



**AGENDA
CODE ENFORCEMENT MAGISTRATE HEARING DOCKET
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
JULY 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. 2025-34 - 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: \$417.26
Recommendation: Up to \$500.00 per day
Compliance Date: July 31, 2025

2. Case No. 2025-35 - 2887 Lake Worth Road - IS & RG LLC
CE Officer Nanciann Cuenot
Repeat Violation of Village Code of Ordinances
Section 46-3: Graffiti.
Citation Fine: N/A
Admin Cost: \$216.60
Recommendation: \$250.00 per day, accrued for 8 days, for a total fine amount of \$2,000.00
Compliance Date: June 28, 2025

3. Case No. 2025-37 - 249 Poe Drive - Covas Joseph B.
CE Officer - Henry Stout

Violation of the Village Code of Ordinances

Section 10-8: All exterior property must be maintained in a clean, safe, and sanitary condition. All the items/debris from the driveway and front lawn must be removed.

Section 34.914: No parking of vehicles on the property grass (front lawn) may use the swale. All inoperable vehicles from the front yard and backyard must be removed.

Citation Fine: N/A
Admin Cost: \$265.77
Recommendation: \$150.00 per day, per violation
Compliance Date: July 16, 2025

4. Case No. 2025-38 - 502 Cypress Lane - Ryan Bell
CEO Officer David Urrutia

Violation of Village Code of Ordinances

Section 30-143: Nuisance - Removal of rubbish, stagnant water, weeds, and overgrowth is required.

Section 34-225: Fencing - Missing or broken fence, wall, or gate (No Pool).

Section 34-221: Landscape - Landscape maintenance, responsibility of owner.

Section 14-32: Rental - Permits are required for residential rental units.

Citation Fine: N/A
Admin Cost: 279.10
Recommendation: \$100 per day, per violation
Compliance Date: July 31 2025

5. Case No. 2025-39 - 3918 Serubi Avenue - Omar Sanchez
CE Officer David Urrutia

Violation of Village Code of Ordinances

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

Section 14-32: Rental - Permits required for residential rental units.

Section 10-8: Property - All exterior property, accessory structures, pools, sidewalks, and driveways are maintained.

Section 34-1381: Nuisance - Nuisance materials stored outside and visible to neighbors.

Section 34-1327: Driveways - Driveways and parking, failure to maintain.

Citation Fine: N/A
Admin Cost: \$299.10
Recommendation: \$100 per day per violation
Compliance Date: July 31, 2025

- 6. Case No. 2025-40 - South Congress Avenue - Vacant Lot - Matthias Stemplinger & Rudolf Stemplinger
CE Officer Nanciann Cuenot
 Violation of Village Code of Ordinances -
Section 34-829: Temporary licensing of certain uses. Expiration of term – failure to terminate use and return property to original condition and sod unimproved areas.
Section 30-141: Excessive growth of weeds and vegetation, including trees.
Section 30-143: Nuisance – trash & debris.
Section 10-30(e)(4): Unimproved property annual renewal fee.
 Citation Fine: N/A
 Admin Cost: \$237.29 - due by July 25, 2025
 Recommendation: \$100 per day, per violation
 Compliance Date: August 19, 2025

- 7. Case No. 2025-41 - 3900 South Congress Avenue - Jonathan & Stephanie Smith
CE Officer Nanciann Cuenot
 Violation of Village Code of Ordinances
Section 10-31 (FBC 105.5): No permit - Parking lot paving and striping
Section 10-31 (FBC 110.1): No required inspections
 Citation Fine: N/A
 Admin Cost: \$202.29 due by July 25, 2025
 Recommendation: \$100.00 per day
 Compliance Date: August 19, 2025

