the applicant's request.

Village Council Consideration

- **PSV19-13** The applicant is requesting a Variance relief from Section 34-274 to allow 2 menu boards rather than 1 maximum permissible.

The applicant contends that due to site constraints, the automobile-oriented nature of the use and a significant easement encumbrance, the addition of a second menu-board sign will ensure that sufficient queuing will be available for customers and not have any impacts on site access or on the adjacent circulation driveways for customers, vendors and/or life safety vehicles. In order to reduce or eliminate other site-related variances, the number of queuing lanes was reduced from 2 to 1. This has allowed for more buffering adjacent to the residential property to the west and allow for the Car Wash use and ancillary vacuuming to be efficiently programmed on the site. The small area of the site, easement encumbrances and narrow lot configuration has required specialized site programming. The applicant's full justification is attached hereto.

Staff does not support the applicant's request, finding that it is self-created and does not meet the criteria of Section 34-602(f)(2), which specifically state "the special conditions and circumstances do not result from the actions of the applicant". The site circulation is designed by the applicant to expand from a single-lane to two lanes at the pay stations, and then back down to a single lane.

IV. Neighborhood Compatibility

- 1) The proposed project is located on the north side of 10th Avenue North
- 2) The proposed project is on one of the most important corridors within the Village limits, 10th Avenue North Boulevard, that connects East and West portions of the surrounding cities.
- 3) Properties to the south are generally residential use.
- 4) A mix of different commercial uses are existing along 10th Avenue North.
- 5) The project is located on the remaining vacant lot of the Wal-Mart outparcel.
- 6) The proposed facility is permitted as special exception use within the Commercial General zoning district.

V. Regulatory Issues

- The site plan generally conforms to the property development standards of the CG district.
- 7) Proposed project plan generally meets required site development regulations.
- 8) Variances requested shall be approved by the Planning & Zoning Board prior to consideration of the Site Plan and the Special Exception by the Village's Council, with the exception of the menu sign variance, which must be considered by Village Council.
- 9) Permits from all applicable permitting agencies, including but not limited to Lake Worth Beach Electric Utilities, PBC Fire Rescue and Village of Palm Springs are required prior to construction.
- 10) Civil/Utility plans shall be approved by the Village's Engineer.
- 11) The portion of the sidewalk for 10th Avenue North which extends onto the property on the southwest corner shall be dedicated to Palm Beach County to maintain pedestrian connectivity and allow the maintenance to perform repairs as needed.
- 12) Based on PBC trip generation rates, a full traffic study is not required since less than 20 trips are generated in the peak hour.

13) Proposed Site Plan meets the Traffic Performance Standards of Palm Beach County.

VI. Environmental Issues:

There are no environmental (wetlands, floodplains, etc.) issues identified.

VII. Community Outreach/ Notification

- The subject property was posted on August 2, 2019.
- Public Notification letters were mailed to all property owners within 300 feet radius of subject property on July 25, 2019.
- Legal advertisement was published in the paper on August 8, 2019.
- Staff has not received any inquiries or comments as a result of the notices.

VIII. Proposed Development Plan Details

The petitioner's development plans dated received on March 12, 2019 depicts the following:

- An application submitted for a Site Development Approval and concurrently Special Exception Use with 5 variances for the construction of 2,880 square feet express tunnel car wash facility with 23 vacuum stations.
 1. Site Plan dated received March 12, 2019 revised and resubmitted on August 27, 2019.
 2. Landscape plans dated received March 12, 2019 revised and resubmitted on August 27, 2019.
 3. Preliminary Engineering plans dated received March 12, 2019 revised and resubmitted on August 27, 2019.
 4. Architectural plans dated received March 12, 2019 revised and resubmitted on August 27, 2019.
 5. Photometric plan dated received April 30, 2019.
 6. Boundary survey dated received March 12, 2019.
 7. Justification Statement and proposed use.
 8. Traffic statement.
 9. Surface Water Management Drainage Report.
 10. Color rendering.
 11. Market Demand Analysis.
 12. Noise Analysis for outdoor vacuum equipment.
 13. Equipment Enclosure Detail received September 19, 2019.
 14. Vacuum Turbine Silencer specifications received September 19, 2019
 15. Sound Measurement Information outline in letter dated 9/12/19 received September 17, 2019

IX Recommendation

The applicant is requesting a Site Development Plan and concurrently Special Exception Use to develop the site with a 2,880 s.f. single-structure car wash tunnel facility adjacent to Murphy USA gas station. The site plan is designed around the Express Car Wash operating model, whereby users remain in their car during the wash process. In rare instances where users require assistance, there is an outside seating area or air-conditioned office area where they can wait until their car is finished in the wash tunnel. The facility provides 23 free professional do-it-yourself central vacuum stations, interior towel & monthly unlimited subscription-based wash programs. Customers will enter the wash along the west property line through a single lane queue that expands into two (2) automated payment terminals that accept cash, credit, fleet, and tag recognition for automatic entry of the unlimited wash memberships (after payment, the two lanes reduce into a single queue entering the wash tunnel). The wash is always attended with typically 3 to 5 staff members available to assist the customers providing oversight and to keep the facility consistently neat and clean. There are no detail carts, spray bottles, rags or other unsightly cleaning accessories to litter the wash area. The facility operates with an internet-connected surveillance camera system that monitors 100% of the property, both interior and exterior, to ensure the customers safety. The facility will be open 7 days a week from 8:00 am to 8:00 pm, with a locking metal gate at located at the entrance to eliminate access, use or loitering on the property when closed.

Planning, Zoning & Building Staff has conducted a review of the application and has concerns that criteria (specifically Section 34-606(b)(4)) for a Special Exception use have not been met. Specifically, the following is of concern:

- ~~1) The proposed special exception use is designed by the applicant with bay service doors oriented towards the public street (see variance request PSV19-10 above), and therefore does not meet criterion (3) in its location and orientation for compliance with land development regulations and compatibility with the surrounding area; and~~
- 2) There are 4 existing car wash facilities within the Village and another 3 car wash facilities abutting the Village boundaries (within the future annexation area); therefore, granting the proposed special exception use would create a proliferation of the same or similar types of use, which is detriment to the (re)development of the area, and therefore does not meet criterion (4); and
- 3) Sound attenuation measures (6' precast concrete panel enclosure and "muffler" on vacuum turbine) have been added since P&Z Board consideration to reduce potential impacts on the adjacent residential property. ~~The proposed special exception use may have a detrimental impact on surrounding properties in terms of noise, as can be seen in the "noise analysis for outdoor vacuum equipment". Village Code Section 34-1382 restricts noise received at a residential property to 60 dBA. The applicant's graphic does not demonstrate compliance with this regulation, which is required by criterion (5)b.~~

A Special Exception is "a use that **would not be appropriate generally** or without restriction throughout the zoning district". Staff has concerns as to whether the requested Special Exception (car wash) would provide for the appropriate use of the land pursuant to Section 34-602(d) in consideration of the aforementioned issues.

The Planning & Zoning Board recommended conditional approval of the Special Exception Use and Site Development Plan. Staff recommends that a motion for approval include the following forty (40) conditions below:

1. Build out date is December 31, 2020.
2. **Prior to permitting**, the site plan shall be revised to depict the sound attenuation enclosure and landscaping around the vacuum equipment, consistent with the applicant's graphic.
3. The special exception approval for the new car wash facility shall be implemented within 18 months of Council approval.
4. The site plan approval is valid within 24 months of Council approval.
5. No detailing services are approved as part of this project.
6. Any mechanical equipment shall be screened from view, including but not limited to vacuum equipment's. Staff recommends wrapping the equipment with a vinyl wrap of appropriate design for the proposed locations.
7. No electronically changeable signs are permitted.
8. Menu boards shall be in accordance with Section 34-274 of the Village Land Development Regulations.
9. The portion of the sidewalk on 10th Avenue North which extends onto the property on the southwest side shall be dedicated to Palm Beach County via an easement **at time permitting**.
10. The building shall have an automatic fire alarm system installed per Palm Beach County requirements. Permits must be obtained from PBC and the Village **at time of permitting**.
11. Sound emissions shall be in accordance with the Villages land development regulation specifically Section 34-1382.
12. **Prior to permitting**, permit application details for the vacuum turbine shall include a "muffler" mechanism to reduce sound emissions.
13. The commercial businesses hours of operations shall be in accordance with the Village hour of operations regulations.
14. A Utility/Civil Plan shall be approved by the Village Engineer **at time of permitting**.
15. Utility and Civil plans need to be revised **at time of permitting** to:
 - a) Label the existing drainage pipe to be removed
 - b) Provide additional grading of the parking lot
 - c) Label actual FFE and coordinate with Site Plan
 - d) Update the drainage pipe length

- e) Verify grate type of Structure D-2
 - f) Verify directional of the stop sign at the exit of the car wash
 - g) Update the parking striping detail to 6" stripes per the plan
 - h) All sanitary sewer lines shall be at minimum of 1% slope
 - i) Relocate the existing water meter and valve to the grass area and add a backflow preventer
 - j) Per detail WM11, the water service cover of 2' is adequate
 - k) For the "Typical Perimeter Berm Section" detail, match the elevation used on Sheet 4
 - l) Provide paving, grading and drainage details for the F curb and gutter, Type 9 inlet and Type J Bottom and gate proposed at the entrance/exit.
16. The existing bus shelter shall be renovated, prior to issuance of a Certificate of Occupancy.
Plans/details shall be approved by the Planning, Zoning and Building Department at time of permitting.
- * 17. The bus shelter and premises shall be maintained by the property owner, including regular collection and disposal of refuse.
18. Wall signs shall be in accordance with the Village's Land Development Regulations Section 34-328.
19. A root barrier shall be provided on trees that are within 12' of utility lines.
20. Any existing or proposed utility box/cabinet shall be screened from view. Staff recommends wrapping the cabinet/box with a vinyl wrap of appropriate design for the existing/proposed location.
21. The construction dumpster shall be only provided by Republic Services who is under franchise Agreement with the Village.
22. Photometric plans shall be approved by the Planning, Zoning and Building Department at time of permitting.
23. Landscaped areas shall be irrigated including but not limited to buffer, islands, planter boxes, etc.
24. Irrigation plans shall be provided at the time of permitting. Non-potable water shall be used for the irrigation system per Village code.
25. Provide permits from all applicable permitting agencies, including but not limited to, Lake Worth Drainage District, Florida Power and Light, PBC Fire Rescue and Village of Palm Springs at the time of permitting.
26. The property owner shall register an Agent of Record, prior to issuance of a permit, to establish a contact person responsible for compliance with this Development Order, including site plan/landscape plan details and conditions of approval.
27. The Applicant may be required to undertake additional security measures, based on the number of complaints or calls for service for incidents at the premises, as determined by the Police Chief. Such additional security measures, as approved by the Police Chief, may include increased on-site security at the operator's sole expense.
28. Verify utility and easement locations to ensure that there are no conflicts with landscaping, revise at time of permitting as needed.
29. All electric utilities shall be underground.
30. A pre-construction meeting shall be scheduled with the Village Planning, Zoning & Building Development Department prior to commencement of any construction activity. Permits are required from the Planning, Zoning & Building Department prior to commencing any construction or renovation. The project shall be constructed in accordance with the FBC edition in effect at the time of permitting.
31. A silt barrier shall be installed around the perimeter of the property (within the affected area for the site improvements and new building construction) prior to commencement of any site work or construction activity, and a track pad shall be installed at the construction entrance(s), both of which shall remain through substantial completion.
32. Any sidewalk broken or damaged during construction shall be replaced by the contractor prior to CO.
33. The Landscaping shall be certified by the Landscape Architect upon completion and prior to Certificate of Occupancy/Certificate of Completion of each improvement area.
34. Absolutely no occupancy, other than construction personnel, is permitted prior to TCO/CO.
35. Photometrics must be certified by an engineer prior to CO.
36. The civil engineer of record shall certify the site construction prior to Certificate of Occupancy.
37. The applicant may be required to provide a resident inspector for structural elements such as concrete pours in accordance with Section 109.1.3 FBC 2010 and F.S. 553.791. Determination shall be made at time of pre-construction conference with Planning Zoning and Building Director.
38. The General Contractor shall be on site during any and all construction activity in accordance with FS

489.1195.

39. The project shall receive approval from all Authorities Having Jurisdiction and submit copies of approvals to the Village of Palm Springs.
40. **At the time of CO**, the petitioner shall provide the Planning, Zoning and Building Department with electronic copies of as-builts.

CASE PRESENTATION
CASE No. CASE 2025-26

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 2755 10th AVENUE N. 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 USA AUTO WASH INC.

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

SECTION 30-143 Public Nuisance; Debris and Trash Visible (bus stop).
The Bus Stop right of way must be maintained on a regular basis.

Courtesy Notices were mailed and posted to the property and sent to the owner of record. Bus Stop maintenance and trash pickup has been an ongoing issue with the car wash, per resolution No. 2019-30 the Village Approved the Construction and Special Exception Use of the lot as a Car Wash with a Condition for Approval that the Car Wash is required to maintain the Bus Shelter on 10th Ave N with regular collection and disposal of refuse. Per Resolution 2019-30, pages 9 and 10 of 11 of the Resolution. The Car Wash is to maintain the Bus Stop. The Resolution is included in the file.

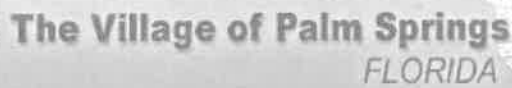
5. On MAY 23, 2025, I WROTE Notice of Violation/Notice of Hearing 2025-26 FOR THE VIOLATIONS THE NOTICE WAS Mailed Certified and Regular to the Property Owner's Address of Record AND ALSO POSTED AT THE PROPERTY and at Village Hall.

6. Since the Notice of Violation/Notice of Hearing, Bus Stop maintenance has improved. Although the Bus Stop and property is currently in compliance, I request a Finding of Fact that past violations have occurred.

7. **I REQUEST THAT THE RESPONDENT BE ORDERED to remain in compliance or it can be considered a Repeat Violation.** Failure to remain in compliance can result in repeat violation fines not to exceed \$500.00 per day.

8. THE VILLAGE HAS ALSO INCURRED COSTS IN THE AMOUNT OF \$259.10 CONDUCTING THIS INVESTIGATION AND HEARING. I REQUEST THAT THE RESPONDENT BE ORDERED TO REIMBURSE THOSE COSTS TO THE VILLAGE BY NO LATER THAN, JUNE 30, 2025.

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

**Case 2025-26**[illegible]

Record: 25-00486 Code Enf.

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

Record #	25-00486	Status	Closed	Complaint Date	5/2/2025
Record Type	Code Enf.	Primary Contact	USA AUTO WASH INC	Initiated	5/2/2025
Type	Property Maintenance	Location	2755 10TH Ave N, Palm Springs, FL 33461	CIT/NOV	
Sub Type	General	Approximate Location		Compliance Date	
Violation Description	30-143 trash container full and over flowing at bus stop.	PCN	70434420350020010	Ext Comply Date	
Inspector	lgehrman (Tom Gehrman)	Citation #		Hearing Date	
Initiated by	Complaint	Clearance Type		Ext Hearing Date	
Notes	Trash Picked up and Trach Container emptied. (COMPLIANCE) 5-5-25			Fee Due Date	
				Lien Recorded	
				Case Closed	
				Record Closed	5/5/2025
				CRA	
				Complainant Name	J Tieche
				Complainant Phone	
				Complainant	

Attachments

[Attachments](#) [Details](#) [Plan Review](#)

PERMIT NO.

STAFFED
DEPARTMENT

VIOLATION DO NOT REMOVE

CORRECTIONS MUST BE
MADE AS NOTED BELOW

2755 10th Ave N (WATERS)

ADDRESS

☐ BLDG. ☐ ELEC. ☐ MECH. ☐ PLBG. ☒ Property

- FLAG BANNER SIGNS NOT
Allowed Remove 5-12-24
- PA/ANNOUNCER TOO LOUD TURN
IT DOWN OR REMOVE 5-12-24
- BUS STOP NOT MAINTAINED AS REQUIRED
TRASH - PICK UP AND KEEP CLEAN
34-1382 (Noise) 34-262 (Prohibited Signs) 30-143 (Noise/Trash)

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

☒ **VIOLATION! CORRECT AS NOTED**

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

☐ CALL 434-5092 FOR REINSPECTION

VILLAGE OF PALM SPRINGS, FLORIDA

DATE

5-12-24

Tom Gertman

INSPECTOR

561-814-3208

Courtesy Code Violation Notice

Case#

Date:

04/23/2024

Time:

Location:

2755 30th Ave N (waters car wash)

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:

5-10-5 - Trash, Debris, Materials, Rubbish -
Remove all trash, debris, materials, rubbish and
misc. items inside and around Palm Tran Bus
Stop # 5723.

10-8/10-9 - Exterior Property Maintenance -
Pressure wash and paint Palm Tran Bus Stop # 5723.

46-3 - Graffiti - Remove all graffiti and
profanity off Palm Tran Bus Stop # 5723.

Compliance Date:

05/07/2024

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

Code Officer J. Sanders #211

Name

I.D. #

Palm Springs Police Department

(561) 584-8300, ext. 8520

Ext. # 8525





PALM SPRINGS POLICE DEPARTMENT

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

April 23rd, 2024

USA AUTO WASH INC
2375 S Kanner HWY
Stuart, FL 34994

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 **2755 10th Ave N Palm Springs, FL 33461 (Waters Car Wash)**

PCN: 70-43-44-20-35-002-0010

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

SECTION 30-143

Trash/Debris/Materials/Rubbish: Remove all trash, debris, materials, rubbish and misc. items inside and around Palm Tran Bus Stop #5723.

SECTION 10-8 & 10-9

Exterior Property Maintenance: Pressure wash and paint Palm Tran Bus Stop #5723.

SECTION 46-3

Graffiti: Remove all graffiti and profanity off Palm Tran Bus Stop #5723.

Note: On 04/23/2024, Palm Tran was contacted via telephone and notified of the incident. Palm Tran may respond to assist but it's ultimately your responsibility to maintain Palm Tran Bus Stop #5723.

Compliance Date: May 7th, 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: 04/05/23 Time: 6:30PM

Location: 2755 10th AVE N

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:

*60-112 Swale & Right
of Way Maintenance
Swale and Right of Way
MUST be kept free of
trash and debris

*34-325 Window Signs
Window signs CANNOT
obscure direct view
into business

Compliance Date: 04/12/2023

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

Nicole Tamayo 210
Name I.D. #

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



8521

Courtesy Code Violation Notice

KAYLA
DOUGLAS
927-919-
3799

Case#

CALWAS

Date:

12-12-22

Time:

12:20 PM

Location:

2755 10th Ave N

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:

BUS STOP on 10th Ave

Needs Clean-up AND

GRAFFITI Removal

- Debris Pick-up

- Painting

Compliance Date:

12-17-22

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

561-584-8300

Tom Gertman

813-8522

Name

I.D. #

105

Palm Springs Police Department

(561) 584-8300, ext. 8520



Property Detail

Location Address : 2755 10TH AVE N
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-20-35-002-0010
Subdivision : WAL-MART AT PALM SPRINGS LT 2 REPL
Official Records Book/Page : 30510 / 1651
Sale Date : 03/26/2019
Legal Description : WAL-MART AT PALM SPRINGS LT 2 REPL LT 2A

Owner Information**Owner(s)**

USA AUTO WASH INC

Mailing Address

2375 S KANNER HWY
STUART FL 34994 4621

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
03/26/2019	\$925,000	30510 / 01651	WARRANTY DEED	USA AUTO WASH INC

Exemption Information

No Exemption Information Available.