- 8. Case No. 2025-42 - 4069 Linda Lane - Maria Henao
CE Officer Tom Gehrman
 Violation of Village Code of Ordinances
Section 10-31 FBC (FBC 105.1 & 110.1): No required permits for interior renovation. No required inspections.
Section 30-143: Wild overgrowth, property needs to be maintained.
 Citation Fine: N/A
 Admin Cost: \$279.10
 Recommendation: \$100.00 per day, per violation
 Compliance Date: August 15, 2025

- 9. Case No. 2025-43 - 4104 Dale Road - Da Gama Investments LLC
CE Officer Tom Gehrman
 Violation of Village Code of Ordinances
Section 34-914: Parking on grass is not allowed; all vehicles must be operable with current registration and tag.
Section 14-32: Business license required for rental properties.
Section 10-9: Buildings must be maintained clean and in good repair with address numbers visible on the building.
 Citation Fine: N/A

Admin Cost: \$279.10
Recommendation: \$100.00 per day, per violation
Compliance Date: August 15, 2025

10. Case No. 2025-44A - 3593 Coconut Road - Nelson Lopez Rodriguez & Allison J Lopez

CE Officer Joey Sanders

Violation of Village Code of Ordinances

Section 10-31 (FBC 105.1 & 110.1): Work w/o Permits - Remove all unpermitted structures including the dog cage.

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

Section 30-141: Overgrowth - Mow all overgrown grass.

Section 34-914: Vehicles/Parking/Storage Containers - Remove all storage containers, inoperative and/or unregistered vehicles and all vehicles parked on the grass. Also, major vehicle repairs or overhaul work may not be performed on a residential zoned property.

Section 34-1381: Open Storage - Remove all miscellaneous items stored around the property.

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

Section 10-9: Exterior Property Maintenance - Paint all raw sections of the fascia.

Citation Fine: N/A
Admin Cost: \$216.60
Recommendation: \$100.00 per day, per violation
Compliance Date: August 1, 2025

11. Case No. 2025-44 - 336 Bayside Road - Perez Jose L. & Dahlia C.

CE Officer - Henry Stout

Violation of Village Code of Ordinances

Section 34-1381: No outdoor storage allowed. All storage items must be out of view from the roadway.

Citation Fine: N/A
Admin Cost: \$265.77
Recommendation: \$100 per day, per violation
Compliance Date: July 16, 2025

12. Case No. 2025-45 - 3595 2nd Avenue North - 3595 Second Avenue Holdings LLC

CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

Section 34-914(I): Parking - all vehicles must be operable with current registration and tag

Citation Fine: N/A

Admin Cost: \$345.02
Recommendation: \$100.00 per day
Compliance Date: July 31, 2025

13. Case No. 2025-46 - 2596 Forest Hill Boulevard - Pathwaze Recovery LLC (Social Service Facility)

Violation of the Village Code of Ordinances

Section 10-28: Reasonable Accommodation

Citation Fine: N/A
Admin Cost: N/A
Recommendation: N/A
Compliance Date: N/A

MOTIONS FOR EXTENSION OF TIME FOR COMPLIANCE

14. Case No. 2025-22 - 3818 South Congress Avenue - Bismaillah Enterprises Inc.
CE Officer Nanciann Cuenot

Violation of Village Code of Ordinances

Section 10-30: - Unimproved property maintenance - fence, hedge, and sod required

Citation Fine: N/A
Admin Cost: N/A
Recommendation: Denied
Compliance Date: August 19, 2025

Next Magistrate Hearing is Thursday, August 21, 2025 @ 10:00 AM in Village Council Chambers

Village of Palm Springs

Title VI/Nondiscrimination Policy

I. Policy Statement:

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

II. Persons with Disabilities:

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

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

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

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

III. Complaint Procedures:

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

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

Notices

Complied 7-7-25

9489 0178 9820 3040 0468 97

Regular 7-7-25

Posting 7-7-25

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 **JULY 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 THURSDAY JULY 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: JULY 3, 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 7th Day of JULY 2025 at 11:14 AM, 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.