Property Information

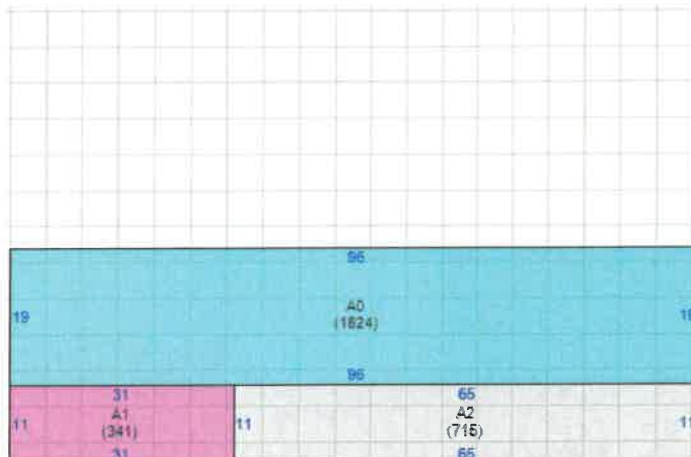
Number of Units :
***Total Square Feet :** 2880
Acres : .90
Property Use Code : 2700—AUTO SALES
Zoning : CG—COMMERCIAL GENERAL (70-PALM SPRINGS)

Building Details**Structural Details****Structural Element for Building 1**

Year Built	2021
CAR WASH - AUTOMATIC	2880

Subarea and Square Footage for Building 1

Code Description	square Footage
AUTO CAR WASH	1824
RETAIL STORE	341
AUTO CAR WASH	715
Total Square Footage	2880

Sketch for Building 1

Account Information

Property Control Number: 70-43-44-20-35-002-0010 Mailing Address: 2375 S KANNER HWY Stuart, FL 34994-4621 Owner of Record: USA AUTO WASH INC	Property Type: Real Property Property Address: 2755 10TH AVE N PALM SPRINGS, FL 33461 Second Owner:	Status: Active Legal Description: WAL-MART AT PALM SPRINGS LT 2 REPL LT 2A
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Last updated: 6/09/2025 11:47:48 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: \$0.00

+ Recently Paid Bills

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/25	☐ \$42,852.89 Net Tax: \$44,178.24 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$1,325.35	12/27/24	-\$42,852.89	● Paid
4/1/24	☐ \$37,180.27 Net Tax: \$37,180.27 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: \$0.00	3/18/24	-\$37,180.27	● Paid
3/31/23	☐ \$34,715.05 Net Tax: \$36,161.51 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$1,446.46	11/21/22	-\$34,715.05	● Paid

Account Information

Property Control Number:
70-43-44-20-35-002-0010

Mailing Address:
2375 S KANNER HWY
Stuart, FL 34994-4621

Owner of Record:
USAAUTO WASH INC

Property Type:
Real Property
Property Address:
2755 10TH AVE N
PALM SPRINGS, FL 33461
Second Owner:

Status: Active
Legal Description:
WAL-MART AT PALM SPRINGS LT 2 REPL LT 2A

Last updated: 6/10/2025 08:53:31 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

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4/1/24	☐ \$37,180.27 Net Tax: \$37,180.27 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: \$0.00	3/18/24	-\$37,180.27	● Paid
3/31/23	☐ \$34,715.05 Net Tax: \$36,161.51 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$1,446.46	11/21/22	-\$34,715.05	● Paid



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-26

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

**USA AUTO WASH INC.
2755 10TH AVENUE NORTH
PALM SPRINGS, FL 33461**

**MAILING ADDRESS:
USA AUTO WASH INC.
2375 SOUTH KANNER HIGHWAY
STUART, FL 34994 4621**

Respondent(s).

ORDER FINDING VIOLATION

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

Section 30-143: Public nuisance. Debris and trash visible (Bus Stop).

Address: 2755 10TH AVENUE NORTH
Legal Description: WAL-MART AT PALM SPRINGS LT 2 REPL LT 2A
PCN: 70-43-44-20-35-002-0010

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 **17th** day of **June 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 30-143: Public nuisance. Debris and trash visible (Bus Stop).**

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

☐ **Section 30-143: Public nuisance. Debris and trash visible (Bus Stop).**

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 **June 30, 2025:**
- ☐ Administrative costs of **\$259.10**
 - ☐ 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. The Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **June 30, 2025.**
- ☐ Administrative costs of **\$259.10**
 - ☐ 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 17th day of JUNE 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:

[2375 South Kanner Highway](#)
[Stuart, FL 34994 4621](#)



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

Case #: 25-00028

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

**vs.
2911 CONGRESS PLAZA INC
2911 CONGRESS AVE
PALM SPRINGS, FL 33461**

Respondent.

PCN: 70434418020000250

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 May 29, 2025, 2911 CONGRESS PLAZA INC, owners of the property at 2911 S CONGRESS Ave, 104, Palm Springs, FL 33461, violates local ordinances.

Sec. 70-94. - Application; local business tax receipt required; exemptions.(b)It shall be unlawful for any person, either directly or indirectly, to conduct any business, profession or occupation, or use in connection therewith, any vehicle, premises, machine or device, in whole or in part, for which a local business tax receipt or permit is required by any law or ordinance of the village without a local business tax receipt or permit being first procured and kept in effect at all times as required by this article or other laws or ordinances of the village. Local business taxes shall be required of the following:(1) Any person who maintains a permanent business location or branch office within the municipality for the privilege of engaging in or managing any business within its jurisdiction. (2) Any person who maintains a permanent business location or branch office within the municipality for the privilege of engaging in or managing any profession or occupation within its jurisdiction. (3) Any person who does not qualify under the provisions of subsections (a)(1) or (a)(2) of this section and who transacts any business or engages in any occupation or profession in interstate commerce if the business tax is not prohibited by Article 1, Section 8 of the United States Constitution.

These violations must be corrected on or before **JUNE 16TH, 2025**. Failing, the 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 JUNE 17, 2025, at 10:00 a.m.** IF THE VIOLATION IS CORRECTED BEFORE 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 Compliance. A request for inspection must be made at least 1 day(s) before the requested inspection.

If you are found in violation of the Village Code, the Special Magistrate has the legal authority to levy fines of up to **\$500.00** per day, per violation, for 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, before 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 against any decision of the Special Magistrate concerning any matter considered at the hearing will need a record of the proceedings and will need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence presented. People who need special accommodation to attend or participate in this hearing must advise the Village Clerk at (561)584-8200 ext. 8430, at least 36 hours before the hearing.



Code Enforcement Officer


Henry Stout #232

May 29, 2025
Date Issued

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Case No. 2025-28

2911 CONGRESS PLAZA INC
2911 SOUTH CONGRESS AVE, 104
PALM SPRINGS, FLORIDA 33461

PCN: 70-43-44-18-02-000-0250

Respondent(s)

AFFIDAVIT OF SERVICE

I, HENRY STOUT, being duly sworn, depose and say that:

On the 29TH Day of MAY 2025 at 4:30 PM, I served the attached Notice of Request for Authorization of Foreclosure on the within-named Respondent(s), 2911 SOUTH CONGRESS AVE, 104, 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 inform such person of their contents under 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.

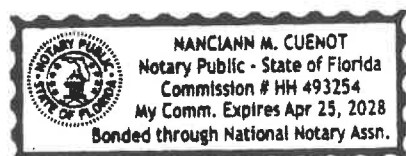
By: [Signature]
Code Enforcement Officer

Date: June 2nd, 2025

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 2nd day of June, 2025 by Henry Stout, Code Enforcement Officer, who is personally known to me or who has produced a Florida driver's license as identification.

(SEAL)



[Signature]
NOTARY PUBLIC, State of Florida







PALM SPRINGS POLICE DEPARTMENT

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

MAY 29TH, 2025
2911 CONGRESS PLAZA INC
2911 SOUTH CONGRESS AVE, 104
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 **2911 SOUTH CONGRESS AVE, PALM SPRINGS, FL 33461**

PCN: 70-43-44-18-02-000-0250

VIOLATION/HEARING CASE 2025-28

Sec. 70-94. - Application; local business tax receipt required: working/ cutting hair without a state-issued professional license and city permit.

The options available include coming into voluntary compliance on or before **JUNE 16TH, 2025, OR** arguing your case at the Special Magistrate hearing on **TUESDAY, JUNE 17TH, 2025, AT 10:00 AM**. 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 feel free to call/text me if you have any questions or concerns at (561)801-9217.
Respectfully,

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

Professionalism · Respect · Integrity · Duty · Excellence



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



9489 0178 9820 3040 0466 82

Label 890-QDT March 2023

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FIRST-CLASS MAIL
IMI
\$008.16
05/29/2025 ZIP 33460
043M31255277



2911 CONGRESS PLAZA INC
531 N OCEAN BLVD APT 201
POMPANO BEACH FL 33062 4611



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

quodtent
FIRST-CLASS MAIL
IMI
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05/29/2025 ZIP 33480
043M31255277



2911 CONGRESS PLAZA INC
531 N OCEAN BLVD APT 201
POMPANO BEACH FL 33062 4611

Sec. 70-94. - Application; local business tax receipt required; exemptions.

- (a) An application for a new business tax receipt or the renewal of an existing business tax receipt shall be accompanied by payment of the appropriate application fee. The amount of these fees shall be established and may be periodically revised through a resolution of the village commission. These fees are intended to cover the costs associated with the processing of applications and renewals by village staff. A business tax receipt must be obtained from the village within 30 days of the opening or establishment of the business, profession or occupation in the village. It shall be unlawful for any person to engage in any trade, business, profession or occupation within the village without a business tax receipt or upon a business tax receipt issued upon false statements made by any person or in their behalf.
- (b) It shall be unlawful for any person, either directly or indirectly, to conduct any business, profession or occupation, or use in connection therewith, any vehicle, premises, machine or device, in whole or in part, for which a local business tax receipt or permit is required by any law or ordinance of the village without a local business tax receipt or permit being first procured and kept in effect at all times as required by this article or other laws or ordinances of the village. Local business taxes shall be required of the following:
 - (1) Any person who maintains a permanent business location or branch office within the municipality for the privilege of engaging in or managing any business within its jurisdiction.
 - (2) Any person who maintains a permanent business location or branch office within the municipality for the privilege of engaging in or managing any profession or occupation within its jurisdiction.
 - (3) Any person who does not qualify under the provisions of subsections (a)(1) or (a)(2) of this section and who transacts any business or engages in any occupation or profession in interstate commerce if the business tax is not prohibited by Article 1, [Section 8](#) of the United States Constitution.

CASE PRESENTATION

CASE No. CASE 2025-28

1. Good morning, my name is HENRY STOUT, and I have been sworn in.
2. I am a Village of Palm Springs, Florida, Code Enforcement Officer.
3. This is Case No. 2025-28. It concerns the property at 2911 SOUTH CONGRESS AVE in the Village of Palm Springs.
4. According to the Palm Beach County Property Appraiser's records and Palm Beach County Tax Collector's records, the current owner of the property is 2911 CONGRESS PLAZA INC
5. Under observation, there are Violations of local ordinances
Sec. 70-94. - Application; local business tax receipt required.
 5. On April 16th, a representative from DBPR came to our office to inform us that the barbershop did not have a license to operate. Anan gari, from PZB and I went to the barber shop and made the owner/representative aware of the situation and that all the barbers needed a license and the city board as well to perform their profession. Until then, they must remain closed. They never closed the barbershop, and all the barbers working had no state or city licenses. Therefore, we open this case to address the issue for which they were made aware since April 2025. I have my witness here, Ana Gari, who will explain the rest of this case.
 6. On MAY 29TH, 2025, a Notice of Violation/ Notice of Hearing 2025-28 was issued for the Violations. The notice was mailed certified and regular to the respondent's address of record and posted at the property and Village Hall.
 7. The Village has also incurred costs of \$265.77 in conducting this investigation and hearing. I request that the respondent be ordered to reimburse those costs to the Village by no later than JUNE 20th, 2025
 8. Subject to any questions you might have, this concludes the Village Testimony.



Case Administrative / Court Costs

JUNE 17TH, 2025, 2911 SOUTH CONGRESS AVE, 104		Case No. 2025-28		
Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	2.00	35.00	70.00
2	Additional Inspector Time - 1 hour Bldg	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	0.00	5.00	0.00
5	Additional photos re-inspections - 5 for 20.00	1.00	20.00	20.00
6	Additional certified copies for hearing	1.00	7.36	7.36
7	Additional clerk time - 1 hour	0.50	28.00	14.00
8	Additional Attorney Time - per hour	0.25	195.00	48.75
9	Subpoena Fees	0.00	0.00	0.00
10	Postage	1.00	8.16	8.16
11	Magistrate - per hour	0.50	195.00	97.50
12	Administrative Fees	0.00	127.45	0.00
13	Code Enforcement Private Inspector(min 3 hours)	0.00	45.00	0.00
14	Police Officer	0.00	41.00	0.00
15	Police Corporal	0.00	43.00	0.00
16	Police Sergeant	0.00	46.00	0.00
17	Additional Inspector Time -1 hour LD Planner	0.00	35.00	0.00
18		0.00	0.00	0.00
19		0.00	0.00	0.00
20		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
Total Costs for Case No. 2025-28				265.77

Property Detail

Parcel Control Number: 70-43-44-18-02-000-0250 Location Address: 2911 S CONGRESS AVE 101
 Owners: 2911 CONGRESS PLAZA INC Municipality: PALM SPRINGS
 Mailing Address: 531 N OCEAN BLVD APT 201, , POMPAN0 BEACH FL 33062 4611
 Last Sale: 12/17/2014 Book/Page#: 27241 / 01389 Price: \$725,000
 Property Use Code: 1100 - STORES Zoning: CG - COMMERCIAL GENERAL
 Legal Description: CONGRESS PARK LTS 25 & 26 Total SF: 6270 Acres .63
 /LESS SR 807 R/W/

**2024 Values**

Improvement Value \$542,016
 Land Value \$384,525
 Total Market Value \$926,541
 Assessed Value \$926,541
 Exemption Amount \$0
 Taxable Value \$926,541

All values are as of January 1st each year.

2024 Taxes

Ad Valorem \$18,002
 Non Ad Valorem \$1,620
 Total Tax \$19,623

2025 Qualified Exemptions**Applicants****Building Footprint (Building 1)****Subarea and Square Footage (Building 1)**

Description Area Sq. Footage
 MULTIPLE TENANT RETAIL SAL 6270
 Total Square Footage : 6270

Extra Features

Description Year Built Unit
 Paving- Asphalt 1978 19225
 Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

Structural Details (Building 1)

Description
 1 Year Built 1978
 2 STRIP SHOPPING CNTR 6270

Account Information

Property Control Number: 70-43-44-18-02-000-0250	Property Type: Real Property	Status: Active
Mailing Address: 531 N OCEAN BLVD APT 201 Pompano Beach, FL 33062-4611	Property Address: 2911 S CONGRESS AVE 101 PALM SPRINGS, FL 33461	Legal Description: CONGRESS PARK LTS 25 & 26 /LESS SR 807 R/W/
Owner of Record: 2911 CONGRESS PLAZA INC	Second Owner: 	

Last updated: 5/29/2025 05:12:23 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

Installment	Due Date	Net Tax	Last Paid	Amount Paid	Status
1	7/31/24	\$4,612.78 Net Tax: \$4,907.22 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$294.44	6/12/24	-\$4,612.78	Paid
2	9/30/24	\$4,686.39 Net Tax: \$4,907.21 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$220.82	9/10/24	-\$4,686.39	Paid
3	12/31/24	\$4,757.04 Net Tax: \$4,904.16 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$147.12	12/10/24	-\$4,757.04	Paid
4	3/31/25	\$4,904.16 Net Tax: \$4,904.16 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: \$0.00	3/10/25	-\$4,904.16	Paid

Installment	Due Date	Net Tax	Last Paid	Amount Paid	Status
1	7/31/23	☐ \$4,371.62 Net Tax: \$4,650.66 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$279.04	6/12/23	-\$4,371.62	Paid
2	10/2/23	☐ \$4,441.39 Net Tax: \$4,650.66 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$209.27	9/8/23	-\$4,441.39	Paid
3	1/2/24	☐ \$5,008.80 Net Tax: \$5,163.72 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$154.92	12/8/23	-\$5,008.80	Paid
4	4/1/24	☐ \$5,163.71 Net Tax: \$5,163.71 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: \$0.00	3/11/24	-\$5,163.71	Paid
Installment	Due Date	Net Tax	Last Paid	Amount Paid	Status
1	8/1/22	☐ \$3,995.53 Net Tax: \$4,250.56 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$255.03	6/3/22	-\$3,995.53	Paid
2	10/14/22	☐ \$4,059.28 Net Tax: \$4,250.56 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$191.28	9/8/22	-\$4,059.28	Paid
3	1/3/23	☐ \$4,899.19 Net Tax: \$5,050.71 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$151.52	12/12/22	-\$4,899.19	Paid
4	3/31/23	☐ \$5,050.71 Net Tax: \$5,050.71 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: \$0.00	3/14/23	-\$5,050.71	Paid
Installment	Due Date	Net Tax	Last Paid	Amount Paid	Status
1	6/30/21	☐ \$4,053.04 Net Tax: \$4,311.74 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$258.70	6/3/21	-\$4,053.04	Paid

Installment	Due Date	Net Tax	Last Paid	Amount Paid	Status
2	9/30/21	☐ \$4,117.72 Net Tax: \$4,311.74 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$194.02	9/8/21	-\$4,117.72	 Paid
3	1/3/22	☐ \$4,063.66 Net Tax: \$4,189.34 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$125.68	12/13/21	-\$4,063.66	 Paid
4	3/31/22	☐ \$4,189.34 Net Tax: \$4,189.34 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: \$0.00	3/14/22	-\$4,189.34	 Paid
Installment	Due Date	Net Tax	Last Paid	Amount Paid	Status
1	6/30/20	☐ \$3,862.45 Net Tax: \$4,108.99 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$246.54	6/15/20	-\$3,862.45	 Paid
2	9/30/20	☐ \$3,924.08 Net Tax: \$4,108.98 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$184.90	9/25/20	-\$3,924.08	 Paid
3	12/31/20	☐ \$4,379.03 Net Tax: \$4,514.47 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$135.44	12/22/20	-\$4,379.03	 Paid
4	3/31/21	☐ \$4,514.46 Net Tax: \$4,514.46 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: \$0.00	3/10/21	-\$4,514.46	 Paid
Installment	Due Date	Net Tax	Last Paid	Amount Paid	Status
1	7/1/19	☐ \$4,092.52 Net Tax: \$4,353.75 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$261.23	6/25/19	-\$4,092.52	 Paid
2	9/30/19	☐ \$4,157.83 Net Tax: \$4,353.74 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$195.91	9/23/19	-\$4,157.83	 Paid

Installment	Due Date	Net Tax	Last Paid	Amount Paid	Status
3	12/31/19	☐ \$3,748.28 Net Tax: \$3,864.20 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$115.92	12/5/19	-\$3,748.28	● Paid
4	3/31/20	☐ \$3,864.19 Net Tax: \$3,864.19 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: \$0.00	3/17/20	-\$3,864.19	● Paid


 Payment Info - Select to Expand Payment History for PIN



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-28

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

**2911 CONGRESS PLAZA INC
2911 CONGRESS AVENUE
PALM SPRINGS, FL 33461**

**MAILING ADDRESS:
2911 CONGRESS PLAZA INC
531 N OCEAN BLVD APT 201
POMPANO BEACH, FL 33062 4611
Respondent(s).**

ORDER FINDING VIOLATION

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

Section 70-94: Application for local business tax receipt required. Working without licenses.

Address:	2911 SOUTH CONGRESS AVENUE 104
Legal Description:	CONGRESS PARK LTS 25 & 26 /LESS SR 807 R/W/
PCN:	70-43-44-18-02-000-0250

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 **17th** day of **June 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: 70-94: Application for local business tax receipt required. Working without licenses.

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

☐ Section: 70-94: Application for local business tax receipt required. Working without licenses.

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 **June 20, 2025:**
- ☐ Administrative costs of **\$265.77**
 - ☐ 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 **June 16th, 2025**. If Respondent fails to comply within the time given, a fine of \$150.00 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 **June 20, 2025**.
- ☐ Administrative costs of **\$265.77**
 - ☐ Citation fine of **\$ N/A**
 - ☐ Re-inspection fee of **\$ N/A**

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

A certified copy of this order may be immediately recorded in the Public Records of Palm Beach County and if recorded, shall constitute notice pursuant to section 162.07(4), Fla. Stat. Within twenty (20) days of the date of this order, the Respondent may submit a written request to **Code Inspector/Officer Henry Stout** at the Village of Palm Springs, 226 Cypress Lane, Palm Springs, FL 33461, for a hearing to challenge the fine amount imposed by this order. If such a hearing is timely requested, the Village shall notify the Respondent of the hearing date and time by regular 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. 8523 to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this 17th day of June 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:

[531 N Ocean Boulevard APT 201](#)
[Pompano Beach, FL 33062 4611](#)

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2025-29

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,
V.

Ernesto Garcia
3580 10th Ave N
Palm Springs, FL 33461

Respondent(s).

70-43-44-19-04-086-0040

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that he has just and reasonable grounds to believe, and does believe that on **May 31st, 2025**, the Respondent(s), **Ernesto Garcia** owner(s) of the property at **3580 10th Ave N, 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 various structures, additions, pavers and fences.

SECTION 34-225: Fence Maintenance-Remove front fence or obtain an after the fact permit.

SECTION 34-914: Vehicles-Remove all inoperative and/or unregistered vehicles.

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

SECTION 34-221: Landscape Maintenance-Remove all grey pieces of concrete and replace all sections of dead grass located in the front of the property.

SECTION 10-8: Driveway Maintenance-Pressure wash the driveway and remove all black discoloration.

These violations must be corrected on or before **June 13th, 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 TUESDAY June 17th, 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

Date Issued: May 31st, 2025

Printed Name of Officer

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

**VILLAGE OF PALM SPRINGS,
FLORIDA,**

Petitioner

Case No. 2025-29

RETURN OF SERVICE

**ERNESTO GARCIA
3580 10TH AVE N
PALM SPRINGS, FL 33461 2802**
_____ /

Respondent

On the 31st Day of May 2025 at 5:54PM, I served the attached NOV/NOH on the within named Respondent, Ernesto Garcia at 3580 10th Ave N, 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.

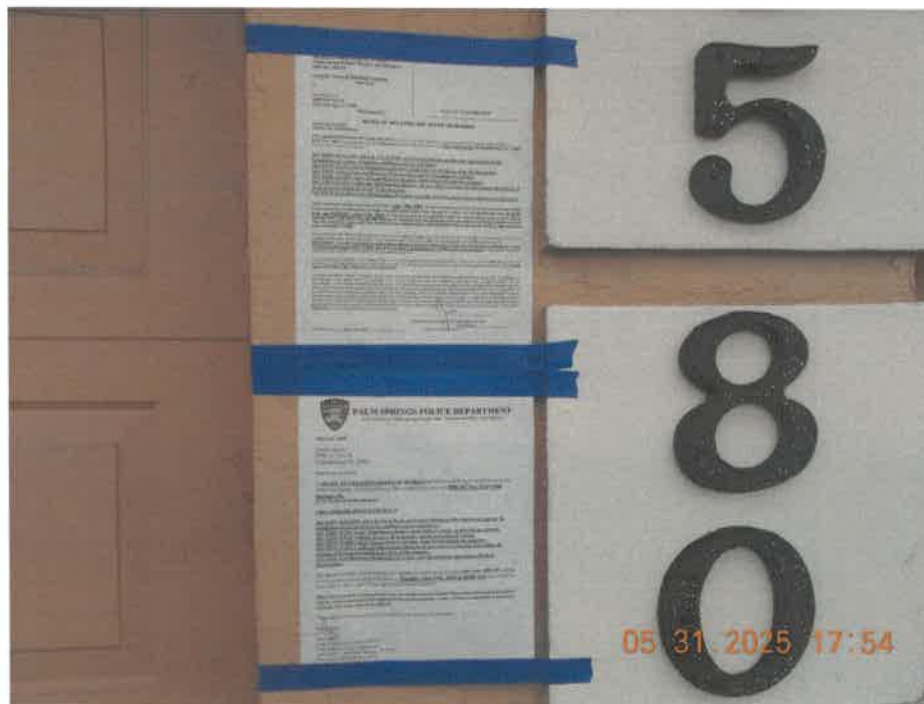
_____ XX POSTED BY: Securely affixing a copy to a conspicuous place on the property described within. PHOTO INCLUDED

VILLAGE OF PALM SPRINGS
DEPARTMENT OF PUBLIC SAFETY

By:

Joey Sanders
Code Enforcement Officer

10/2/21



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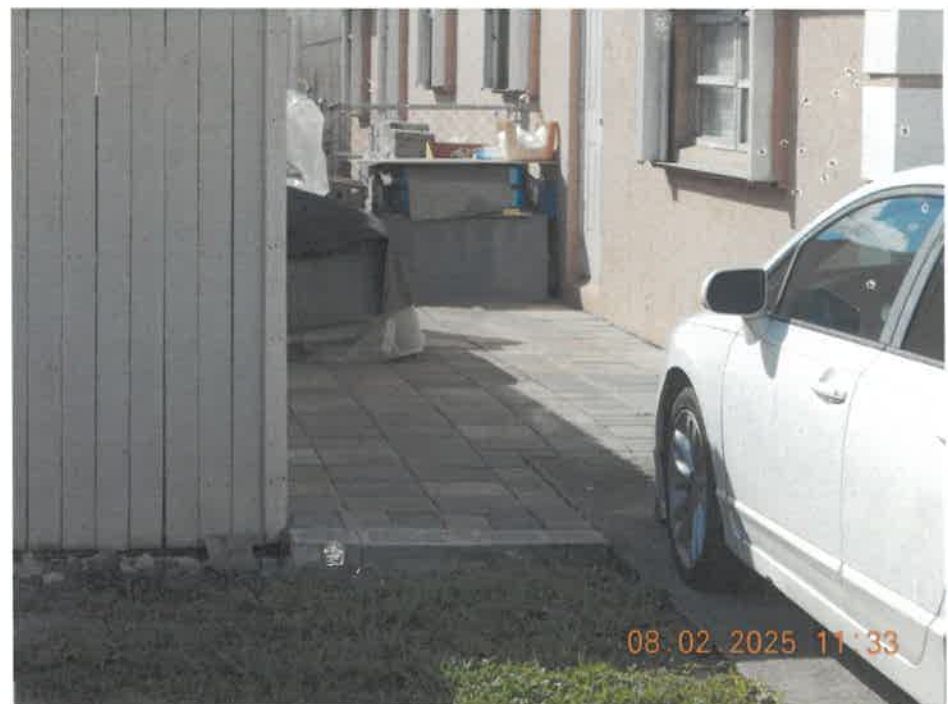
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3580 10th Ave N-2024



12/30/2023

3580 10th Ave N-2007



02/23/2007



PALM SPRINGS POLICE DEPARTMENT

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

May 31st, 2025

Ernesto Garcia
3580 10th Ave N
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 **3580 10th Ave N in Palm Springs, FL.**

PCN: 70-43-44-19-04-086-0040

VIOLATION/HEARING CASE 2025-29

SECTION 10-31 (FBC 105.1 & 110.1)-Work w/o Permits-Obtain an after the fact permit for the installation of various structures, additions, pavers and fences.

SECTION 34-225: Fence Maintenance-Remove front fence or obtain an after the fact permit.

SECTION 34-914: Vehicles-Remove all inoperative and/or unregistered vehicles.

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

SECTION 34-221: Landscape Maintenance-Remove all grey pieces of concrete and replace all sections of dead grass located in the front of the property.

SECTION 10-8: Driveway Maintenance-Pressure wash the driveway and remove all black discoloration.

The options available include coming into voluntary compliance on or before **June 13th, 2025 OR** arguing your case at the Special Magistrate Hearing, **Tuesday June 17th, 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 DEPARTMENT
CODE ENFORCEMENT DIVISION
230 CYPRESS LANE
PALM SPRINGS, FL 33461

Ernesto Garcia
3580 10th Ave N
Palm Springs, FL 33461

US POSTAGE



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PALM SPRINGS POLICE
CODE ENFORCEMENT
230 CYPRESS LANE
PALM SPRINGS, FL 33



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Label 890-QDT, March 2023



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owner or owner's representative, provided the Building Official shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, accessibility, life and fire safety, or structural requirements. The details of action granting modifications shall be recorded and entered in the files of the department of building safety.

104.10.1 Flood hazard areas. The Building Official shall coordinate with the floodplain administrator to review requests submitted to the Building Official that seek approval to modify the strict application of the flood resistant construction requirements of the Florida Building Code to determine whether such requests require the granting of a variance pursuant to Section 117.

104.11 Alternative materials, design and methods of construction and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material, design or method of construction shall be approved where the Building Official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, not less than the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety. Where the alternative material, design or method of construction is not approved, the Building Official shall respond in writing, stating the reasons why the alternative was not approved.

104.11.1 Research reports. Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall consist of valid research reports from approved sources.

104.11.2 Tests. Whenever there is insufficient evidence of compliance with the provisions of this code, or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the Building Official shall have the authority to require tests as evidence of compliance to be made at no expense to the jurisdiction. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the Building Official shall approve the testing procedures. Tests shall be performed by an approved agency. Reports of such tests shall be retained by the Building Official for the period required for retention of public records.

104.12 Requirements not covered by code. Any requirements necessary for strength, stability or proper operation of an existing or proposed building, structure, electrical, gas, mechanical or plumbing system, or for the public safety, health and general welfare, not specifically covered by this or other technical codes, shall be determined by the Building Official.

SECTION 105 PERMITS

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

105.1.1 Annual facility permit. In lieu of an individual permit for each alteration to an existing electrical, gas, mechanical or plumbing or interior nonstructural office system(s), the Building Official is authorized to issue an annual permit for any occupancy to facilitate routine or emergency service, repair, refurbishing, minor renovations of service systems or manufacturing equipment installations/relocations. The Building Official shall be notified of major changes and shall retain the right to make inspections at the facility site as deemed necessary. An annual facility permit shall be assessed with an annual fee and shall be valid for one year from date of issuance. A separate permit

shall be obtained for each facility and for each construction trade, as applicable. The permit application shall contain a general description of the parameters of work intended to be performed during the year.

105.1.2 Annual Facility permit records. The person to whom an annual permit is issued shall keep a detailed record of alterations made under such annual permit. The Building Official shall have access to such records at all times or such records shall be filed with the Building Official as designated. The Building Official is authorized to revoke such permit if code violations are found to exist.

105.1.3 Food permit. In accordance with 500.12, Florida Statutes, a food permit from the Department of Agriculture and Consumer Services is required of any person who operates a food establishment or retail store.

105.1.4 Public swimming pool. The local enforcing agency may not issue a building permit to construct, develop, or modify a public swimming pool without proof of application, whether complete or incomplete, for an operating permit pursuant to Section 514.031, Florida Statutes. A certificate of completion or occupancy may not be issued until such operating permit is issued. The local enforcing agency shall conduct their review of the building permit application upon filing and in accordance with Chapter 553, Florida Statutes. The local enforcing agency may confer with the Department of Health, if necessary, but may not delay the building permit application review while awaiting comment from the Department of Health.

105.2 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction, to include work in any special flood hazard area. Exemptions granted under this section do not relieve the owner or contractor from their duty to comply with applicable provisions of the Florida Building Code, and requirements of the local floodplain management ordinance. Permits shall not be required for the following:

Building:

1. Building permits are not required for replacement or repair work having a value of less than \$1,000.00, providing, however, that such work will not adversely affect the structural integrity, fire rating, exit access or egress requirements.
2. Cabinets and countertops with no reconfiguration for one- and two- Family Dwellings, painting, papering, carpeting, and similar finish work, with no electrical or plumbing work.
3. Temporary motion picture, television and theater sets and scenery.
4. Traditional swings and other standard playground equipment accessory to detached one- and two-family dwellings, as determined by the Building Official, but they may be subject to Zoning permits.
5. Retractable awnings supported by an exterior wall and do not require additional support of Groups R-3 and U occupancies, but they may be subject to Zoning permits.
6. Non-fixed and movable fixtures, cases, racks, and counters not over 5 feet 9 inches (1753 mm) in height.

Electrical:

Repairs and maintenance: Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

Radio and television transmitting stations: The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.

109.2 Schedule of permit fees. On buildings, structures, electrical, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the schedule as established by the applicable governing authority.

109.2.1 Types of Fees Enumerated. Fees may be charged for but not limited to the following:

- Permits;
- Plans examination;
- Certificates of competency (including fees for applications, examinations, renewal, late renewal, and reciprocity);
- Re-inspections;
- Administrative fees (including fees for investigative and legal costs incurred in the context of certain disciplinary cases heard by the board);
- Variance requests;
- Administrative appeals;
- Violations; and
- Other fees as established by local resolution or ordinance.

109.3 Building permit valuations. The applicant for a permit shall provide an estimated permit value at time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the Building Official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the Building Official. Final building permit valuation shall be set by the Building Official.

109.4 Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits or without prior approval from the Building Official as permitted in Section 105.2.2 or 105.12 shall be subject to a fee established by the Building Official that shall be in addition to the required permit fees or as provided by local ordinance. This provision shall not apply to emergency work when delay would clearly have placed life or property in imminent danger. But in all such cases the required permit(s) must be applied for within three (3) business days and any unreasonable delay in obtaining those permit(s) shall result in the charge of a double fee. The payment of a double fee shall not preclude or be deemed a substitute for prosecution for commencing work without first obtaining a permit. The Building Official may grant extensions of time or waive fees when justifiable cause has been demonstrated in writing.

109.5 Related fees. The payment of the fee for the construction, alteration, removal or demolition for work done in connection to or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.

109.6 Refunds. The Building Official is authorized to establish and publish a refund policy through local ordinance, which is located in the Village of Palm Springs Municipal Code Ch. 10, section 10-56.

SECTION 110 INSPECTIONS

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

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

110.1.1 Manufacturers and fabricators. When deemed necessary by the Building Official, he/she shall make, or cause to be made, an inspection of materials or assemblies at the point of manufacture or fabrication. A record shall be made of every such examination and inspection and of all violations of the technical codes.

110.1.2 Inspection service. The Building Official may make, or cause to be made, the inspections required by Section 110. He or she may accept reports of department inspectors, independent inspectors or of recognized inspection services, provided that after investigation he/she is satisfied as to their licensure, qualifications, and reliability. A certificate required by any provision of this code shall not be based on such reports unless the same are recorded by the building code inspector or the architect or engineer performing building code inspections in a manner specified by the Building Official. The Building Official shall ensure that all persons making such inspections shall be certified in accordance to Chapter 468 Florida Statutes.

The Building Official may require the owner to employ an inspection service in the following instances:

1. For buildings or additions of Type I construction;
2. For all major structural alterations;
3. Where the concrete design is based on compressive strength in excess of 3000 pounds per square inch;
4. For pile driving;
5. For buildings with an area greater than 20,000 square feet;
6. For buildings more than two stories in height; or
7. For buildings and structures of unusual design or methods of construction. Such inspectors shall be present when work is underway on the structural elements of the building to adequately attest to its compliance. Such inspectors shall be a registered architect, or engineer. An employee of the architect or engineer licensed under Chapter 468, Part XII, Florida Statutes may perform the inspections, under the direction of and with final certification from the architect or engineer. Such inspectors shall submit weekly progress reports including the daily inspections to the Building Official and including a code compliance opinion of the resident inspector. At the completion of the construction work or project, the architect or engineer shall submit a certificate of compliance to the Building Official, stating that the work was done in compliance with this code and in accordance with the permitted drawing. Final inspection shall be made by the Building Official before a Certificate of Occupancy or Certificate of Completion is issued; and confirmation inspections may be made at any time to monitor activities and resident inspectors.

110.1.3 Affidavit for inspection. With specific prior approval of, and in a format acceptable to the Building Official, an affidavit for certification of inspection may be accepted from the permit qualifier; when accompanied by extensive photographic evidence of sufficient detail to demonstrate code compliance. The photographic evidence shall be comprehensive in the display of the installation and/or construction and job location identifiers. The affidavit and accompanying photographs shall be provided to the inspector onsite, at the next scheduled

Sec. 10-8. Exterior property areas.

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

(Ord. No. 2006-47, § 2, 11-9-2006)

Sec. 34-221. 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. 34-914. Parking in single-family residential land use districts; use of portable storage containers and roll-off dumpsters in all zoning districts.

- (a) Parking or storage locations for cars, light trucks, motorcycles, and other vehicles not otherwise provided for in this subdivision, shall be permitted as provided below. Such parking shall first be accomplished, whenever physically possible, based on the layout of the lot and permanent building(s), as follows:
 - (1) Within a garage, covered carport, or front driveway.

-
- (2) In any interior, or side yard, behind the front building line, at the height of or below the roofline of the house,
 - (3) In the rear yard behind the setback line, at the height of or below the roofline of the house,
 - (4) In the swale portion of the public right of way, and not within the paved roadway, in front of a single-family residence. However, not more than two automobiles or light trucks may be parallel parked, and no vehicle so parked shall remain parked for more than 48 hours at a time.
- (b) No vehicle, boat and trailer, recreational vehicle, hobby vehicle or race vehicle shall exceed 40 feet in length.
- (c) The use of a shipping container, a portable storage container, or any type or brand of portable/mobile storage container (collectively referred to herein as "storage container(s)" or a roll-off construction dumpster ("dumpster")) within any zoning district in the village, is subject to the following regulations:
- (1) Neither a storage container nor a construction dumpster, shall be located on any property, for more than 72 consecutive hours, unless the occupant-owner or occupant-lessee, first obtains a permit from the village land development department. Applicants for such a permit, must complete and submit a permit application, on a form prescribed by the village, and pay a permit fee as established by resolution of the village council. A permit for a roll-off dumpster and the related permit fee is not required by this section, if the roll-off dumpster is separately permitted pursuant to a valid building permit issued by the village. The land development department may require the applicant to submit documentary evidence to demonstrate that the applicant is either an occupant-owner, or and occupant-lessee of the property on which the storage container or dumpster will be located, such as a deed, lease agreement, utility bill, etc.
 - (2) Not more than one standard size (eight-foot height × eight-foot width × 16-foot length) storage container or one roll-off construction dumpster in a size not to exceed (4.5-foot height × eight-foot width × 22-foot length) (20-yard capacity), may be located on an impervious or semi-pervious surface, at a single-family residence, multi-family residential property or commercial property, for a time period not to exceed 30 consecutive days. In the event of exceptional circumstances, the permit holder may request an extension of an additional 30 consecutive days time. Any request for an extension of time must be in writing, and must include a written justification statement demonstrating "good cause" as to why the 30-day period should be extended for up to an additional 30 consecutive days. The decision to grant or deny the request for an extension, shall be within the sole discretion of the village. Not more than one permit, per year, for a storage container or a dumpster, shall be issued by the village for the same property.
 - (3) No storage container or dumpster shall exceed the height of the roofline of the house or building. No storage container or dumpster, shall be located within a utility easement, drainage easement, right-of-way, front yard area (except for driveways), alley right-of-way or street right-of-way. No storage container or dumpster shall be stored within a required side yard setback between a building and an adjacent street or property line. The storage container or dumpster, must be owned or leased by the occupant-owner or occupant-lessee of the property, and may not be used for living or sleeping purposes, or for any other use except storage.
 - (4) Upon the issuance of a tropical storm watch and/or a hurricane watch by the National Weather Service, the occupant-owner or occupant-lessee of property on which a storage container or roll-off dumpster is located, shall use every reasonable and best effort to remove, or to arrange for the removal of, the storage container or roll-off dumpster from the property. In the event removal is not possible, the storage container or the roll-off dumpster and its contents, shall be secured against windloads up to 150 mph. The occupant-owner and/or occupant-lessee of property on which a storage container or roll-off dumpster is located, shall be subject to civil liability and/or code enforcement action, for damages and/or code violations caused by an unsecured storage container or roll-off dumpster and/or its contents.

-
- (d) Parking or storage locations for not more than the following:
- (1) One boat and trailer, or recreational vehicles, or any combination thereof, shall be permitted so that such parking shall first be accomplished, whenever physically possible, based on the layout of the lot and fixed obstructions as follows:
 - a. Within a garage or covered carport, if not otherwise used to park or store a vehicle such as a car, motorcycle, or light truck;
 - b. In any interior, or side yard, behind the front building line, at the height of or below the roofline of the house.
 - (2) Additional boats and trailers, or recreational vehicles or any combination thereof, shall be permitted in the side yard or rear yard behind the setback lines, at the height of or below the roofline of the house.
- (e) Each vehicle, boat and trailer, trailer, recreational vehicle, hobby vehicle or race vehicle must be parked on an impervious or semipervious surface.
- (f) The maximum area of impervious and semipervious parking surface in the front yard in any residential zoning district, shall be 40 percent, unless the front yard shall contain a semicircular driveway, in which event, the maximum area of impervious and semipervious parking surface shall be 60 percent of the front yard. Paver blocks set in sand shall only be considered as 25 percent pervious and 75 percent impervious. See section 34-881 also.
- (g) Each hobby vehicle or race vehicle must be completely and securely covered by a commercial, weatherproof, opaque fabric cover. Such vehicle shall be screened from view, if parked in an interior, side or rear yard.
- (h) No major repairs or overhaul work on vehicles which constitutes either a public or private nuisance shall be made or performed on any property within the village, unless otherwise permitted by this Code.
- (i) All parking areas shall be maintained in a clean, and neat manner, and the vehicles, boat and trailer, trailer, recreational vehicle, or combination thereof, shall be in usable and operable condition at all times, and shall have a current tag, if required by state law to have a registration and tag.
- (j) Variances from the size, location, screening and distance requirements set forth in this section shall only be for good cause shown in an administrative variance application to the land development director, as set forth in section 34-607.

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

Sec. 34-1381. Nuisances generally; scope.

- (a) No land use or land development activity may be conducted in a manner inconsistent from the normal manner of conduct of such activity and in a way which results in the unusual or extraordinary generation of noise, air or water pollution, smoke or dust, uncontrolled or uncontained solid, liquid, or airborne waste or debris, or which involves unusual accumulation of stored materials not immediately and directly required for the normal operation of the permitted use present on the property.
- (b) No materials may be stored in an outside area visible from any adjacent or nearby street or property in any residential district. No inoperative wheeled vehicle may be stored for more than five days on any parcel in a residential district, except when stored in a completely enclosed structure.

(Code 1994, § 30-956)

CASE PRESENTATION

CASE No. CASE 2025-29

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 #2025-29** is concerning the property located at **3580 10th Ave N** 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 **Ernesto Garcia**.
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 various structures, additions, pavers and fences.
SECTION 34-225: Fence Maintenance-Remove front fence or obtain an after the fact permit.
SECTION 34-914: Vehicles-Remove all inoperative and/or unregistered vehicles.
SECTION 34-1381: Open Storage-Remove all misc. items stored around the property.
SECTION 34-221: Landscape Maintenance-Remove all grey pieces of concrete and replace all sections of dead grass located in the front of the property.
SECTION 10-8: Driveway Maintenance-Pressure wash the driveway and remove all black discoloration.

Photos are included in the file.

5. On 02/08/2025, I inspected the property and observed multiple code violations to include various items installed without a permit and inspection and an unregistered black Honda stored on the right side of the property. I issued a code courtesy violation notice and posted it on the front gate 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 03/28/2025 with a compliance date of 04/11/2025.

On 04/07/2025, I received an email from the property owner's daughter and we communicated back and forth via email until 04/19/2025. On 05/31/2025, I conducted a site visit and made contact with the property owner. While on scene, I called CEO Henry Stout on my cell phone and requested for CEO Stout to assist me with English/Spanish translation due to a potential language barrier. The property owner was advised on what actions he needed to take in order to cure the existing code violations, was afforded the opportunity to ask questions and it was confirmed that the property owner understood everything before I left the property. As of this writing, the property owner has failed to apply for any permits and I have not had any further contact with him or his daughter.