_____ 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 Gehrman
Code Enforcement Officer

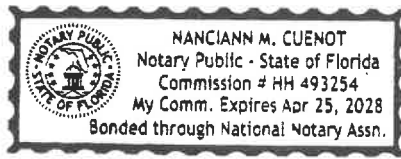
Date: JULY 9, 2025

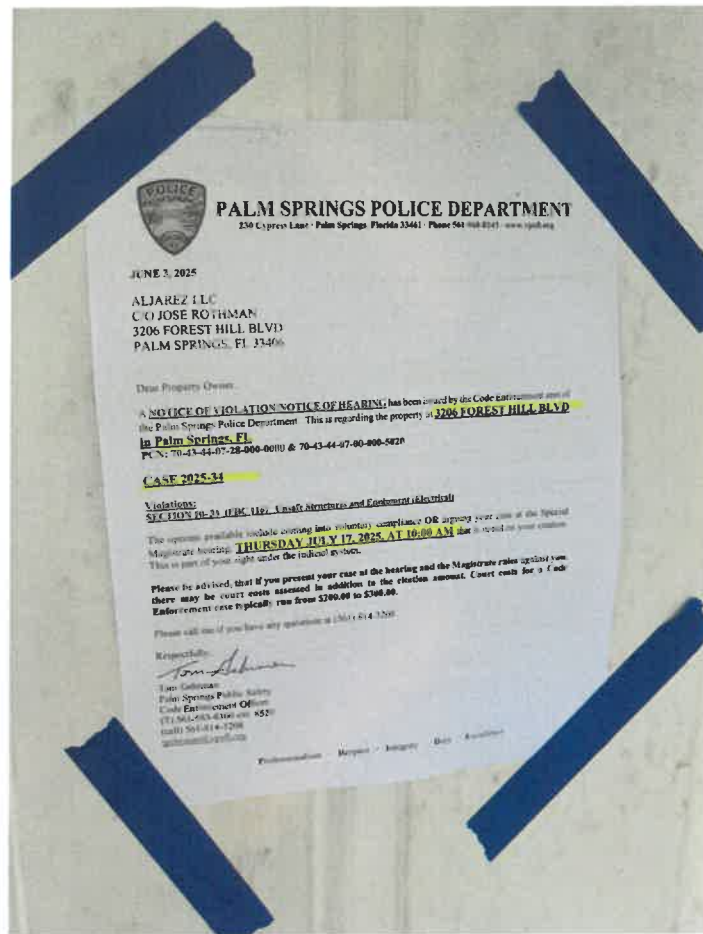
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 9th day of JULY, 2025 by Tom Gehrman, Code Enforcement Officer, who is personally known to me or who has produced a Florida driver's license as identification.

Nanciann M. Cuenot
NOTARY PUBLIC, State of Florida

(SEAL)