6. On **May 31st, 2025**, Notice of Violation/ Notice of Hearing **2025-29** 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 **July 1st, 2025**. If not in compliance by **July 1st, 2025**, a **\$100.00 PER DAY PER VIOLATION** fine shall commence.

CASE No. _____

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 **July 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

June 17, 2025, 3580 10th AVE N

Case 2025-29

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 2025-29				256.60



PALM SPRINGS POLICE DEPARTMENT

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

March 28th, 2025

Ernesto Garcia
3580 10th Ave N
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 **3580 10th Ave N Palm Springs, FL 33461**
PCN: 70-43-44-19-04-086-0040

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

SECTION 105.1 & 110.1

Work W/o Permits: Pavers, accordion shutters, fence and structures/additions installed without a permit and inspection. Contact the PZB Department at 561-584-8200 Ext: 8460 for further assistance.

SECTION 34-914

Vehicles: Remove all inoperative and/or unregistered vehicles off the property (black hatchback).

SECTION 34-221

Landscape Maintenance: Replace all sections of dead grass (front)

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/Metal Bars: Remove all metal bars attached to the doors.

Compliance Date: April 11th, 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

February 8th, 2025

Ernesto Garcia
3580 10th Ave N
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 **3580 10th Ave N Palm Springs, FL 33461**

PCN: 70-43-44-19-04-086-0040

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

SECTION 105.1 & 110.1

Work W/o Permits: Pavers, accordion shutters, fence and structures/additions installed without a permit and inspection. Contact the PZB Department at 561-584-8200 Ext: 8460 for further assistance.

SECTION 34-914

Vehicles: Remove all inoperative and/or unregistered vehicles off the property (black hatchback).

SECTION 34-225

Fence Maintenance: Repair, remove or replace all broken sections of the fence.

SECTION 30-143 & 34-1381

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

SECTION 10-9:

Exterior Property Maintenance/Metal Bars/Holiday Lights/Mailbox/Street Numbers: Remove all holiday lights off the property (right side). Also, label mailbox with "3580" house ID numbers and remove all metal crime prevention bars attached to the doors.

Compliance Date: February 22nd, 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

Courtesy Code Violation Notice

Case# _____
Date: 02/08/2025 Time: _____
Location: 3580 10th AVE N

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

Please address the listed code violations:

105-1 / 370-1 - Work w/o Permits
34-914 - Vehicles
34-225 - Force Maintenance
30-243 / 34-1381 - Trash / Debris / Materials / Open Storage
10-9 - Exterior Property Maintenance / Metal Bars /
Holiday Lights / Mailbox / Street Numbers

* Reference Attached Letter *

Compliance Date: 02/22/2025

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





Outlook

Re: Code Enforcement Letter

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

Date Sat 4/19/2025 1:57 PM

To Rosie Garcia <rosieg2385@gmail.com>

Good afternoon Rosie,

Please see the attached photos. I reinspected your father's property located at 3580 10th Ave N and determined that the following code violations still need to be corrected:

- Obtain a permit for the installation of pavers, fences and various structures. Contact the PZB Department at 561-584-8200 Ext: 8460 or permits@vpsfl.org for further assistance.
- Remove all inoperative and/or unregistered vehicles off the property (black hatchback).
- Remove all misc. items stored on the left side of the property.

Note: The accordion shutters and black metal screen doors are okay. This code case has been ongoing for almost (3) months and needs to be resolved. Please complete the above noted tasks and contact me right away. I'm trying to help you but I'm at the point where the property needs to come into compliance or I will be left with no choice but to schedule the case before the Special Magistrate.

Have a good weekend.

Respectfully,

Joey

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

Sent: Friday, April 11, 2025 10:33 AM

To: Rosie Garcia <rosieg2385@gmail.com>

Subject: Re: Code Enforcement Letter

Good afternoon Rosie,

I've been out of the office and today is my first day back since I received your emails.

Please give me a call either today or tomorrow on my Village cell (561-801-9290) so we can further discuss the matter.

Have a great day.

Respectfully,

Joey

Re: Code Enforcement Letter

From Joey Sanders <joeysanders@vpsfl.org>

Date Fri 4/11/2025 10:33 AM

To Rosie Garcia <rosieg2385@gmail.com>

Good afternoon Rosie,

I've been out of the office and today is my first day back since I received your emails.

Please give me a call either today or tomorrow on my Village cell (561-801-9290) so we can further discuss the matter.

Have a great day.

Respectfully,

Joey



Joey Sanders

Code Enforcement Officer

Village of Palm Springs

Phone: (561) 584-8300, 8525



PLEASE NOTE: Florida has a very broad public records law. E-mail communications to or from the Village of Palm Springs officials and employees are public records and are available upon request. Transmission of sensitive information such as but not limited to social security numbers, credit card information, medical records and criminal justice information (outlined in the [FBI CJIS Policy](#)) via email is prohibited. If this message is unexpected or appears suspicious, please notify us immediately by replying to the message.

** Please consider the negative environmental impacts associated with printing email **

VISIT OUR WEBSITE FOR MORE INFORMATION ABOUT THE VILLAGE OF PALM SPRINGS FLORIDA

www.vpsfl.org

From: Rosie Garcia <rosieg2385@gmail.com>

Sent: Wednesday, April 9, 2025 4:13 PM

To: Joey Sanders <jsanders@vpsfl.org>

Subject: Re: Code Enforcement Letter

You don't often get email from rosieg2385@gmail.com. [Learn why this is important](#)

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

Your attention would be appreciated on this matter, see email below

Sent from my iPhone

On Apr 7, 2025, at 3:38 AM, Rosie Garcia <rosieg2385@gmail.com> wrote:

Good Morning Mr. Sanders,

My name is Rosario Garcia and I am emailing you regarding a letter (see attached) my father, Ernesto Garcia, received regarding code enforcement issues for 3580 10th Avenue N., Lake Worth, FL 33461. The PCN is 70-43-44-19-04-086-0040. The following is a response to each of the pictures attached with the letter from you.

- The screen door that is on the main door has always been there, the property was bought back in 2001 & that came with the house
- The back door - please let me know what fee he can pay for this addition
- Black Honda car; he is having it removed
- The grass in the front of the circular driveway is regular grass not synthetic, it has dried out and he is hand watering it for it to come back
- The Hurricane shutters on the house is the same as the screen door, the property was bought back in 2001 & that came with the house
- The fence he built in the back - please let me know what fee he can pay for this addition
- The Misc items on the side of the house will be removed
- Pavers throughout property - please let me know what fee he can pay for this addition
- Fence in the front - please let me know what fee he can pay for this addition

Please note: the recent additions he made was because someone broke into the property and stole some items including tools my brother was storing in the backyard

Thank you in advance for your help,
Rosario Garcia
<20250407_021540.PDF>

Property Detail

Location Address : 3580 10TH AVE N
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-19-04-086-0040
Subdivision : PALM SPRINGS VILLAGE PL 8 IN PB 26 PGS 27 & 28
Official Records Book/Page : 12565 / 1889
Sale Date : 05/11/2001
Legal Description : VILLAGE OF PALM SPRINGS PL 8 LOT 4 BLK 86

Owner Information

Owner(s)	Mailing Address
GARCIA ERNESTO	3580 10TH AVE N LAKE WORTH BEACH FL 33461 2802

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
05/11/2001	\$10	12565 / 01889	QUIT CLAIM	GARCIA ERNESTO
03/01/1996	\$80,000	09182 / 01548	WARRANTY DEED	
12/01/1993	\$74,000	08046 / 00777	WARRANTY DEED	
12/01/1987	\$100	05506 / 01818	QUIT CLAIM	
12/01/1987	\$80,000	05506 / 01814	WARRANTY DEED	
09/01/1986	\$21,500	05006 / 01578	QUIT CLAIM	
01/01/1978	\$10,500	02833 / 01769		

Exemption Information

Applicant/Owner(s)	Year	Detail
GARCIA ERNESTO	2025	HOMESTEAD
GARCIA ERNESTO	2025	ADDITIONAL HOMESTEAD

Property Information

Number of Units : 1
***Total Square Feet :** 1658
Acres : .18
Property Use Code : 0100—SINGLE FAMILY
Zoning : RS—RESIDENTIAL SINGLE-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	1987
Air Condition Desc.	HTG & AC
Heat Type	FORCED AIR DUCT
Heat Fuel	ELECTRIC
Bed Rooms	4
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



ANNE M. GANNON

CONSTITUTIONAL TAX COLLECTOR

Serving Palm Beach County Serving you.



 **\$0.00**
CHECK OUT 

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

Account Information

Property Control Number:
70-43-44-19-04-086-0040

Mailing Address:
3580 10TH AVE N
Lake Worth Beach, FL 33461-2802

Owner of Record:
GARCIA ERNESTO

Property Type:
Real Property

Property Address:
3580 10TH AVE N
PALM SPRINGS, FL 33461

Second Owner:

Status: Active

Legal Description:
VILLAGE OF PALM SPRINGS PL 8 LOT 4
BLK 86

Last updated: 6/07/2025 04:27:32 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: 2025-29

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

**ERNESTO GARCIA
3580 10TH AVENUE NORTH
PALM SPRINGS, FL 33461 2802**

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 fact permit for the installation of various structures, additions, pavers and fences.

Section 34-225: Fence maintenance. Remove front fence or obtain an after the fact permit.

Section 34-914: Vehicles. Remove all inoperative and/or unregistered vehicles.

Section 34-1381: Open storage. Remove all miscellaneous items stored around the property.

Section 34-221: Landscape maintenance. Remove all grey pieces of concrete and replace all sections of dead grass located in front of the property.

Section 10-8: Driveway maintenance. Pressure wash the driveway and remove all black discoloration.

Address: 3580 10TH AVENUE NORTH
Legal Description: VILLAGE OF PALM SPRINGS PL 8 LOT 4 BLK 86
PCN: 70-43-44-19-04-086-0040

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the **17th** day of **June 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 fact permit for the installation of various structures, additions, pavers and fences.

☐ Section 34-225: Fence maintenance. Remove front fence or obtain an after the fact permit.

☐ Section 34-914: Vehicles. Remove all inoperative and/or unregistered vehicles.

☐ Section 34-1381: Open storage. Remove all miscellaneous items stored around the property.

☐ Section 34-221: Landscape maintenance. Remove all grey pieces of concrete and replace all sections of dead grass located in the front of the property.

☐ Section 10-8: Driveway maintenance. Pressure wash the driveway and remove all black discoloration.

- ☐ 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 fact permit for the installation of various structures, additions, pavers and fences.

☐ Section 34-225: Fence maintenance. Remove front fence or obtain an after the fact permit.

☐ Section 34-914: Vehicles. Remove all inoperative and/or unregistered vehicles.

☐ Section 34-1381: Open storage. Remove all miscellaneous items stored around the property.

☐ Section 34-221: Landscape maintenance. Remove all grey pieces of concrete and replace all sections of dead grass located in the front of the property.

☐ Section 10-8: Driveway maintenance. Pressure wash the driveway and remove all black discoloration.

ORDER

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

- ☐ Respondent **has** brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **July 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 **July 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 **July 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 17th day of June 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:

[3580 10TH Avenue North](#)
[Palm Springs, FL 33461 2802](#)

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2025-30

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,
V.

EIRE LW ROAD LLC
518 N G ST Unit #518R
Lake Worth Beach, FL 33460
Respondent(s).

70-43-44-20-01-108-0050

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 **May 31st, 2025**, the Respondent(s), **EIRE LW ROAD LLC** owner(s) of the property at **2664 2nd Ave N, PALM SPRINGS, FL, 33461** is in violation of local ordinances.

SECTION 10-7: Vacant Lots-Vacant land must be maintained in a clean, safe, secure and sanitary condition.

SECTION 10-8: Weeds-Remove all weeds off the property.

SECTION 30-141: Overgrowth-Mow all overgrown grass and trim all vegetation.

SECTION 34-225: Fence Maintenance-Remove all dilapidated chain-link fences.

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

These violations must be corrected on or before **June 13th, 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 TUESDAY June 17th, 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: May 31st, 2025

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

**VILLAGE OF PALM SPRINGS,
FLORIDA,**

Petitioner

Case No. 2025-30

RETURN OF SERVICE

**ERIE LW ROAD LLC
518 N G UNIT #518R
LAKE WORTH BEACH, FL 33460 2930**
_____ /

Respondent

On the 31st Day of May 2025 at 5:43PM, I served the attached NOV/NOH on the within named Respondent, **ERIE LW ROAD LLC at 2664 2nd Ave N**, 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:

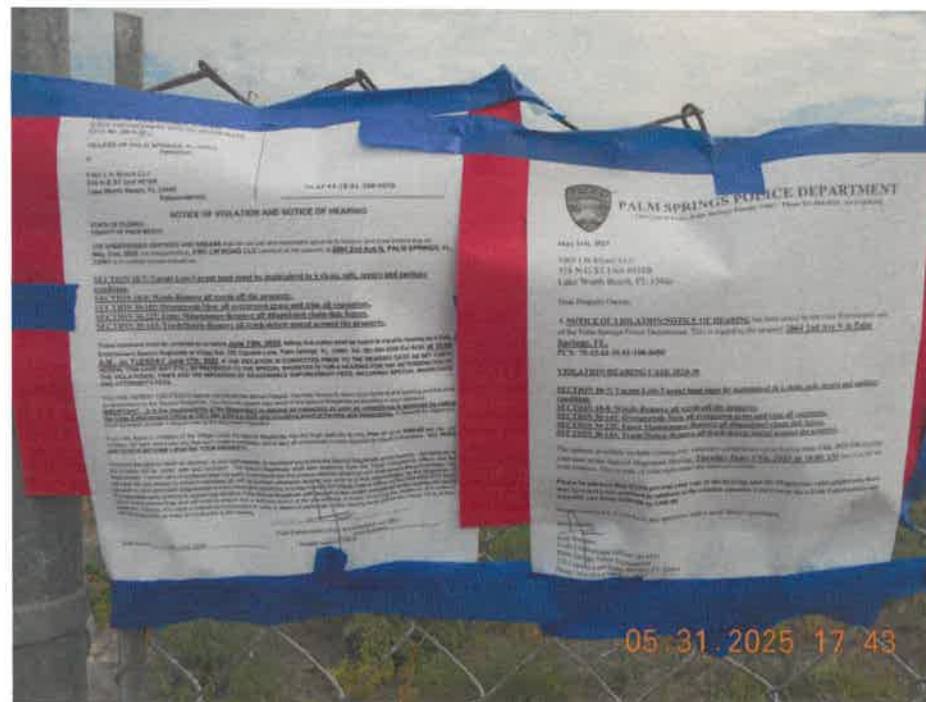
_____ INDIVIDUAL SERVICE: By serving the within named Respondent a true copy with the date and hour of service endorsed thereon by me.

_____ 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 ^{17/211}
Code Enforcement Officer



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PALM SPRINGS POLICE DEPARTMENT

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

May 31st, 2025

EIRE LW ROAD LLC
518 N G ST Unit #518R
Lake Worth Beach, FL 33460

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 **2664 2nd Ave N in Palm Springs, FL.**

PCN: 70-43-44-20-01-108-0050

VIOLATION/HEARING CASE 2025-30

SECTION 10-7: Vacant Lots-Vacant land must be maintained in a clean, safe, secure and sanitary condition.

SECTION 10-8: Weeds-Remove all weeds off the property.

SECTION 30-141: Overgrowth-Mow all overgrown grass and trim all vegetation.

SECTION 34-225: Fence Maintenance-Remove all dilapidated chain-link fences.

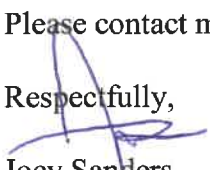
SECTION 30-143: Trash/Debris-Remove all trash/debris stored around the property.

The options available include coming into voluntary compliance on or before **June 13th, 2025 OR** arguing your case at the Special Magistrate Hearing, **Tuesday June 17th, 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 DEPARTMENT
CODE ENFORCEMENT DIVISION
230 CYPRESS LANE
PALM SPRINGS, FL 33461



quadrant
FIRST-CLASS MAIL
IMI
\$000.69
05/31/2025 ZIP 33480
043M31255277

EIRE LW ROAD LLC
518 N G ST Unit #518R
Lake Worth Beach, FL 33460



PALM SPRINGS POLICE DE
CODE ENFORCEMENT DIV
230 CYPRESS LANE
PALM SPRINGS, FL 33461



9489 0178 9820 3040 0467 12

Label 890-QDT, March 2023



quadrant
FIRST-CLASS MAIL
IMI
\$008.16
05/31/2025 ZIP 33480
043M31255277

EIRE LW ROAD LLC
518 N G ST Unit #518R
Lake Worth Beach, FL 33460

9489 0178 9820 3040 0467 12

Sec. 10-7. Property maintenance; generally.

- (a) *Scope.* The provisions of this article shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and exterior property. The village hereby adopts the 2018 edition of the International Property Maintenance Code (IPMC) published by the International Code Council and incorporates the same by reference as if fully set forth herein, which shall be administered by a code enforcement inspector or officer or other person designated by the village manager.
- (b) *Local amendments.* The 2018 edition of the IPMC is hereby amended as follows:
 - (1) Wherever the terms "International Building Code" or "International Existing Building Code" appear in this code, the term "Florida Building Code" shall be substituted for such terms.
 - (2) Wherever the term "International Fire Code" appear in this code, the term "National Fire Protection Act" or "NFPA" shall be substituted for such term.
 - (3) Section 101.1 Title is amended to insert "Village of Palm Springs".
 - (4) Section 102.7 Referenced Codes and Standards is amended to read as follows:

The codes and standards referenced in this code shall be the Florida Building Code, the Florida Fire Prevention Code, the Life Safety Code and any other code or standard contained in Article II of Chapter 10 and in Chapter 34. Where there are differences between provisions of this code, the Florida Building Code and any other code or standard contained in Article II of Chapter 10 and in Chapter 34, the Florida Building Code, the Florida Fire Prevention Code, the Life Safety Code, and any other code or standard contained in Articles II of Chapter 10 and in Chapter 34 shall prevail.
 - (5) Section 103.5 Fees is deleted.
 - (6) Section 112.4 Failure to Comply is amended to insert the amounts of "\$100" and "\$5,000", respectively.
 - (7) Section 302.4 Weeds is amended to insert the height of "twelve (12) inches".
 - (8) Section 304.14 Insect Screens is amended to delete the words "during the period from [date] to [date]".
 - (9) Section 602.3 Heat Supply is amended to insert the dates of "November 1st to March 31st".
 - (10) Section 602.4 Occupiable Workspaces is amended to insert the dates of "November 1st to March 31st".
- (c) *Responsibility.* The owner of the premises shall maintain the structures and exterior property in compliance with these requirements. The owner of the structure shall provide and maintain light, ventilation and space and conditions in compliance with this article. A person shall not occupy as owner-occupant or permit another person to occupy any premises which do not comply with the requirements of this chapter.
- (d) *Vacant structures and land.* All vacant structures and premises or vacant land shall be maintained in a clean, safe, secure and sanitary condition so as not to cause a deteriorating problem or adversely affect the public health, safety or welfare.
 - (1) The exterior of all vacant structures shall be maintained in a manner required of occupied structures as provided in this Code: window areas shall be maintained with appropriate glass and glazing treatment, exterior doors shall be water- and weather-tight, walls and roof areas shall be maintained in a clean, safe and intact condition, and water- and weather-tight.

(Ord. No. 2006-47, § 2, 11-9-2006; Ord. No. 2019-14, § 2, 9-12-2019)

Sec. 10-8. Exterior property areas.

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

(Ord. No. 2006-47, § 2, 11-9-2006)

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

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

(Code 1994, § 26-86)

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

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

-
- (c) *Removal by village.* Upon the failure, neglect or refusal of any owner or agent notified pursuant to subsection (b) of this section to remove and eliminate the conditions described in subsection (a) of this section within the time limit stated in the notice, the village manager is authorized, upon approval by the village council, to contract and pay for such maintenance and bill the property owner or his agent. The charges for such services shall be a lien against the property on which the nuisance is located.

(Code 1994, § 26-86)

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

Sec. 34-225. Fences, walls and other structures.

Fences, walls, and other structures included within buffer areas or landscaped areas shall be installed according to requirements of applicable building codes and other codes, if any, and shall be maintained in a proper manner so as to remain in compliance with such codes or shall be replaced.

(Code 1994, § 30-150)

CASE PRESENTATION

CASE No. CASE 2025-30

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 #2025-30 is concerning the property located at 2664 2nd Ave N 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 ERIE LW ROAD LLC.
4. Pursuant to observation there are violations of the following local ordinances:
SECTION 10-7: Vacant Lots-Vacant land must be maintained in a clean, safe, secure and sanitary condition.
SECTION 10-8: Weeds-Remove all weeds off the property.
SECTION 30-141: Overgrowth-Mow all overgrown grass and trim all vegetation.
SECTION 34-225: Fence Maintenance-Remove all dilapidated chain-link fences.
SECTION 30-143: Trash/Debris-Remove all trash/debris stored around the property.
Photos are included in the file.

5. On 03/09/2025, I inspected the property and observed multiple code violations to include a dilapidated chain-link fence and overgrown vegetation located throughout the vacant lot. I issued a code courtesy violation notice and posted it on a section of the chain-link fence. 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 04/12/2025 with a compliance date of 04/26/2025.

The property owner initially complied with all of the above listed violations with the exception of the broken fence, and we communicated with one another via telephone on several occasions throughout March 2025. On 05/09/2025, I attempted to call the property owner but was unsuccessful and left him a voicemail. On 05/23/2025, I made one last final good faith attempt to make contact with the property owner by sending him a text message but I received no response. As of this writing, the property has reverted to it's previous condition and the property owner has failed to make any further type of effort to communicate with me.

6. On May 31st, 2025, Notice of Violation/ Notice of Hearing 2025-30 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 July 1st, 2025. If not in compliance by July 1st, 2025, a **\$100.00 PER DAY PER VIOLATION** fine shall commence.

8. The Village has also incurred costs in the amount of **\$128.30** conducting this investigation and hearing. I request that the respondent be ordered to reimburse those costs to the Village by no later than July 1st, 2025.

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



Case Administrative / Court Costs

June 17, 2025, 2664 2nd AVE N		Case 2025-30		
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 2025-30				256.60

5:42

5G+

New Message

Cancel

To: +1 (561) 866-3100

Text Message

Fri, May 23 at 5:47 PM

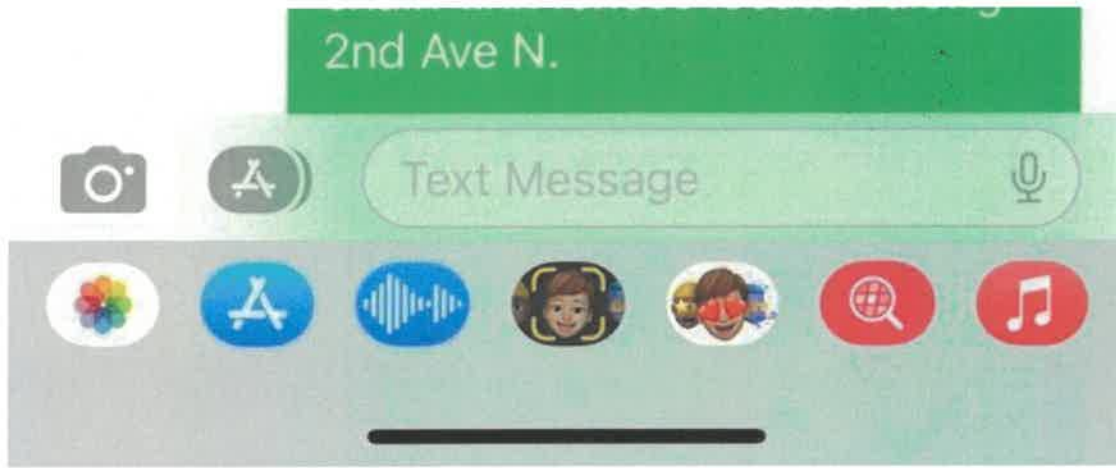
Good afternoon sir,

On 05/09/2025, I attempted to reach you on your cell but your phone went to voicemail. I left you a voicemail but I have not received a call back.

My purpose for sending this text message is to make one last final good faith effort to make contact with you in reference to your vacant lot properties located at 2664 2nd Ave N and 2648 2nd Ave N.

The following items still need to be addressed in order to bring the properties into compliance:

1: Remove all weeds and broken chain-link fences located along



5:43

5G+

New Message

Cancel

To: +1 (561) 866-3100

2: Remove large bundle of black cables located behind the chain-link fences.

I'm trying to work with you but I need to resolve this matter. Please correct the above noted violations by no later than 05/30/2025.

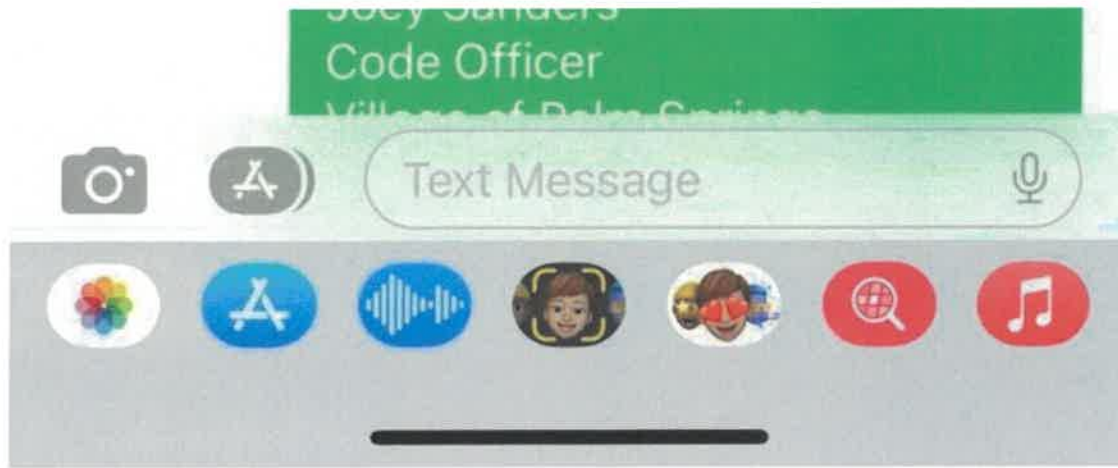
Failure to do so, will leave me with no choice but to present the case before the next available Special Magistrate Hearing.

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

Thank you and have a good weekend.

Respectfully,

Joey Sanders



5:43

 5G+ **New Message****Cancel**

To: +1 (561) 866-3100

cables located behind the chain-link fences.

I'm trying to work with you but I need to resolve this matter.

Please correct the above noted violations by no later than 05/30/2025.

Failure to do so, will leave me with no choice but to present the case before the next available Special Magistrate Hearing.

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

Thank you and have a good weekend.

Respectfully,

Joey Sanders
Code Officer
Village of Palm Springs



Text Message





PALM SPRINGS POLICE DEPARTMENT

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

April 12th, 2025

EIRE LW ROAD LLC
The Eire Companies-Registered Agent
518 N G Street Unit #518R
Lake Worth Beach, FL 33460

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 2664 2nd Ave N Palm Springs, FL 33461
PCN: 70-43-44-20-01-108-0050

This property is in violation of the following Village of Palm Springs ordinances:
SECTION 34-225

Fence Maintenance: Remove all broken chain-link fences located along 2nd Ave N.

SECTION 30-143

Trash/Debris/Materials: Remove all black electrical wires off the property (reference attached photos).

Compliance Date: April 26th, 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

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PALM SPRINGS POLICE DEPARTMENT

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

March 9th, 2025

EIRE LW ROAD LLC
The Eire Companies-Registered Agent
518 N G Street Unit #518R
Lake Worth Beach, FL 33460

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 **2664 2nd Ave N Palm Springs, FL 33461**
PCN: 70-43-44-20-01-108-0050

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

SECTION 10-7

Vacant Lots: All vacant land shall be maintained in a clean, safe, secure and sanitary condition so as not to cause a deteriorating problem or adversely affect the public health, safety or welfare.

SECTION 30-141 & 10-8

Overgrowth/Weeds: Mow all overgrown grass, trim all overgrown bushes/vegetation and remove all weeds attached to the chain-link fences.

SECTION 34-225

Fence Maintenance: Remove all broken chain-link fences located along 2nd Ave N.

SECTION 30-143

Trash/Debris: Remove all trash and debris located throughout the property (reference attached photos).

Compliance Date: March 23rd, 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

Professionalism · Respect · Integrity · Duty · Excellence

Courtesy Code Violation Notice

Case#

Date: 03/09/2025 Time:

Location: 2664 2ND AVE N

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

Please address the listed code violations:

10-7 - VACANT LOTS

30-141 / 10-8 - Overgrowth / Weeds

34-225 - Fence Maintenance

30-143 - Trash / Debris

* Reference Attached Letter

Compliance Date: 03/23/2025

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

Code Officer J. Sanders #211

Name

I.D. #

Palm Springs Police Department

(561) 584-8300, ext. 8520



Property Detail

Location Address : 2664 2ND AVE N
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-20-01-108-0050
Subdivision : MODEL LAND CO
Official Records Book/Page : 18608 / 725
Sale Date : 05/16/2005
Legal Description : MODEL LAND CO N 328.64 FT OF E 100 FT OF W 514.73 FT OF TR 108 (LESS N 25 FT 2ND AVE N R/W)

Owner Information**Owner(s)**

EIRE LW ROAD LLC

Mailing Address

518 N G ST UNIT 518R
LAKE WORTH BEACH FL 33460 2930

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
05/16/2005	\$835,000	18608 / 00725	WARRANTY DEED	EIRE LW ROAD LLC
01/15/2005	\$335,000	18050 / 01681	WARRANTY DEED	C & O PALS INC
07/01/1991	\$100	06920 / 00229	QUIT CLAIM	

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 0
***Total Square Feet :** 0
Acres : .72
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	



ANNE M. GANNON

CONSTITUTIONAL TAX COLLECTOR

Serving Palm Beach County Serving you.



\$0.00
CHECK OUT

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

Account Information

Property Control Number:
70-43-44-20-01-108-0050
Mailing Address:
518 N G ST UNIT 518R
Lake Worth Beach, FL 33460-2930
Owner of Record:
EIRE LW ROAD LLC

Property Type:
Real Property
Property Address:
2664 2ND AVE N
LAKE WORTH, FL 33461
Second Owner:

Status: Active
Legal Description:
MODEL LAND CO N 328.64 FT OF E 100
FT OF W 514.73 FT OF TR 108 (LESS N 25
FT 2ND AVE N R/W)

Last updated: 6/07/2025 06:06:48 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 Total Due: \$5,705.07

Value Adjustment Board "VAB" Message: This bill is under VAB review

OPTION 1 - Pay the bill 100% - click ADD TO CART

OPTION 2 - Pay 75% Ad Valorem and 100% Non-Ad Valorem Taxes - click the Under VAB Review link for amount due and then click ADD TO CART

Installment Payments - OPTION 2 installment payment may not be paid online. Current bill can be found under "View Info" and "Download your tax bill" showing other payment options, amount, and due dates.

Payment is required to avoid denial of your petition and maintain VAB status (Section 194.014, F.S.). For additional information, please review www.pbctax.gov or contact the Tax Collector Office at 561-355-2264 or ClientAdvocate@pbctax.com.

2024 | Bill Type: Original | Bill No: 101633926 |

Due \$5,705.07 NOT PAYABLE

View Info

Date	Total Tax	Paid	Amount Due If Paid By Date	Status	Payment Options
6/23/25	\$5,705.07 Net Tax: \$5,705.07 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: \$0.00	\$0.00	\$5,705.07 ▶ 6/7/25 \$5,705.07 6/30/25 \$5,745.48 7/1/25 \$5,785.89	Due	

+

Recently Paid Bills

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
EIRE LW ROAD, LLC

Filing Information

Document Number	L05000028938
FEI/EIN Number	20-2951457
Date Filed	03/23/2005
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/22/2010

Principal Address

2665 Lake Worth Rd
Lake Worth, FL 33461

Changed: 04/29/2022

Mailing Address

518 N G Street
UNIT 518R
Lake Worth Beach, FL 33460

Changed: 08/31/2022

Registered Agent Name & Address

THE EIRE COMPANIES
518 N G Street
UNIT 518R
Lake Worth Beach, FL 33460

Name Changed: 03/28/2018

Address Changed: 04/07/2023

Authorized Person(s) Detail

Name & Address

Title MGR



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-30

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

**ERIE LW ROAD LLC
2664 2ND AVENUE NORTH
LAKE WORTH, FL 33461**

**MAILING ADDRESS:
ERIE LW ROAD LLC
518 N G ST UNIT #518R
LAKE WORTH BEACH, FL 33460 2930**

Respondent(s).

ORDER FINDING VIOLATION

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

Section 10-7: Vacant lots. Vacant land must be maintained in a clean, safe, secure and sanitary condition.

Section 10-8: Weeds. Remove all weeds off the property.

Section 30-141: Overgrowth. Mow all overgrown grass and trim all vegetation.

Section 34-225: Fence maintenance. Remove dilapidated chain-link fences.

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

Address: 2664 2ND AVENUE NORTH

Legal Description: MODEL LAND CO N 328.64 FT OF E 100 FT OF W 514.73 FT
OF TR 108 (LESS N 25FT 2ND AVE N R/W)

PCN: 70-43-44-20-01-108-0050

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 **17th** day of **June 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 10-7: Vacant lots. Vacant land must be maintained in a clean, safe, secure and sanitary condition.**

☐ **Section 10-8: Weeds. Remove all weeds off the property.**

☐ **Section 30-141: Overgrowth. Mow all overgrown grass and trim all vegetation.**

☐ **Section 34-225: Fence maintenance. Remove dilapidated chain-link fences.**

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

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

☐ **Section 10-7: Vacant lots. Vacant land must be maintained in a clean, safe, secure and sanitary condition.**

☐ **Section 10-8: Weeds. Remove all weeds off the property.**

☐ **Section 30-141: Overgrowth. Mow all overgrown grass and trim all vegetation.**

☐ **Section 34-225: Fence maintenance. Remove dilapidated chain-link fences.**

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

ORDER

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

☐ Respondent **has** brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **July 1st, 2025:**

☐ Administrative costs of **\$128.30**

☐ 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 **July 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 **July 1st, 2025.**

☐ Administrative costs of **\$128.30**

☐ 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 17th day of June 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:

[518 N G ST Unit #518R](#)

[Lake Worth Beach, FL 33460 2930](#)

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2025-31

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,
V.

EIRE LW ROAD LLC
518 N G ST Unit #518R
Lake Worth Beach, FL 33460
Respondent(s).

70-43-44-20-01-108-0030

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 **May 31st, 2025**, the Respondent(s), **EIRE LW ROAD LLC** owner(s) of the property at **2648 2nd Ave N, PALM SPRINGS, FL, 33461** is in violation of local ordinances.

SECTION 10-7: Vacant Lots-Vacant land must be maintained in a clean, safe, secure and sanitary condition.

SECTION 10-8: Weeds-Remove all weeds off the property.

SECTION 30-141: Overgrowth-Mow all overgrown grass and trim all vegetation.

SECTION 34-225: Fence Maintenance-Remove all dilapidated chain-link fences.

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

These violations must be corrected on or before **June 13th, 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 TUESDAY June 17th, 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: May 31st, 2025

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

**VILLAGE OF PALM SPRINGS,
FLORIDA,**

Petitioner

Case No. 2025-31

RETURN OF SERVICE

**ERIE LW ROAD LLC
518 N G UNIT #518R
LAKE WORTH BEACH, FL 33460 2930**
_____ /

Respondent

On the 31st Day of May 2025 at 5:47PM, I served the attached NOV/NOH on the within named Respondent, **ERIE LW ROAD LLC** at **2648 2nd Ave N**, Palm Springs, FL 33461 and posted the notice at Palm Springs Village Hall, 226 Cypress Lane, Palm Springs, FL 33461 Palm Beach County, Florida, by:

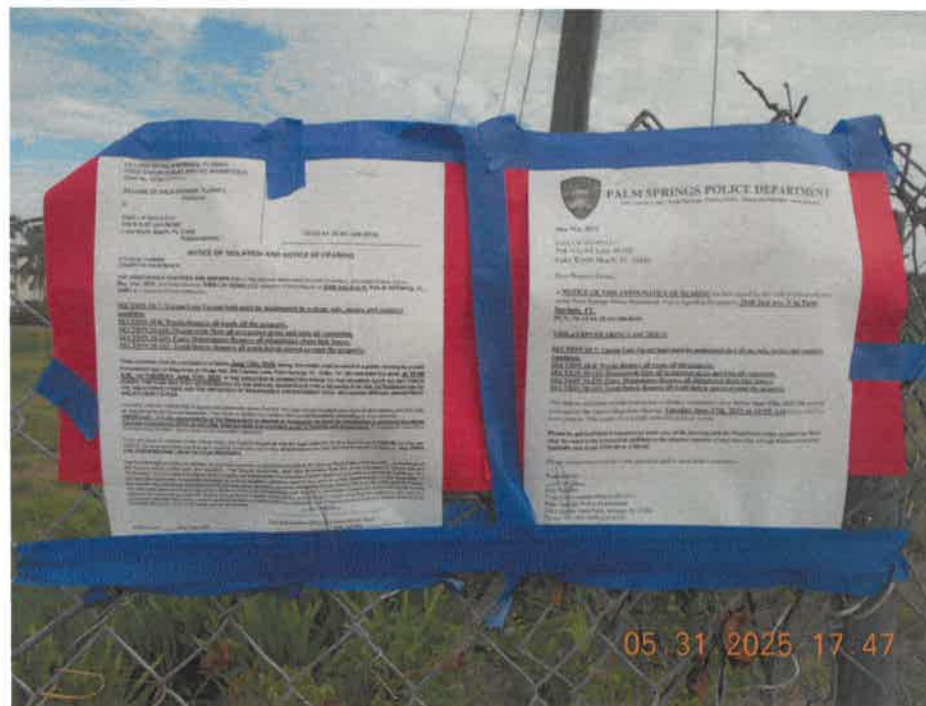
_____ INDIVIDUAL SERVICE: By serving the within named Respondent a true copy with the date and hour of service endorsed thereon by me.

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

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

VILLAGE OF PALM SPRINGS
DEPARTMENT OF PUBLIC SAFETY

By: Joey Sanders ^{10*2011}
Code Enforcement Officer



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PALM SPRINGS POLICE DEPARTMENT

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

May 31st, 2025

EIRE LW ROAD LLC
518 N G ST Unit #518R
Lake Worth Beach, FL 33460

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 **2648 2nd Ave N in Palm Springs, FL.**

PCN: 70-43-44-20-01-108-0030

VIOLATION/HEARING CASE 2025-31

SECTION 10-7: Vacant Lots-Vacant land must be maintained in a clean, safe, secure and sanitary condition.

SECTION 10-8: Weeds-Remove all weeds off the property.

SECTION 30-141: Overgrowth-Mow all overgrown grass and trim all vegetation.

SECTION 34-225: Fence Maintenance-Remove all dilapidated chain-link fences.

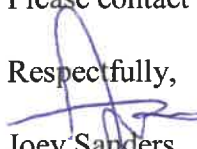
SECTION 30-143: Trash/Debris-Remove all trash/debris stored around the property.

The options available include coming into voluntary compliance on or before **June 13th, 2025 OR** arguing your case at the Special Magistrate Hearing, **Tuesday June 17th, 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 DEPARTMENT
CODE ENFORCEMENT DIVISION
230 CYPRESS LANE
PALM SPRINGS, FL 33461

EIRE LW ROAD LLC
518 N G ST Unit #518R
Lake Worth Beach, FL 33460



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FIRST-CLASS MAIL
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US POSTAGE

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PALM SPRINGS POLICE DEP.
CODE ENFORCEMENT DIVIS
230 CYPRESS LANE
PALM SPRINGS, FL 33461

EIRE LW ROAD LLC
518 N G ST Unit #518R
Lake Worth Beach, FL 33460



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US POSTAGE

Label 890-QDT, March 2023



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UNITED STATES
POSTAL SERVICE
CERTIFIED MAIL[®]

Sec. 10-7. Property maintenance; generally.

- (a) *Scope.* The provisions of this article shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and exterior property. The village hereby adopts the 2018 edition of the International Property Maintenance Code (IPMC) published by the International Code Council and incorporates the same by reference as if fully set forth herein, which shall be administered by a code enforcement inspector or officer or other person designated by the village manager.
- (b) *Local amendments.* The 2018 edition of the IPMC is hereby amended as follows:
 - (1) Wherever the terms "International Building Code" or "International Existing Building Code" appear in this code, the term "Florida Building Code" shall be substituted for such terms.
 - (2) Wherever the term "International Fire Code" appear in this code, the term "National Fire Protection Act" or "NFPA" shall be substituted for such term.
 - (3) Section 101.1 Title is amended to insert "Village of Palm Springs".
 - (4) Section 102.7 Referenced Codes and Standards is amended to read as follows:

The codes and standards referenced in this code shall be the Florida Building Code, the Florida Fire Prevention Code, the Life Safety Code and any other code or standard contained in Article II of Chapter 10 and in Chapter 34. Where there are differences between provisions of this code, the Florida Building Code and any other code or standard contained in Article II of Chapter 10 and in Chapter 34, the Florida Building Code, the Florida Fire Prevention Code, the Life Safety Code, and any other code or standard contained in Articles II of Chapter 10 and in Chapter 34 shall prevail.
 - (5) Section 103.5 Fees is deleted.
 - (6) Section 112.4 Failure to Comply is amended to insert the amounts of "\$100" and "\$5,000", respectively.
 - (7) Section 302.4 Weeds is amended to insert the height of "twelve (12) inches".
 - (8) Section 304.14 Insect Screens is amended to delete the words "during the period from [date] to [date]".
 - (9) Section 602.3 Heat Supply is amended to insert the dates of "November 1st to March 31st".
 - (10) Section 602.4 Occupiable Workspaces is amended to insert the dates of "November 1st to March 31st".
- (c) *Responsibility.* The owner of the premises shall maintain the structures and exterior property in compliance with these requirements. The owner of the structure shall provide and maintain light, ventilation and space and conditions in compliance with this article. A person shall not occupy as owner-occupant or permit another person to occupy any premises which do not comply with the requirements of this chapter.
- (d) *Vacant structures and land.* All vacant structures and premises or vacant land shall be maintained in a clean, safe, secure and sanitary condition so as not to cause a deteriorating problem or adversely affect the public health, safety or welfare.
 - (1) The exterior of all vacant structures shall be maintained in a manner required of occupied structures as provided in this Code: window areas shall be maintained with appropriate glass and glazing treatment, exterior doors shall be water- and weather-tight, walls and roof areas shall be maintained in a clean, safe and intact condition, and water- and weather-tight.