7/7/2025 11:13:53 AM

3206 Forest Hill Blvd - Paradise Mobile Case 2025-34



7/7/2025 11:14:18 AM



7/7/2025 11:20:01 AM

3206 Forest Hill Blvd. — Case 2025-34



7/7/2025 11:20:11 AM



Code 2025-34 3206 Forest Hill Blvd
(Section 10-31) FBC 116.1 UNSAFE ELECTRICIAN





+ - 🔍 📏 📐 📏

🔍 📏 📐 📏





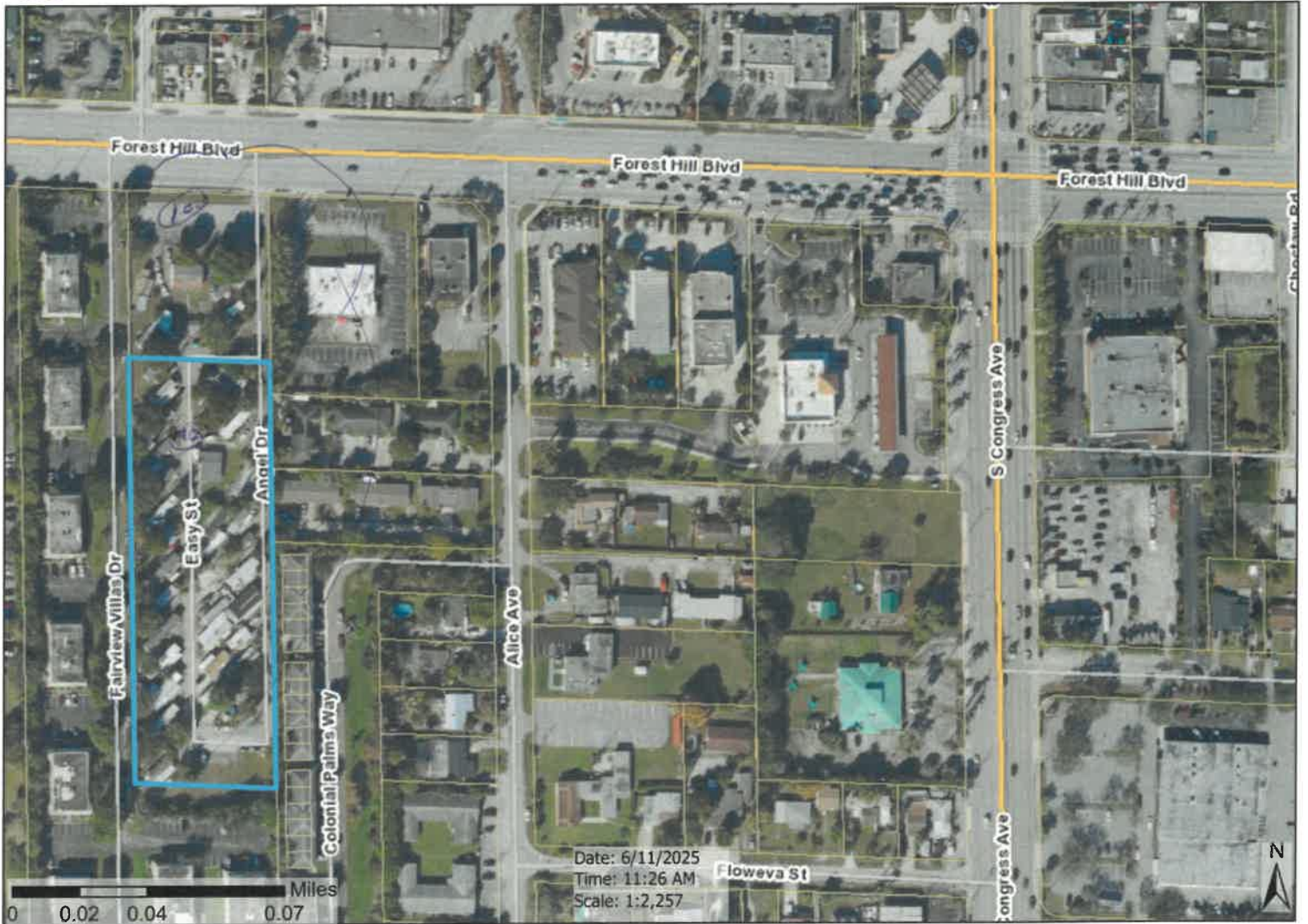
+
-
↺
↻
□
≡

⌂
↓

🔍 📄 📌 📁



3206 Forest Hill Blvd 100 + 102
PARADISE Mobile Home PARK
Case 2025-34
- Electrical Safety Issues





PALM SPRINGS POLICE DEPARTMENT

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

JUNE 3, 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, **THURSDAY JULY 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 3346