(Ord. No. 2006-47, § 2, 11-9-2006; Ord. No. 2019-14, § 2, 9-12-2019)

Sec. 10-8. Exterior property areas.

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

(Ord. No. 2006-47, § 2, 11-9-2006)

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

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

(Code 1994, § 26-86)

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

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

-
- (c) *Removal by village.* Upon the failure, neglect or refusal of any owner or agent notified pursuant to subsection (b) of this section to remove and eliminate the conditions described in subsection (a) of this section within the time limit stated in the notice, the village manager is authorized, upon approval by the village council, to contract and pay for such maintenance and bill the property owner or his agent. The charges for such services shall be a lien against the property on which the nuisance is located.

(Code 1994, § 26-86)

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

Sec. 34-225. Fences, walls and other structures.

Fences, walls, and other structures included within buffer areas or landscaped areas shall be installed according to requirements of applicable building codes and other codes, if any, and shall be maintained in a proper manner so as to remain in compliance with such codes or shall be replaced.

(Code 1994, § 30-150)

CASE PRESENTATION

CASE No. CASE 2025-31

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 #2025-31 is concerning the property located at 2648 2nd Ave N 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 ERIE LW ROAD LLC.

4. Pursuant to observation there are violations of the following local ordinances:
SECTION 10-7: Vacant Lots-Vacant land must be maintained in a clean, safe, secure and sanitary condition.

SECTION 10-8: Weeds-Remove all weeds off the property.

SECTION 30-141: Overgrowth-Mow all overgrown grass and trim all vegetation.

SECTION 34-225: Fence Maintenance-Remove all dilapidated chain-link fences.

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

Photos are included in the file.

5. On 03/09/2025, I inspected the property and observed multiple code violations to include a dilapidated chain-link fence and overgrown vegetation located throughout the vacant lot. I issued a code courtesy violation notice and posted it on a section of the chain-link fence. 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 04/12/2025 with a compliance date of 04/26/2025.

The property owner initially complied with all of the above listed violations with the exception of the broken fence, and we communicated with one another via telephone on several occasions throughout March 2025. On 05/09/2025, I attempted to call the property owner but was unsuccessful and left him a voicemail. On 05/23/2025, I made one last final good faith attempt to make contact with the property owner by sending him a text message but I received no response. As of this writing, the property has reverted to it's previous condition and the property owner has failed to make any further type of effort to communicate with me.

6. On May 31st, 2025, Notice of Violation/ Notice of Hearing 2025-31 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 July 1st, 2025. If not in compliance by July 1st, 2025, a **\$100.00 PER DAY PER VIOLATION** fine shall commence.

8. The Village has also incurred costs in the amount of \$128.30 conducting this investigation and hearing. I request that the respondent be ordered to reimburse those costs to the Village by no later than July 1st, 2025.

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



Case Administrative / Court Costs

June 17, 2025, 2648 2nd AVE N		Case 2025-31		
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
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		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
Total Costs for Case 2025-31				256.60

5:42

5G+

New Message

Cancel

To: +1 (561) 866-3100

Text Message
Fri, May 23 at 5:47 PM

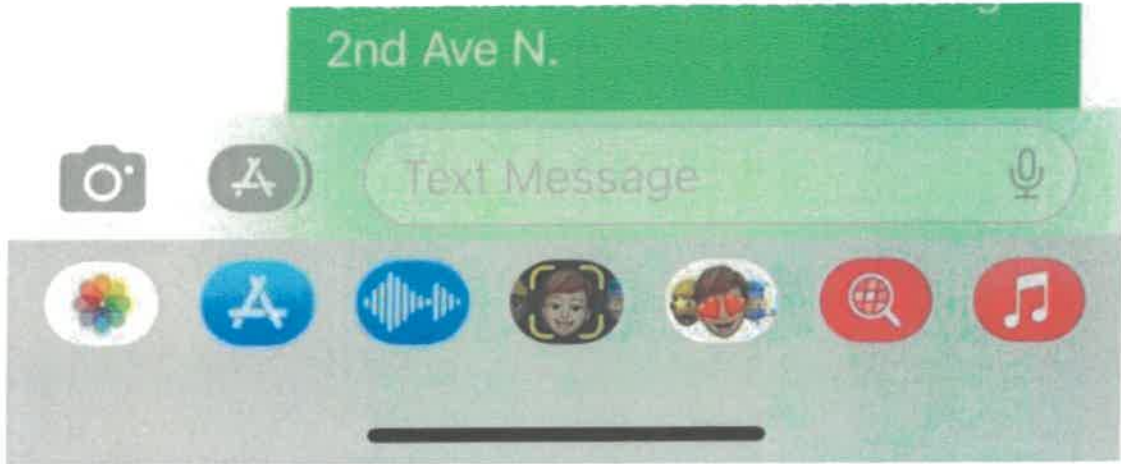
Good afternoon sir,

On 05/09/2025, I attempted to reach you on your cell but your phone went to voicemail. I left you a voicemail but I have not received a call back.

My purpose for sending this text message is to make one last final good faith effort to make contact with you in reference to your vacant lot properties located at 2664 2nd Ave N and 2648 2nd Ave N.

The following items still need to be addressed in order to bring the properties into compliance:

1: Remove all weeds and broken chain-link fences located along



5:43

5G+

New Message

Cancel

To: +1 (561) 866-3100

2: Remove large bundle of black cables located behind the chain-link fences.

I'm trying to work with you but I need to resolve this matter. Please correct the above noted violations by no later than 05/30/2025.

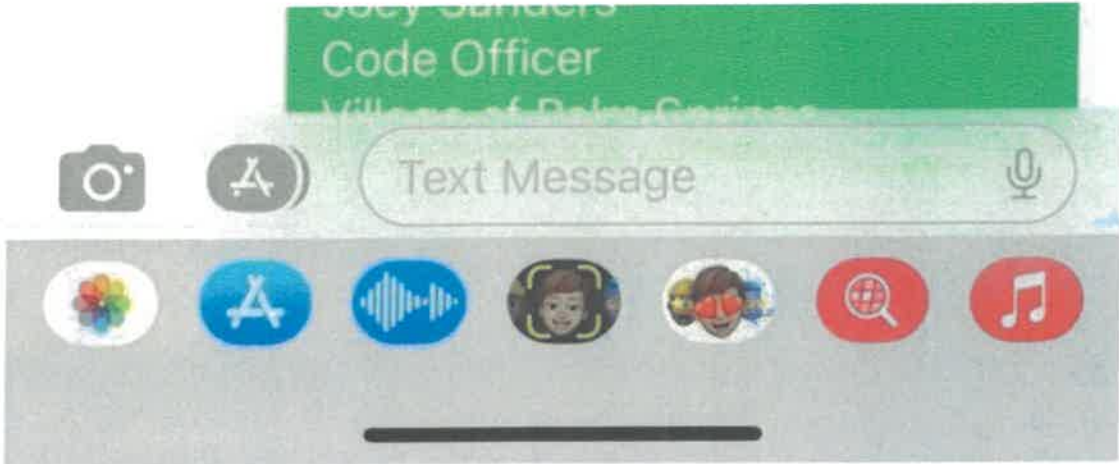
Failure to do so, will leave me with no choice but to present the case before the next available Special Magistrate Hearing.

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

Thank you and have a good weekend.

Respectfully,

Joey Sanders



5:43

5G+ 

New Message

Cancel

To: +1 (561) 866-3100

cables located behind the chain-link fences.

I'm trying to work with you but I need to resolve this matter. Please correct the above noted violations by no later than 05/30/2025.

Failure to do so, will leave me with no choice but to present the case before the next available Special Magistrate Hearing.

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

Thank you and have a good weekend.

Respectfully,

Joey Sanders
Code Officer
Village of Palm Springs



Text Message





PALM SPRINGS POLICE DEPARTMENT

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

April 12th, 2025

EIRE LW ROAD LLC
The Eire Companies-Registered Agent
518 N G Street Unit #518R
Lake Worth Beach, FL 33460

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 **2648 2nd Ave N Palm Springs, FL 33461**
PCN: 70-43-44-20-01-108-0030

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

SECTION 34-225

Fence Maintenance: Remove all broken chain-link fences located along 2nd Ave N.

SECTION 30-143

Trash/Debris/Materials: Remove all black electrical wires off the property (reference attached photos).

Compliance Date: April 26th, 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

Professionalism · Respect · Integrity · Duty · Excellence



PALM SPRINGS POLICE DEPARTMENT

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

March 9th, 2025

EIRE LW ROAD LLC
The Eire Companies-Registered Agent
518 N G Street Unit #518R
Lake Worth Beach, FL 33460

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 **2648 2nd Ave N Palm Springs, FL 33461**
PCN: 70-43-44-20-01-108-0030

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

SECTION 10-7

Vacant Lots: All vacant land shall be maintained in a clean, safe, secure and sanitary condition so as not to cause a deteriorating problem or adversely affect the public health, safety or welfare.

SECTION 30-141 & 10-8

Overgrowth/Weeds: Mow all overgrown grass, trim all overgrown bushes/vegetation and remove all weeds attached to the chain-link fences.

SECTION 34-225

Fence Maintenance: Remove all broken chain-link fences located along 2nd Ave N.

SECTION 30-143

Trash/Debris: Remove all trash and debris located throughout the property (reference attached photos).

Compliance Date: March 23rd, 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

Professionalism · Respect · Integrity · Duty · Excellence

Courtesy Code Violation Notice

Case# _____
Date: 03/09/2025 Time: _____
Location: 2648 2ND AVE N

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

Please address the listed code violations:

10-7 - Vacant Lot S
30-141/30-8 - Outgrowth/Weeds
34-225 - Fence Maintenance
30-143 - Trash/Debris

* Reference Attached Letter *

Compliance Date: 03/23/2025
Thank you for your efforts to maintain your residence and property in excellent condition. We commend you for your continuing commitment to our community. Feel free to contact me if you have any questions.

Code officer J. Sanders #211

Name I.D. #

Palm Springs Police Department
(561) 584-8300, ext. 8520
EXT: 8525



Property Detail

Location Address : 2648 2ND AVE N
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-20-01-108-0030
Subdivision : MODEL LAND CO
Official Records Book/Page : 18608 / 725
Sale Date : 05/16/2005
Legal Description : MODEL LAND CO, N 328.64 FT OF TR 108 (LESS W 514.73 FT & N 5 FT 2ND AVE N
 R/W) & PT OF E-4 CNL R/W LYG E OF & ADJ TO & LYG WLY OF & ADJ TO EXISTING E-
 4 CNL R/W AS IN OR16P257

Owner Information**Owner(s)**

EIRE LW ROAD LLC

Mailing Address
 518 N G ST UNIT 518R
 LAKE WORTH BEACH FL 33460 2930
Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
05/16/2005	\$835,000	18608 / 00725	WARRANTY DEED	EIRE LW ROAD LLC
01/15/2005	\$335,000	18050 / 01681	WARRANTY DEED	C & O PALS INC
07/01/1991	\$100	06920 / 00229	QUIT CLAIM	
11/01/1982	\$35,500	03836 / 00058	QUIT CLAIM	

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 0
***Total Square Feet :** 0
Acres : .79
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



ANNE M. GANNON

CONSTITUTIONAL TAX COLLECTOR

Serving Palm Beach County Serving you.



\$0.00
CHECK OUT

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

Account Information

Property Control Number:
70-43-44-20-01-108-0030

Mailing Address:
518 N G ST UNIT 518R
Lake Worth Beach, FL 33460-2930

Owner of Record:
EIRE LW ROAD LLC

Property Type:
Real Property

Property Address:
2648 2ND AVE N
LAKE WORTH, FL 33461

Second Owner:

Status: Active

Legal Description:
MODEL LAND CO, N 328.64 FT OF TR 108
(LESS W 514.73 FT & N 5 FT 2ND AVE N
R/W) & PT OF E-4 CNL R/W LYG E OF &
ADJ TO & LYG WLY OF & ADJ TO
EXISTING E-4 CNL R/W AS IN OR16P257

Last updated: 6/07/2025 06:16:33 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 Total Due: \$6,268.20

Value Adjustment Board "VAB" Message: This bill is under VAB review

OPTION 1 - Pay the bill 100% - click ADD TO CART

OPTION 2 - Pay 75% Ad Valorem and 100% Non-Ad Valorem Taxes - click the Under VAB Review link for amount due and then click ADD TO CART

Installment Payments - OPTION 2 installment payment may not be paid online. Current bill can be found under "View Info" and "Download your tax bill" showing other payment options, amount, and due dates.

Payment is required to avoid denial of your petition and maintain VAB status (Section 194.014, F.S.). For additional information, please review www.pbctax.gov or contact the Tax Collector Office at 561-355-2264 or ClientAdvocate@pbctax.com.

2024 | Bill Type: Original | Bill No: 101634111 |

Due \$6,268.20

NOT PAYABLE ?

View Info

Date	Total Tax	Paid	Amount Due if Paid By Date	Status	Payment Options
6/23/25	\$6,268.20 Net Tax: \$6,268.20 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: \$0.00	\$0.00	\$6,268.20 ▶ 6/7/25 \$6,268.20 6/30/25 \$6,312.60 7/1/25 \$6,357.00	Due	

+

Recently Paid Bills

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
EIRE LW ROAD, LLC

Filing Information

Document Number	L05000028938
FEI/EIN Number	20-2951457
Date Filed	03/23/2005
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/22/2010

Principal Address

2665 Lake Worth Rd
Lake Worth, FL 33461

Changed: 04/29/2022

Mailing Address

518 N G Street
UNIT 518R
Lake Worth Beach, FL 33460

Changed: 08/31/2022

Registered Agent Name & Address

THE EIRE COMPANIES
518 N G Street
UNIT 518R
Lake Worth Beach, FL 33460

Name Changed: 03/28/2018

Address Changed: 04/07/2023

Authorized Person(s) Detail

Name & Address

Title MGR



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-31

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

**ERIE LW ROAD LLC
2648 2ND AVENUE NORTH
LAKE WORTH, FL 33461**

**MAILING ADDRESS:
ERIE LW ROAD LLC
518 N G ST UNIT #518R
LAKE WORTH BEACH, FL 33460 2930**

Respondent(s).

ORDER FINDING VIOLATION

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

Section 10-7: Vacant lots. Vacant land must be maintained in a clean, safe, secure and sanitary condition.

Section 10-8: Weeds. Remove all weeds off the property.

Section 30-141: Overgrowth. Mow all overgrown grass and trim all vegetation.

Section 34-225: Fence maintenance. Remove dilapidated chain-link fences.

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

Address: 2648 2ND AVENUE NORTH

Legal Description: MODEL LAND CO N 328.64 FT OF TR 108 (LESS W 514.73 FT & N 5 FT 2ND AVE N R/W) & PT OF E-4 CNL R/W LYG E OF & ADJ TO & LYG WLY OF & ADJ TO EXISTING E-4 CNL R/W AS IN OR16P257

PCN: 70-43-44-20-01-108-0030

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 **17th** day of **June 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 10-7: Vacant lots. Vacant land must be maintained in a clean, safe, secure and sanitary condition.**
 - ☐ **Section 10-8: Weeds. Remove all weeds off the property.**
 - ☐ **Section 30-141: Overgrowth. Mow all overgrown grass and trim all vegetation.**
 - ☐ **Section 34-225: Fence maintenance. Remove dilapidated chain-link fences.**
 - ☐ **Section 30-143: Trash/debris. Remove all trash/debris stored around the property.**

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

- ☐ **Section 10-7: Vacant lots. Vacant land must be maintained in a clean, safe, secure and sanitary condition.**
- ☐ **Section 10-8: Weeds. Remove all weeds off the property.**
- ☐ **Section 30-141: Overgrowth. Mow all overgrown grass and trim all vegetation.**
- ☐ **Section 34-225: Fence maintenance. Remove dilapidated chain-link fences.**
- ☐ **Section 30-143: Trash/debris. Remove all trash/debris stored around the property.**

ORDER

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

- ☐ Respondent **has** brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **July 1st, 2025:**
- ☐ Administrative costs of **\$128.30**
 - ☐ 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 **July 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 **July 1st, 2025.**
- ☐ Administrative costs of **\$128.30**
 - ☐ 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 17th day of June 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:

[518 N G ST UNIT #518R](#)
[LAKE WORTH BEACH, FL 33460 2930](#)

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2025 – 34

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

V.
ALJAREZ LLC
C/O JOSE ROTHMAN
PO BOX 822066
SOUTH FLORIDA, FL 33082 2066

PCN

Respondent.

Notices
Certified (To Address of Petitioner PAAA + TAA (BIC))
9489 0178 9820 3040 0467 81
6-6-25
Certified (To Registered Agent)
9489 0178 9820 3040 0467 74
6-6-25
Regular mailings 6-6-25 (To Agent + Address of Petitioner)
Posting 6-6-25 2:32 PM
70-43-44-07-28-000-0000 & 70-43-44-07-00-000-5020
KAREN HOLLINGWORTH

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 **JUNE 6, 2025**, the Respondent, **ALJAREZ LLC**, owner of the property at **3206 FOREST HILL BLVD, PALM SPRINGS, FL, 33461** is in violation of local ordinances. Two adjacent parcels 70-43-07-28-000-0000 & 70-43-44-07-00-000-5020

SECTION 10-31 (FBC 116) Unsafe Structures and Equipment (Electrical)

These violations must be corrected on or before **JUNE 16, 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, **at 10:00 a.m., on TUESDAY JUNE 17, 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)965-4010. Any interested party seeking to appeal any decision of the Special Magistrate with respect to any matter considered at the hearing will need a record of the proceedings and will need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence presented. Persons who need a special accommodation in order to attend or participate in this hearing must advise the Village Clerk at (561) 965-4010, at least 36 hours prior to the hearing.

Tom Gehman
Code Enforcement Officer 561-814-3208

TOM GEHRMAN
Printed Name of Officer

Date Issued: JUNE 6, 2025

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2025 – 34

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

V.
ALJAREZ LLC
C/O JOSE ROTHMAN
PO BOX 822066
SOUTH FLORIDA, FL 33082 2066

PCN

70-43-44-07-28-000-0000 & 70-43-44-07-00-000-5020

Respondent.

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 **JUNE 6, 2025**, the Respondent, ALJAREZ LLC., owner of the property at 3206 FOREST HILL BLVD, PALM SPRINGS, FL, 33461 is in violation of local ordinances. Two adjacent parcels 70-43-07-28-000-0000 & 70-43-44-07-00-000-5020

SECTION 10-31 (FBC 116) Unsafe Structures and Equipment (Electrical)

These violations must be corrected on or before **JUNE 16, 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, at 10:00 a.m., on TUESDAY JUNE 17, 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)965-4010. Any interested party seeking to appeal any decision of the Special Magistrate with respect to any matter considered at the hearing will need a record of the proceedings and will need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence presented. Persons who need a special accommodation in order to attend or participate in this hearing must advise the Village Clerk at (561) 965-4010, at least 36 hours prior to the hearing.


Code Enforcement Officer 561-814-3208

TOM GEHRMAN
Printed Name of Officer

Date Issued: JUNE 6, 2025

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Case No. 2025 - 34

ALJAREZ LLC.
C/O JOSE ROTHMAN
3206 FOREST HILL BLVD
PALM SPRINGS, FL 33461
Respondent(s)

AFFIDAVIT OF SERVICE

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

On the 6th Day of JUNE 2025 at 2:32 PM, I served the attached Notice of Violation/Notice of Hearing on the within named Respondent(s), 3206 FOREST HILL BLVD (Paradise Mobile Park), at 3206 FOREST HILL BLVD, 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.

XX 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: KAREN HOLLINGSWORTH (Park Manager) 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.

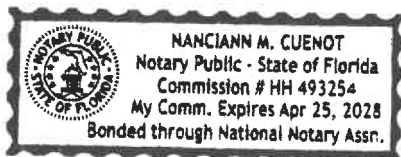
By: Tom Gehrmann
Code Enforcement Officer

Date: JUNE 10, 2025

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 10th day of JUNE, 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



Case 2025-34 3206 Forest Hill Blvd.



PALM SPRINGS POLICE DEPARTMENT

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

JUNE 6, 2025

ALJAREZ LLC
C/O JOSE ROTHMAN
3206 FOREST HILL BLVD
PALM SPRINGS, FL 33406

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 **3206 FOREST HILL BLVD in Palm Springs, FL**

PCN: 70-43-44-07-28-000-0000 & 70-43-44-07-00-000-5020

CASE 2025-34

Violations:

SECTION 10- 31 (FBC 116) Unsafe Structures and Equipment (Electrical)

The options available include coming into voluntary compliance **OR** arguing your case at the Special Magistrate hearing, **TUESDAY JUNE 17, 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 call me if you have any questions at (561) 814-3208.