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS
UNITED STATES POSTAL SERVICE® **CERTIFIED MAIL®**



9489 0178 9820 3040 0468 97

Label 880-ODT, March 2023

ALJAREZ LLC
C/O JOSE ROTHMAN
PO BOX 822066
SOUTH FLORIDA, FL 33082 2066



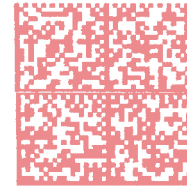
quadiënt
FIRST-CLASS MAIL
IMI
\$008.16⁰
07/07/2025 ZIP 33480
043M31255277

US POSTAGE



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

ALJAREZ LLC
C/O JOSE ROTHMAN
3206 FOREST HILL BLVD
PALM SPRINGS, FL 33406



quadiënt
FIRST-CLASS MAIL
IMI
\$000.69⁰
07/07/2025 ZIP 33480
043M31255277

US POSTAGE

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.



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

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. **Case 2025-34 was Continued from the June 17 Hearing to this JULY 17th 2025 Hearing. Permit 202500786 has been issued.**
7. **I REQUEST THAT THE RESPONDENT BE ORDERED to gain compliance with the required Issued Permits and have required Electrical corrections completed and inspected by JULY 31, 2025. If NOT in Compliance by JULY 31, 2025, a \$250.00 per day fine shall commence. THIS IS A SAFETY ISSUE!**
8. THE VILLAGE HAS ALSO INCURRED COSTS IN THE AMOUNT OF \$417.26 CONDUCTING THIS INVESTIGATION AND HEARING. I REQUEST THAT THE RESPONDENT BE ORDERED TO REIMBURSE THOSE COSTS TO THE VILLAGE BY NO LATER THAN, JULY 31, 2025.
9. SUBJECT TO ANY QUESTIONS YOU MIGHT HAVE, THIS CONCLUDES THE VILLAGE TESTIMONY.



Case Administrative / Court Costs

JULY 17, 2025, 3206 FOREST HILL BLVD (Paradise Mobilehome Park) Case 2025-34

Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	4.00	35.00	140.00
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	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	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
		0.00	0.00	0.00
Total Costs for Case 2025 34				417.26

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

Notices
CERTIFIED (TO ADDRESS OF RECORD 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 RECORD)
POSTING 6-6-25 2:32 PM
70-43-44-07-28-000-0000 & 70-43-44-07-00-000-5020
KAREN HOLLINGSWORTH

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 Gehrman
Code Enforcement Officer

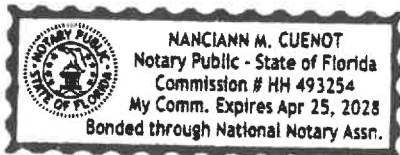
Date: JUNE 10, 2025

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.

Nanciann M. Cuenot
NOTARY PUBLIC, State of Florida

(SEAL)





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



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,

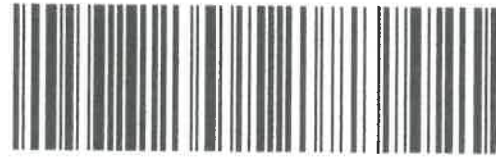
Tom Gehrman
Palm Springs Public Safety
Code Enforcement Officer
(T) 561-583-8300 ext. 8520
(cell) 561-814-3208
tgehrman@vpsfl.org



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

UNITED STATES
 POSTAL SERVICE

CERTIFIED MAIL®



9489 0178 9820 3040 0467 81

Label 880-QDT, March 2023



quadiant
 FIRST-CLASS MAIL
 IMI
\$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 OSCAR
 PROP APPRAISER
 +
 TAX COLLECTOR



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



quadiant
 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 POLIC
 230 CYPRESS LANE
 PALM SPRINGS, FL 33

POSTAL SERVICE **CERTIFIED MAIL**



9489 0178 9820 3040 0467 74

Label 890-QDT, March 2023



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

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



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

US POSTAGE

ALJAREZ LLC
 C/O JOSE ROTHMAN
 3206 FOREST HILL BLVD
 PALM SPRINGS, FL 33406

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
		0.00	0.00	0.00
		0.00	0.00	0.00
Total Costs for Case 2025 34				374.10

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.pbcypo.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
10/01/2003	\$10	15987 / 00668	QUIT CLAIM	ALJAREZ LLC
09/30/2003	\$750,000	15943 / 01812	WARRANTY DEED	ROTHMAN DAVID &

Exemption Information

No Exemption Information Available.