Respectfully,

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

Professionalism · Respect · Integrity · Duty · Excellence

6/6/2025 2:31

Case 2025-34 3206 Forest Hill Blvd



5/29/2025 9:19

Code 2025-34 3206 Forest Hill Blvd
(Section 10-31) FBC 116.1 VMSAFE Electrical











PALM SPRINGS POLICE DEPARTMENT

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

JUNE 6, 2025

ALJAREZ LLC
C/O JOSE ROTHMAN
3206 FOREST HILL BLVD
PALM SPRINGS, FL 33406

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 **3206 FOREST HILL BLVD in Palm Springs, FL**

PCN: 70-43-44-07-28-000-0000 & 70-43-44-07-00-000-5020

CASE 2025-34

Violations:

SECTION 10- 31 (FBC 116) Unsafe Structures and Equipment (Electrical)

The options available include coming into voluntary compliance **OR** arguing your case at the Special Magistrate hearing, **TUESDAY JUNE 17, 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 call me if you have any questions at (561) 814-3208.

Respectfully,

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

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



PALM SPRINGS POLICE DEPARTMENT

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

JUNE 6, 2025

ALJAREZ LLC
C/O JOSE ROTHMAN
3206 FOREST HILL BLVD
PALM SPRINGS, FL 33406

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PCN: 70-43-44-07-28-000-0000 & 70-43-44-07-00-000-5020

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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 I
230 CYPRESS LANE
PALM SPRINGS, FL 33461



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Label 880-QDT, March 2023



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\$008.16⁰
06/06/2025 ZIP 33480
043M31255277

US POSTAGE

ALJAREZ LLC

C/O JOSE ROTHMAN

PO BOX 822066

SOUTH FLORIDA, FL 33082 2066

→ *Mailed to Address of Record
PROP Appraisers
+
TAX Collection*



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



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

US POSTAGE

ALJAREZ LLC

C/O JOSE ROTHMAN

PO BOX 822066

SOUTH FLORIDA, FL 33082 2066



PALM SPRINGS POLICE
230 CYPRESS LANE
PALM SPRINGS, FL 334



9489 0178 9820 3040 0467 74

Label 890-QDT, March 2023



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US POSTAGE

ALJAREZ LLC
C/O JOSE ROTHMAN
3206 FOREST HILL BLVD
PALM SPRINGS, FL 33406

MAILED TO THE
REGISTERED AGENT



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



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06/06/2025 ZIP 33480
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US POSTAGE

ALJAREZ LLC
C/O JOSE ROTHMAN
3206 FOREST HILL BLVD
PALM SPRINGS, FL 33406

FBC

SECTION 116 UNSAFE STRUCTURES AND EQUIPMENT

116.1 Unsafe buildings or systems. All buildings, structures, electrical, gas, mechanical or plumbing systems which are unsafe, unsanitary, or do not provide adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to existing use, constitute a hazard to safety or health, are considered unsafe buildings or service systems. All such unsafe buildings, structures or service systems are hereby declared illegal and shall be ordered by the Building Official to be abated by the owner, through repair and rehabilitation or by demolition in accordance with the Code. The extent of repairs shall be determined by the Building Official.

116.1.1 When the Building Official determines a building, structure, electrical, gas, mechanical or plumbing system or portion thereof is unsafe, as set forth in this Code he/she shall provide the owner, agent or person in control of such building, structure, electrical, gas, mechanical or plumbing system a written notice of violation stating the defects thereof. This notice shall require the owner within a stated time either to complete specified repairs or improvements, or to demolish and remove the building, structure, electrical, gas, mechanical or plumbing system or portion thereof. At the option of the local government, the processes and procedures for code enforcement under Florida Statute 162 may be utilized to abate a violation under this section. If this statutory method of enforcement is invoked, the Building Official shall act in the role of code inspector as authorized in Section 114 of this code to initiate enforcement proceedings, and notice shall be in accordance with the provisions of the Statute.

116.1.2 If necessary, the notice shall also require the building, structure, electrical, gas, mechanical, plumbing systems or portion thereof to be vacated and/or disconnected, and not reoccupied and/or reconnected until the specified repairs and improvements are completed, inspected and approved by the Building Official. The Building Official shall post at each entrance to the building a placard stating: THIS BUILDING IS UNSAFE AND ITS USE OR OCCUPANCY HAS BEEN PROHIBITED BY THE BUILDING OFFICIAL. This placard shall remain posted until the required repairs are made or demolition is completed. It shall be unlawful for any person, firm or corporation or its officers, agents, or other servants, to remove the posting without written permission of the Building Official, or for any person to enter the building, or use the building or system(s) except for the purpose of making the required repairs or of demolishing same.

116.1.3 In case the owner, agent, or person in control cannot be found within the stated time limit, or, if such owner, agent, or person in control shall fail, neglect, or refuse to comply with notice to repair, rehabilitate, or to demolish, and remove said building, structure, electrical, gas, mechanical or plumbing system or portion thereof, the Building Official, acting as a code inspector, shall notify an enforcement board and request a hearing. In the case of the violation posing a serious threat, and after having ascertained the cost, the Building Official may take action to cause such building, structure, electrical, gas, mechanical or plumbing system or portion thereof, to be demolished, secured, repaired, or required to remain vacant or unused. Taking such action does not create a continuing obligation on the part of the Building Official to continue with maintaining such building, structure, or system; or create liability for any damage to the property.

116.1.4 The decision of the Building Official shall be final in cases of emergency, which, in the opinion of the Building Official, involve imminent danger to human life or health, or the property of others. He/she shall promptly cause such building, structure, electrical, gas, mechanical or plumbing system or portion thereof to be made safe or cause its removal. For this purpose, he/she may at once enter such structure or land on which it stands, or abutting land or structures, with such assistance and at such cost as he may deem necessary. He/she may order the vacating of adjacent structures and may require the protection of the public by appropriate fence or such other means as may be necessary, and for this purpose may close a public or private way.

CASE PRESENTATION
CASE No. CASE 2025-34

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 3206 FOREST HILL BLVD (Paradise Mobile Home Park) 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 ALJAREZ LLC.
5. PERSUANT TO Complaints and Personal Observations there are VIOLATIONS OF ORDINANCE,
SECTION 10-31 (FBC 116) Unsafe Structures and Equipment (Electrical).

Notices were mailed to the address of record and verbal communication with the on-site manager and property owner. An Inspection with the Village Building Official, Code Enforcement, Property Owner and Electrical Contractor was set up for May 29, 2025. Upon inspection Safety Issues were observed with the Mobile Home Park Electric Meters and Electrical connection integrity. Because of Safety concerns the Property Owner and Contractor were directed to promptly apply for a permit with the Village Building Department. By June 6th, 2025, no required permit application was received by the Village.

5. On JUNE 6, 2025, I WROTE Notice of Violation/Notice of Hearing 2025-34 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. Since the Notice of Violation/Notice of Hearing 2025-34, the Electrical Contractor and Property Owner have been working to obtain the proper paperwork to have the required permit issued to make corrections and do the work. This is a Safety Issue that needs to have Priority! As of Wednesday June 11th, a permit was submitted for review.

7. **I REQUEST THAT THE RESPONDENT BE ORDERED to gain compliance with the required Issued Permits and have required Electrical corrections completed and inspected on a timely basis.** Village Building Official Peter Ringle is in attendance today to testify as to what was found at the park.

8. THE VILLAGE HAS ALSO INCURRED COSTS IN THE AMOUNT OF \$374.10 CONDUCTING THIS INVESTIGATION AND HEARING. I REQUEST THAT THE RESPONDENT BE ORDERED TO REIMBURSE THOSE COSTS TO THE VILLAGE BY NO LATER THAN, JUNE 30, 2025.

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



Case Administrative / Court Costs

JUNE 17, 2025, 3206 FOREST HILL BLVD (Paradise Mobilehome Park)		Case 2025-34		
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	1.00	60.00	60.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	0.00	5.00	0.00
5	Additional photos re-inspections - 5 for 20.00	2.00	20.00	40.00
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	Special Magistrate	0.50	195.00	97.50
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 34				374.10



PALM SPRINGS POLICE DEPARTMENT

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

May 23, 2025

**ALJAREZ LLC ROTHMAN JOSE C/O
3206 FOREST HILL BLVD
PALM SPRINGS, FL 33406**

Dear Property Owner,

You have been issued a courtesy notice for code violations by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property at 3206 FOREST HILL Blvd, Palm Springs, FL 33406.
PCN: 70434407280000000

This property is in violation of local ordinances.

Florida Statutes Section 319.30(2)(A). * Mobile homes in which the interior walls and cabinets and vanities and HVAC, and all interior items have been removed are no longer considered mobile home and must be removed from mobile park.

Section Sec. 10-31. FBC 110.1 - Failure to closeout permits 202401615 and obtain required inspection.

Section Sec. 10-31. FBC 116.1 - Unsafe or dangerous structure. Meter Bank 128-133: tree growing around meters. Meter Bank 122-127: broken riser. Life safety issues that need to be addressed as soon as possible. FBC 116.1

Compliance Date: June 23rd, 2025

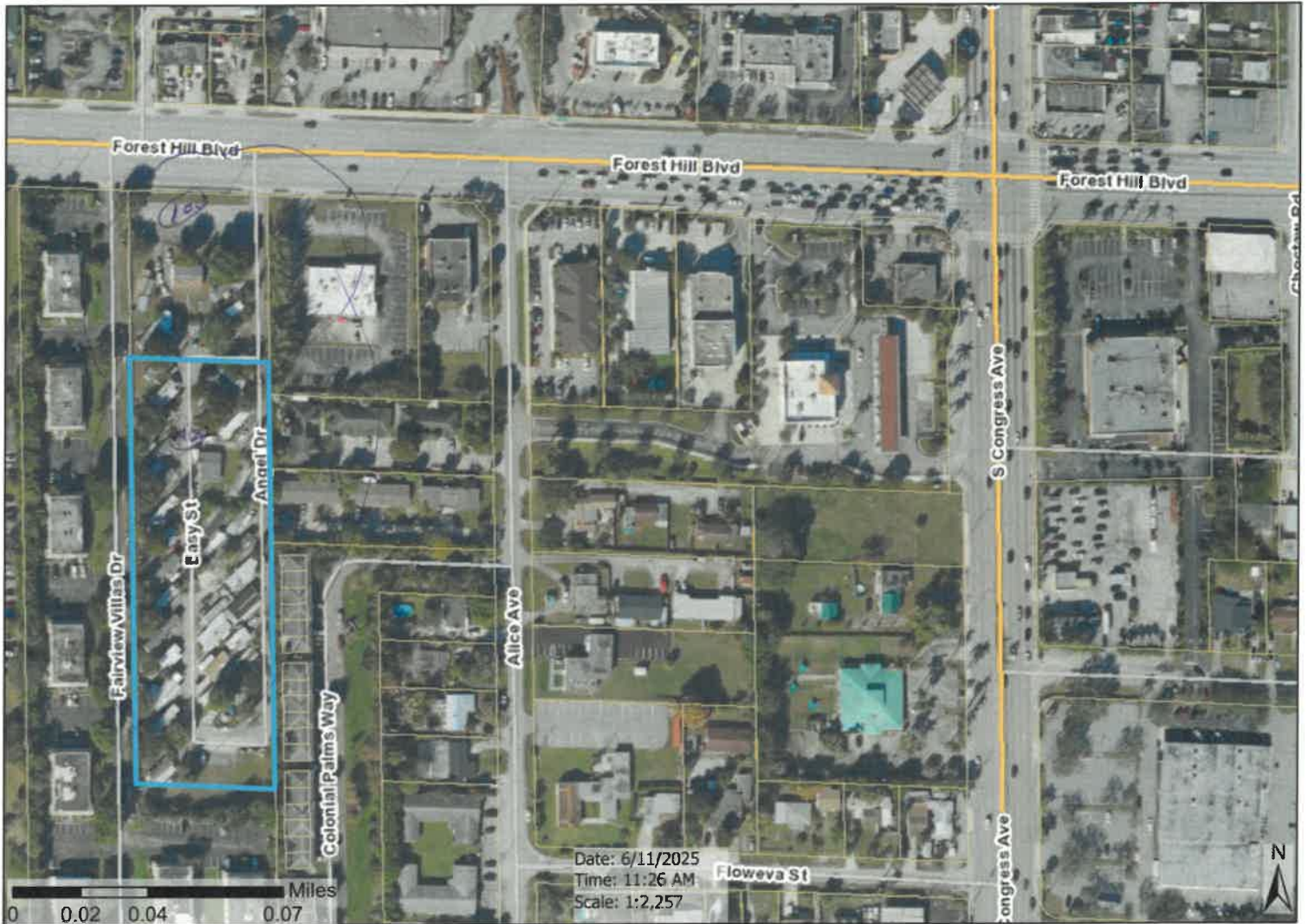
Failure to comply can result in a Citation Fine, Court Costs and possible Lien on the property. Please call Code Enforcement at (561) 584-8300 ext. 8520 or Code Officer listed below if you have any concerns or questions.

Respectfully,

Jean Nord
Palm Springs Police Department
Code Enforcement Officer

jnord@vpsfl.org

3206 Forest Hill Blvd 100 + 102
Paradise Mobile Home Park
Case 2025-34
- Electrical Safety Issues



Property Detail

Location Address : 3206 FOREST HILL BLVD 102
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-07-00-000-5020
Subdivision :
Official Records Book/Page : 15987 / 668
Sale Date : 10/01/2003
Legal Description : 7-44-43, E 190 FT OF W 1/4 OF SE 1/4 OF SE 1/4 (LESS S 435 FT & NLY 289.03 FT)

Owner Information

Owner(s)	Mailing Address
ALJAREZ LLC	ROTHMAN JOSE C/O PO BOX 822066 SOUTH FLORIDA FL 33082 2066

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
10/01/2003	\$10	15987 / 00668	QUIT CLAIM	ALJAREZ LLC
09/30/2003	\$750,000	15943 / 01812	WARRANTY DEED	ROTHMAN DAVID &
01/01/1990	\$546,300	06323 / 00098	WARRANTY DEED	
01/01/1974	\$19,000	02362 / 00660		

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 33
***Total Square Feet :** 816
Acres : 2.53
Property Use Code : 2800—PKG LT / MH PK
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

No Image Found

Property Extra Feature

Description	Year Built	Units
Utility Building	1958	81

Property Land Details

Land Line #	Description	Zoning	Acres
1	TRAILER PARK RENTAL	RM	2.5257

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$39,830	\$40,190	\$40,346	\$33,036	\$33,696
Land Value	\$1,419,000	\$1,320,000	\$1,155,000	\$995,775	\$948,750
Total Market Value	\$1,458,830	\$1,360,190	\$1,195,346	\$1,028,811	\$982,446

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$1,369,347	\$1,244,861	\$1,131,692	\$1,028,811	\$982,446
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$1,369,347	\$1,244,861	\$1,131,692	\$1,028,811	\$982,446

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$27,171	\$25,133	\$23,076	\$21,179	\$20,402
NON AD VALOREM	\$10,743	\$10,580	\$9,948	\$8,756	\$8,107
TOTAL TAX	\$37,914	\$35,713	\$33,024	\$29,935	\$28,508

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

Property Detail

Location Address : 3206 FOREST HILL BLVD 100
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-07-28-000-0000
Subdivision : SORRELLS ACRE
Official Records Book/Page : 15987 / 668
Sale Date : 10/01/2003
Legal Description : SORRELLS ACRE ALL OF PLAT

Owner Information

Owner(s)	Mailing Address
ALJAREZ LLC	ROTHMAN JOSE C/O PO BOX 822066 SOUTH FLORIDA FL 33082 2066

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
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09/30/2003	\$750,000	15943 / 01812	WARRANTY DEED	ROTHMAN DAVID &

Exemption Information

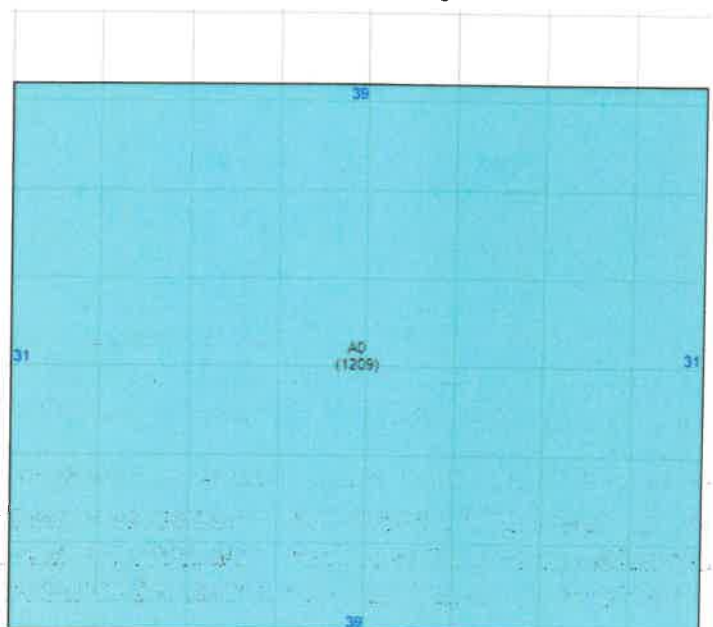
No Exemption Information Available.

Property Information

Number of Units : 5
***Total Square Feet :** 0
Acres : 1.00
Property Use Code : 2800—PKG LT / MH PK
Zoning : CG—COMMERCIAL GENERAL (70-PALM SPRINGS)

Building Details**Structural Details**

Structural Element for Building 1	
Exterior Wall 1	MSY: CB STUCCO
Year Built	1958
Air Condition Desc.	NO HTG/AC
Heat Type	NONE
Heat Fuel	NONE
Bed Rooms	0
Full Baths	1
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	FINE OR SOFT WOOD
Floor Type 2	N/A
Stories	1

Sketch for Building 1**Subarea and Square Footage for Building 1**

Code Description	square Footage
BAS Base Area	1209

Account Information

Property Control Number: 70-43-44-07-28-000-0000 Mailing Address: PO BOX 822066 South Florida, Fl 33082-2066 Owner of Record: ALJAREZ LLC	Property Type: Real Property Property Address: 3206 FOREST HILL BLVD 100 PALM SPRINGS, FL 33406 Second Owner: ROTHMAN JOSE C/O	Status: Active Legal Description: SORRELLS ACRE ALL OF PLAT
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Last updated: 6/06/2025 11:33:44 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: \$0.00

Recently Paid Bills

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/25	\$8,070.68 Net Tax: \$8,235.39 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$164.71	1/25/25	-\$8,070.68	Paid
4/1/24	\$7,718.74 Net Tax: \$7,796.70 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$77.96	2/27/24	-\$7,718.74	Paid
3/31/23	\$6,951.45 Net Tax: \$7,166.44 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$214.99	12/30/22	-\$6,951.45	Paid

Account Information

Property Control Number: 70-43-44-07-00-000-5020 Mailing Address: PO BOX 822066 South Florida, Fl 33082-2066 Owner of Record: ALJAREZ LLC	Property Type: Real Property Property Address: 3206 FOREST HILL BLVD 102 PALM SPRINGS, FL 33406 Second Owner: ROTHMAN JOSE C/O	Status: Active Legal Description: 7-44-43, E 190 FT OF W 1/4 OF SE 1/4 OF SE 1/4 (LESS S 435 FT & NLY 289.03 FT)
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Last updated: 6/06/2025 11:36:07 AM

2024 Real Estate and Tangible Personal Property Taxes will be delinquent as of April 1, 2025.
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Tax Bills

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

Total Payable: \$0.00

Recently Paid Bills

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/25	\$36,776.10 Net Tax: \$37,913.52 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$1,137.42	12/14/24	-\$36,776.10	Paid
4/1/24	\$34,642.02 Net Tax: \$35,713.42 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$1,071.40	12/27/23	-\$34,642.02	Paid
3/31/23	\$32,032.91 Net Tax: \$33,023.62 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$990.71	12/14/22	-\$32,032.91	Paid



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

Detail by Entity Name

Florida Limited Liability Company

ALJAREZ, LLC

Filing Information

Document Number L03000029128
FEI/EIN Number 14-1891829
Date Filed 08/07/2003
Effective Date 08/06/2003
State FL
Status ACTIVE

Principal Address

3206 FOREST HILL BLVD.
PALM SPRINGS, FL 33406

Changed: 03/02/2010

Mailing Address

P.O. BOX 822066
SOUTH FLORIDA, FL 33082

Changed: 01/22/2011

Registered Agent Name & Address

ROTHMAN, JOSE
3206 FOREST HILL BLVD.
PALM SPRINGS, FL 33406

Name Changed: 01/29/2013

Address Changed: 01/29/2013

Authorized Person(s) Detail

Name & Address

Title MGRM

ROTHMAN, AMANDA
P.O. BOX 822066
SOUTH FLORIDA, FL 33082

Title MGRM



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-34

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

**ALJAREZ LLC
3206 FOREST HILL BOULEVARD
PALM SPRINGS, FL 33461**

**MAILING ADDRESS:
ALJAREZ LLC
C/O JOSE ROTHMAN
PO BOX 822066
SOUTH FLORIDA, FL 33082 2066
Respondent(s).**

ORDER FINDING VIOLATION

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

Section 10-31 (FBC 116): Unsafe structures and equipment (Electrical).