Property Information

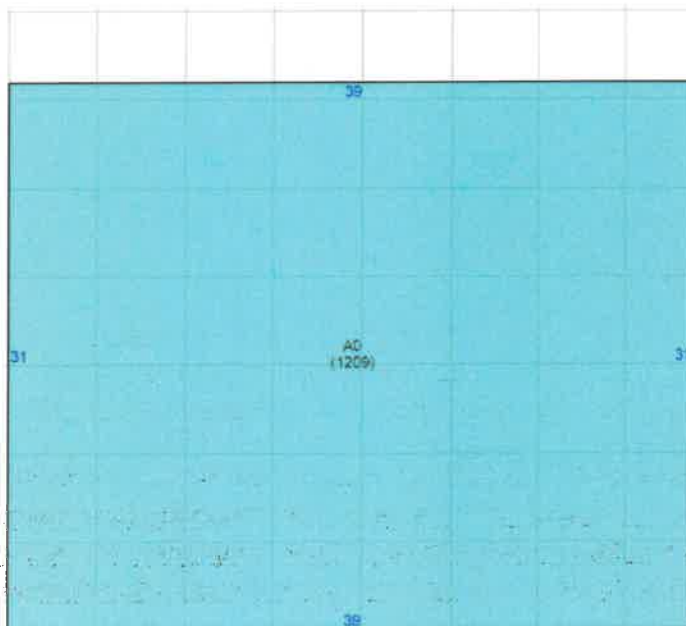
Number of Units : 5
***Total Square Feet :** 0
Acres : 1.00
Property Use Code : 2800—PKG LT / MH PK
Zoning : CG—COMMERCIAL GENERAL (70-PALM SPRINGS)

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

Total Square Footage	1209
Area Under Air	1209

Property Extra Feature

Description	Year Built	Units
Patio Roof	1958	208
Patio	1958	8982
Utility Building	1958	221
Paving- Asphalt	1958	9480

Property Land Details

Land Line #	Description	Zoning	Acres
1	TRAILER PARK RENTAL	CG	0.9990

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$117,837	\$119,506	\$99,226	\$89,026	\$83,191
Land Value	\$215,000	\$200,000	\$175,000	\$150,875	\$143,750
Total Market Value	\$332,837	\$319,506	\$274,226	\$239,901	\$226,941

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$319,308	\$290,280	\$263,891	\$239,901	\$226,941
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$319,308	\$290,280	\$263,891	\$239,901	\$226,941

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$6,289	\$5,876	\$5,352	\$4,939	\$4,713
NON AD VALOREM	\$1,946	\$1,921	\$1,815	\$1,611	\$1,590
TOTAL TAX	\$8,235	\$7,797	\$7,166	\$6,550	\$6,303

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

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
--	---	---

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)

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.

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	<input type="checkbox"/> \$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	<input type="checkbox"/> \$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	<input type="checkbox"/> \$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 BLVD
PALM SPRINGS, FL 33461**

MAILING ADDRESS:

**ALJAREZ LLC
C/O JOSE ROTHMAN
PO BOX 822066Y
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 BLVD 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 **JULY 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 **JULY 31, 2025:**
- Administrative costs of **\$417.26**
 - 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 all Code Violations on or before JULY 31, 2025. If the Respondent fails to comply within the time given, a fine of \$250.00 per day will continue to accrue until the respondent contacts the Code Officer and a re-inspection indicates that the property is in compliance. The Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **JULY 31, 2025.**
- Administrative costs of **\$417.26**
 - 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 JULY 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:

[3206 FOREST HILL BLVD](#)
[Palm Springs, FL 33461](#)



VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case No. 2025-35

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.

IS & RG LLC
1277 STALLION DRIVE
LOXAHATCHEE, FL 33470

Respondent.

PCN: 70434420011060020

NOTICE OF REPEAT 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 16, 2025, the IS & RG LLC, owners of the property at 2887 LAKE WORTH Rd, Palm Springs, FL 33461, is in violation of local ordinances.

SECTION 46-3 – GRAFFITI – REPEAT VIOLATION

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

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

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

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

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

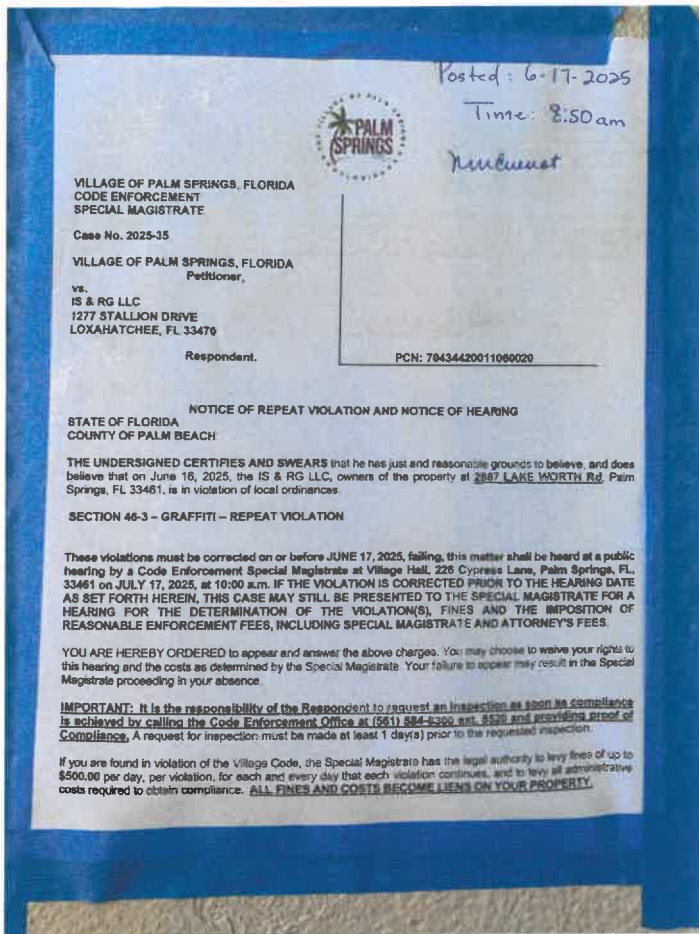
Any interested party seeking to appeal any decision of the Special Magistrate with respect to any matter considered at the hearing will need a record of the proceedings and will need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence presented. Persons who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


Code Enforcement Officer

NANCIANN M. CUENOT

June 16, 2025
Date Issued

9489 0178 9820 3040 0467 98



6/17/2025 8:53:23 AM



6/17/2025 8:53:32 AM



6/17/2025 8:53:40 AM



6/17/2025 8:49:59 AM

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Case No. 2025-35

IS & RG LLC
2887 LAKE WORTH ROAD
LAKE WORTH BEACH, FL 33461
Respondent(s)

PCN: 70-43-44-20-01-0106-0020

AFFIDAVIT OF SERVICE

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

On the 17TH Day of JUNE 2025 at 8:50 AM, I served the attached Notice of Violation/ Notice of Hearing on the within named Respondent(s), IS & RG LLC 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.

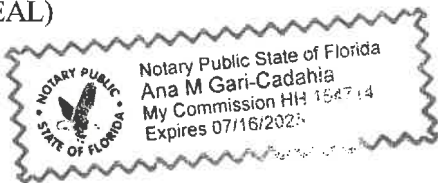
By: NanCIann Cuenot
Code Enforcement Officer

Date: June 17, 2025

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 17th day of June, 2025 by NANCIANN M. CUENOT, Code Enforcement Officer, who is personally known to me or who has produced a Florida driver's license as identification.