Address: 3206 FOREST HILL BOULEVARD 100 & 102
Legal Description: SORRELLS ACRE ALL OF PLAT and 7-44-43, E 190 FT OF W
1/4 OF SE 1/4 OF SE 1/4 (LESS S 435 FT & NLY 289.03 FT)
PCN: 70-43-44-07-28-000-0000 & 70-43-44-07-00-000-5020

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 **17th** day of **June 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 116): Unsafe structures and equipment (Electrical).**

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

☐ **Section 10-31 (FBC 116): Unsafe structures and equipment (Electrical).**

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 **June 30, 2025:**
- ☐ Administrative costs of **\$374 .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. The Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **June 30, 2025.**
- ☐ Administrative costs of **\$374.10**
 - ☐ 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 17th day of JUNE 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:

[PO BOX 822066](#)

[South Florida, FL 33082 2066](#)

VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT

CODE CASE: 2023-51

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

ENRIQUE CASARRUBIAS &
ALAN CASARUBBIAS & JOSSELIN CASARUBBIAS
3431 LAKE WORTH ROAD
LAKE WORTH BCH, FL 33461



Respondent(s).

ORDER FINDING VIOLATION

Re: Violation of the following Village of Palm Springs Code of Ordinances: SECTION 34-633 Nonconforming Building or Structures, Discontinue/Abandon Use on premises, SECTION 34-916 Prohibited Parking, Trailers and Semi trucks, SECTION 30-141 Excessive overgrowth of weeds & vegetation, SECTION 30-143 Public Nuisance, trash and debris scattered and visible, SECTION 34-1381 Nuisances Generally, outdoor storage visible, SECTION 10-8 Exterior Property areas- Parking lot repave and stripe, sanitation, abandon grease trap, SECTION 10-9: Exterior building or Structures- Maintain in good repair - Deteriorated mansard roof, rotted fascia, boarded or broken windows/doors, remove metal safety bars and plywood from windows, pressure clean/paint, repair cracks in foundation, remove loose cable / electrical wires. Permits may be required, SECTION 46-3 – Graffiti; SECTION 34-223 – Tree Removal without permission; SECTION 34-262 Prohibited signs; SECTION 10-7 Property Maintenance clean, safe, secure, and sanitary condition.

Address:	3431 LAKE WORTH ROAD
Legal Description:	SUB 19-44-43, W 1/2 OF SW 1/4 OF TR 69 (LESS LAKE WORTH RD R/W & ADDL SR 802 R/W AS IN OR2644P248)
PCN:	70-43-44-19-20-069-0040

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the 19th day of October 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 the following Village of Palm Springs Code of Ordinances:

- ☒ SECTION 34-633 NONCONFORMING BUILDINGS OR STRUCTURES:
Discontinue / Abandon Use on premises. Site Plan Application required.
- ☒ SECTION 34-916 PROHIBITED PARKING:
Multiple trailers and Semi Trucks on premises
- ☒ SECTION 30-141 EXCESSIVE OVERGROWTH OF WEEDS & VEGETATION:
- ☒ SECTION 30-143 PUBLIC NUISANCE:

- ☒ Debris, trash, stagnant water, and weeds are visible throughout the property.
- ☒ SECTION 34-1381 NUISANCES GENERALLY:
Materials stored in outside areas visible from adjacent street or property.
- ☒ SECTION 10-8 EXTERIOR PROPERTY AREAS:
Large potholes and cracks in the parking lot need to be re- paved. Permits may be required.
Sanitation/weeds. Abandoned grease trap.
- ☒ SECTION 10-9 EXTERIOR OF STRUCTURE OR BUILDING:
Maintain in good repair - Deteriorated mansard roof, rotted fascia, boarded or broken windows/doors, remove metal safety bars and plywood from windows, pressure clean/paint, repair cracks in foundation, remove loose cable / electrical wires. Permits may be required.
- ☐ SECTION 46-3 GRAFFITI: *Complied*
- ☒ SECTION 34-223 TREE REMOVAL:
It is unlawful to cut down any tree without Village application. Permission required from Planning Zoning Building.
- ☐ 34-262 PROHIBITED SIGNS: *Complied*
Remove banner signs from mansard roof.
- ☒ SECTION 10-7 PROPERTY MAINTENANCE
The owner of the property shall maintain structures and exterior property in compliance with these requirements a person shall not occupy as owner-occupant or permit another person to occupy any premises which do not comply with the requirements of this chapter. Vacant structures and land shall be maintained in a clean, safe, secure, and sanitary condition so as not to cause a deteriorating problem or adversely affect the public health, safety, or welfare.

☒ Respondent was in violation of the following Village of Palm Springs Code of Ordances: *but Complied*

- ☐ SECTION 34-633 NONCONFORMING BUILDINGS OR STRUCTURES:
Discontinue / Abandon Use on premises. Site Plan Application required.
- ☐ SECTION 34-916 PROHIBITED PARKING:
Multiple trailers and Semi Trucks on premises
- ☐ SECTION 30-141 EXCESSIVE OVERGROWTH OF WEEDS & VEGETATION:
- ☐ SECTION 30-143 PUBLIC NUISANCE:
Debris, trash, stagnant water, and weeds are visible throughout the property.
- ☐ SECTION 34-1381 NUISANCES GENERALLY:
Materials stored in outside areas visible from adjacent street or property.
- ☐ SECTION 10-8 EXTERIOR PROPERTY AREAS:
Large potholes and cracks in the parking lot need to be re- paved. Permits may be required.
Sanitation/weeds. Abandoned grease trap.
- ☐ SECTION 10-9 EXTERIOR OF STRUCTURE OR BUILDING:
Maintain in good repair - Deteriorated mansard roof, rotted fascia, boarded or broken windows/doors, remove metal safety bars and plywood from windows, pressure clean/paint, repair cracks in foundation, remove loose cable / electrical wires. Permits may be required.
- ☒ SECTION 46-3 GRAFFITI:
- ☐ SECTION 34-223 TREE REMOVAL:
It is unlawful to cut down any tree without Village application. Permission required from Planning Zoning Building.
- ☒ 34-262 PROHIBITED SIGNS:
Remove banner signs from mansard roof.
- ☐ SECTION 10-7 PROPERTY MAINTENANCE
The owner of the property shall maintain structures and exterior property in compliance with these requirements a person shall not occupy as owner-occupant or permit another person to occupy any premises which do not comply with the requirements of this chapter. Vacant structures and land shall be maintained in a clean, safe, secure, and sanitary condition so as not to cause a deteriorating problem or adversely affect the public health, safety, or welfare.

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

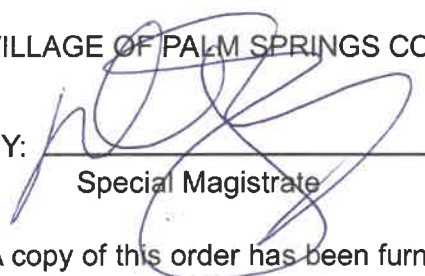
- ☐ Respondent has brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before December 22, 2023:
- ☐ Administrative costs of \$482.54
 - ☐ Citation fine of \$ N/A
 - ☐ Re-inspection fee of \$ N/A
- ☒ Respondent has not brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before February 15, 2024. If Respondent fails to comply within the time given, a fine of \$100.00 per day, per violation will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property is in compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by December 22, 2023. *January 8, 2024* 
- ☒ Administrative costs of \$482.54
 - ☐ Citation fine of \$ N/A
 - ☐ Re-inspection fee of \$ N/A

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

A certified copy of this order may be immediately recorded in the Public Records of Palm Beach County and if recorded, shall constitute notice pursuant to section 162.07(4), Fla. Stat. Within twenty (20) days of the date of this order, the Respondent may submit a written request to Code Inspector/Officer Nanciann Cuenot at the Village of Palm Springs, 226 Cypress Lane, Palm Springs, FL 33461, for a hearing to challenge the fine amount imposed by this order. If such a hearing is timely requested, the Village shall notify the Respondent of the hearing date and time by regular U.S. mail sent to the address provided in the written request for the hearing. The requested hearing will be limited to consideration of only those new findings necessary to impose an appropriate fine amount. The Respondent shall bear the burden of proof at such hearing and shall be required to show cause why this order and the fine amount stated herein shall not be imposed. However, if the Respondent fails to timely request a hearing as described above and fails to bring the violations into compliance and/or pay all administrative costs and fees as ordered herein, the Village, if it has not already done so pursuant to section 162.07(4) Fla. Stat., may record a certified copy of this order in the Public Records of Palm Beach County, Florida, and thereafter this order shall constitute a lien pursuant to section 162.09, Fla. Stat. If a certified copy of this order has previously been recorded pursuant to section 162.07(4) Fla. Stat., then that recorded order shall constitute a lien pursuant to section 162.09, Fla. Stat. The lien shall be assessed against the real property at issue (if applicable) and the real and personal property of the Respondent. After three (3) months from recording the lien which remains unpaid, the Special Magistrate may authorize the Village Attorney to foreclose on the lien or to sue to recover a money judgement for the amount of the lien plus accrued interest. Future violations of the aforementioned code section(s) may be considered a repeat violation for which a fine of up to five-hundred dollars (\$500.00) per day may be imposed beginning on the date the violation begins. Upon complying, it is the responsibility of the Respondent to notify the Village of Palm Springs Code Inspector/Officer at (561) 584-8300 Ext. 8524 to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this 21st day of December 2023.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

BY: 

Special Magistrate

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

3431 Lake Worth Road,
Lake Worth Beach, FL 33461

VILLAGE OF PALM SPRINGS, FLORIDA

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

Code Enforcement Officer: Cuenot

Date: June 17, 2025

Case No.: 2023-51

Respondent(s): ENRIQUE CASARRUBIAS & ALAN CASARRUBIAS & JOSSELIN CASARRUBIAS

Violation Address (Subject Property): 3431 Lake Worth Road

BACKGROUND

On **December 21, 2023** the above referenced case was adjudicated by the Special Magistrate/Code Enforcement Board as being in violation of Code Section(s): **34-633 Nonconforming Building or Structures; 34-916 Prohibited Parking; 30-141 Excessive overgrowth of weeds & vegetation; 30-143 Public Nuisance-Trash & Debris; 34-1381 Nuisances Generally, outdoor storage; 10-8 Exterior Property areas- Parking lot, sanitation, abandon grease trap; 10-9: Exterior building or Structures- Deteriorated roof, fascia, windows, foundation; 46-3 Graffiti; 34-223 Tree Removal without permission; 34-262 Prohibited signs; 10-7 Property Maintenance.** The Respondent was given violations and a fine commencing on **February 15, 2024**, and continuing to accrue at the rate of **\$100.00 per day, per violation** for every day not in compliance. Six violations accrued 7 days as of February 23, 2024, for a fine of **\$4,200.00**. Three violations accrued for 418 days as of April 8, 2025. for a fine of **\$125,400.00**. **To date, the total fine amount is \$129,600.**

The Fine amount of **\$1,500.00** for Improper Tree Trimming, INV24-0981, has **NOT** been paid.

The administrative costs of **\$482.54** 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 amounts of **\$12,960.00 and Invoice for \$1,500.00 for improper tree trimming** within ten (30) days of the date of the Magistrate's Final Order on the Request or on or before **July 17, 2025**. If the reduced fine is not paid within the time specified, the original fine of **\$129,600.00** 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 the Staff's recommendation is set forth as follows: This property has been left vacant and an eyesore in the Commercial Redevelopment Area for many years. The property owners were working with code enforcement. They agreed to demolish the two buildings and bring the property into compliance with the vacant and unimproved property maintenance code requirements by sodding the property, installing a temporary chain-link fence and gate, planting a hedge in front of the fence and submitting application for Vacant Property Registration. The Village recommends reducing the fine amount in this case to 10% of the total lien amount.

Dated: June 17, 2025

By: Nanciann Cuenot
Code Enforcement Officer



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

**Case No.: 2023-51
Village of Palm Springs, Florida
Petitioner,**

vs.

**ENRIQUE CASARRUBIAS &
ALAN CASARUBBIAS & JOSSELIN CASARUBBIAS
3134 LAKE WORTH ROAD
LAKE WORTH BEACH, FL 33461**
Respondent(s).

FINE REDUCTION ORDER

THIS MATTER having come before the Village of Palm Springs Code Enforcement Special Magistrate on **June 17, 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:

1. The above Respondent(s) is the owner or occupant of **3431 Lake Worth Road**, THE PROPERTY DESCRIBED AS: SUB 19-44-43, W 1/2 OF SW 1/4 OF TR 69 (LESS LAKE WORTH RD R/W & ADDL SR 802 R/W AS IN OR2644P248)
2. On **December 21, 2023**, the Village of Palm Springs Code Enforcement Special Magistrate entered an order finding the Respondent in violation of the following:
 - 1) **Section 34-633: NONCONFORMING BUILDINGS OR STRUCTURES:**
Storage Use on premises is not allowed in CG Commercial General land development district. Site Plan Approval required.
 - 2) **Section 34-916: PROHIBITED PARKING:**
Three (3) trailers and two (2) inoperable vehicles without license or registration on premises
 - 3) **Section 30-141: EXCESSIVE OVERGROWTH OF WEEDS & VEGETATION:**
 - 4) **Section 30-143: PUBLIC NUISANCE:**
Debris, trash, stagnant water, and weeds are visible.
 - 5) **Section 34-1381: NUISANCES GENERALLY:**
Materials stored in outside areas visible from adjacent street or property.
 - 6) **Section 10-8: EXTERIOR PROPERTY AREAS:**
Large potholes and cracks in the parking lot - re- pave. Permits required.
Sanitation/weeds. Abandon grease trap.
 - 7) **Section 10-9: EXTERIOR OF STRUCTURE OR BUILDING:**
Damaged roof, rotted fascia, boarded and broken windows, metal safety bars on windows, pressure clean/paint, repair cracks in stucco/ foundation, remove loose cable / electrical wires. Permits required.
 - 8) **Section 34-223: TREE REMOVAL:**
It is unlawful to cut down any tree without Village application. Permission required from Planning, Zoning Building.
 - 9) **Section 10-7: PROPERTY MAINTENANCE:**
The owner of the premises shall maintain structures and exterior property in compliance with these requirements (International Maintenance Code). A person shall not occupy as owner-occupant or permit another person to occupy any premises which do not comply with the requirements of this chapter. Vacant structures and land shall be maintained in a clean, safe,

secure, and sanitary condition so as not to cause a deteriorating problem or adversely affect the public health, safety, or welfare.

3. The Respondent was given until **February 15, 2024, to comply with code violations**, failing which a fine of **\$100.00 per day, per violation** was assessed against the respondent(s). The fines continued as follows:

The respondent came into compliance with the following sections on **February 23, 2024**, failing which a fine of \$100.00 per day, per violation was assessed against the respondent(s). The fines for Section 34-916, Section 34-141, Section 34-143, Section 34-1381, Section 34-223, and Section 10-7 accrued for 7 days and totaled **\$4,200.00**.

According to Section 2-235, Schedule of Fines for improper Tree Trimming, a fine of **\$1,500.00** is assessed.

The respondent came into compliance with the following sections on **April 8, 2025**, failing which a fine of \$100.00 per day, per violation was assessed against respondent(s). The fines for Section 34-633, Section 10-8, and Section 10-9 continued for 418 days and totaled **\$129,600.00**.

4. Administrative costs in the amount of \$482.54 were also levied against the Respondent(s) and have been paid in full. The total fines have been assessed at: **\$129,600.00**
5. On February 23, 2024, and April 8, 2025, the Respondent(s) complied with the cited violation(s).
6. 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 **\$12,960.00** and Invoice INV24-0981 of **\$1,500.00** for a total of **\$14,460.00** on or before **July 17, 2025**. If the reduced fine is not paid within the specified time, the fine shall revert to the original accrued amount of **\$129,600.00** before the reduction of **\$12,960.00**.

DONE AND ORDERED this 17th day of June 2025.

By: _____
Special Magistrate

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

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2025-01

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,
V.

TULLER PROPERTIES LLC
4040 S MILITARY TRAIL
LAKE WORTH, FL 33463 4616
Respondent.

PCN: 70-42-44-25-08-007-0040
PCN: 70-42-44-25-08-007-0060 (Vacant lot)
PCN: 70-42-44-25-08-007-0080 (Vacant lot)

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 **JANUARY 21, 2025**, the Respondent, **TULLER PROPERTIES LLC** owners of the properties at **4040 LAKE WORTH ROAD, PALM SPRINGS, FL, 33461** is in violation of local ordinances.

SECTION 34-572 VIOLATION AND NON-COMPLIANCE OF CONDITIONS OF THE ANNEXATION AGREEMENT ORDINANCE NO. 2014-36 APPROVED BY THE VILLAGE COUNCIL ON DECEMBER 11, 2014.

THE VIOLATIONS ARE AS FOLLOWS:

*Failed to amend the site plan to include the entire property (Three (3) Parcels), as well as the property to be abandoned ("Road Abandonment") (see paragraph 6 (a)(i))

* Failed to file the Final Site Plan including landscape plans and building elevations to the Village of Palm Springs for administrative site plan approval within two months of Road Abandonment being final and unappealable (Road Abandonment dated November 10, 2016). (see paragraph 6 (a)(i))

* Failed to complete all required improvements and construction set forth on the final site plan within 36 months of administrative site plan approval. (see paragraph 6(a)(i))

*Once the time set forth in each subsection expires, the allowances provided shall thereafter, without further action by the Village become null and void and of no further legal effect. (see paragraph 9).

* Site plan approval is required to maintain Repair and Maintenance, General (Vehicle Repairs), and Dispatching. Terminate non-conforming use of Repair and Maintenance, General (Vehicle Repairs), and Dispatching, with variances. (see paragraph 6 (a)(i))

*In the event the Repair and Maintenance, General (Auto Repair) use is discontinued, outdoor storage shall no longer be permitted. (see paragraph 6 (a)(iii)(4))

* Failed to screen outdoor storage fence from view with opaque hedges or landscaping. (see paragraph 6 (a)(iii)(1)(2))

* Failed to abide by the requirements outlined in the Agreement. Cease operations and remove the food truck (see paragraph 6 (a)(ii)(19)).

*Occupying and expanding nonconforming use of mobile food truck to separate vacant parcels of land.

*Prohibited use of additional mobile food trailers or trucks or concession equipment on the Property. Additional box truck, Storage trailer, and corn roaster (see paragraph 6 (a)(ii)(11)).

*Exceeding hours of operation which are limited to between 7 a.m. and 11 p.m. (see paragraph 6 (a)(ii)(17))

CE/ CEB Case No. 2025-01

*Mobile food truck prohibited use of tables, chairs portable stands, canopies, trailers, and outdoor storage. (see paragraph 6 (a)(ii)(1)).

*Mobile food truck—prohibited signage. Custom or magnetic signage on the truck only. No “A-frame” signage or any signage that extends beyond any surface of the vehicle is allowed. (see paragraph 6 (a)(ii)(5))

* The parking lot and access drives shall be constructed and maintained in good condition with a one-inch hot mix asphaltic concrete surface, and landscaping according to the final site plan (see paragraph 6 (a)(ii)(6)).

*Failing to install Landscaping improvements including Royal Palm trees. (see paragraph 6 (a)(iii)(4)(b))

SECTION 34-1365 LAND FILLING ALTERATION. ASPHALT MILLING IN THE PARKING LOT WITHOUT FIRST OBTAINING THE REQUIRED PERMIT AND INSPECTION.

This violation must be corrected on or before FEBRUARY 10, 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 8524, at 10:00 a.m., on THURSDAY FEBRUARY 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 561 584-8300 Ext 8524 and providing proof of Permits and Inspections. A request for inspection must be made at least 1 day(s) prior to the requested inspection.

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

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

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. 8524

NANCIANN CUENOT
Printed Name of Officer

Date Issued: JANUARY 21, 2025.

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

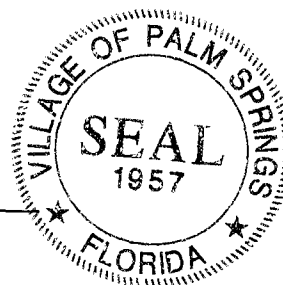
First Reading: 11-13-2014

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.

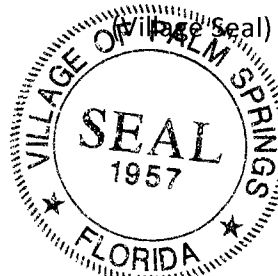
IN WITNESS WHEREOF the parties have hereto set their hands and seals in lawful

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.

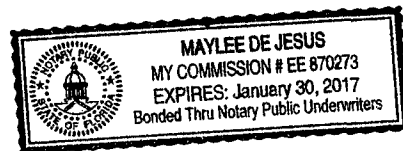


NOTARY PUBLIC – STATE OF FLORIDA

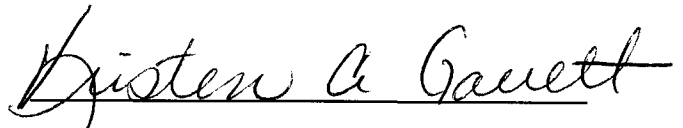
MY COMMISSION EXPIRES:

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

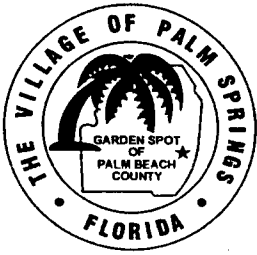
Tiffani Everett
Karie Bell

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