(SEAL)



[Signature]
NOTARY PUBLIC, State of Florida



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



CERTIFIED MAIL®



9489 0178 9820 3040 0467 98

Label 890-CDT, March 2023



quadrant
 FIRST-CLASS MAIL
 IMI
\$008.16⁰
 06/17/2025 ZIP 33480
 043M31255277

US POSTAGE

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



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



quadrant
 FIRST-CLASS MAIL
 IMI
\$000.69⁰
 06/17/2025 ZIP 33480
 043M31255277

US POSTAGE

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

Tracking Number:

[Remove X](#)

9489017898203040046798

[Copy](#)

[Add to Informed Delivery \(https://informedelivery.usps.com/\)](https://informedelivery.usps.com/)

Latest Update

Your item was delivered to an individual at the address at 5:07 pm on June 20, 2025 in LOXAHATCHEE, FL 33470.

Get More Out of USPS Tracking:

USPS Tracking Plus[®]

Delivered

Delivered, Left with Individual

LOXAHATCHEE, FL 33470

June 20, 2025, 5:07 pm

[See All Tracking History](#)

Feedback

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

Text & Email Updates



Return Receipt Electronic



USPS Tracking Plus[®]



Product Information



[See Less ^](#)

**VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT**

CIT CODE CASE: 2022-43

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

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

Respondent(s).

ORDER FINDING VIOLATION

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

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

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the 20th day of OCTOBER 2022, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER are hereby entered:

FINDINGS OF FACT

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

CONCLUSIONS OF LAW

- Respondent is in violation of Section: 10-8: Exterior Property Areas; 10-9: Exterior of Structure or Building; 46-3: Graffiti of the Code of Ordinances of the Village of Palm Springs.
- Respondent was in violation of Section: 10-8: Exterior Property Areas; 10-9: Exterior of Structure or Building; 46-3: Graffiti of the Code of Ordinances of the Village of Palm Springs but is currently in compliance.

ORDER

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

- Respondent has brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **NOVEMBER 21, 2022.**
- Administrative costs of **\$189.53**

- Citation fine of \$ N/A
- Re-inspection fee of \$ N/A
- Respondent has not brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before **NOVEMBER 21, 2022**. If Respondent fails to comply within the time given, a fine of **\$200.00 per day per violation** will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property is in compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **NOVEMBER 21, 2022**
- Administrative costs of \$189.53
- Citation fine of \$ N/A
- Re-inspection fee of \$ N/A

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

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

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

Upon complying, it is the responsibility of the Respondent to notify the Village of Palm Springs Code Inspector/Officer at (561) 584-8200 ext. 8524 to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this 20th day of October 2022.

STATE OF FLORIDA
COUNTY OF PALM BEACH
VILLAGE OF PALM SPRINGS

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

BY: [Signature]
Special Magistrate

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

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

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



2887 LAKE WORTH ROAD



Belle Vue Ave

Lake Worth Rd

Lake W

0 0.01 0.01 0.02 Miles

Date: 7/10/2025
Time: 8:55 AM
Scale: 1:564





5/15/2025 1:28



5/15/2025 1:28



6/13/2025 9:31



6/13/2025 9:31



6/17/2025 8:49

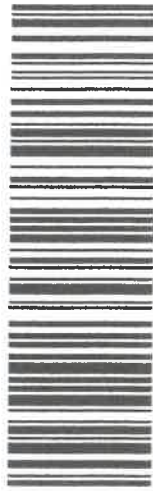


PALM SPRINGS POLICE
 CODE ENFORCEMENT D
 226 CYPRESS LANE
 PALM SPRINGS, FL 3346
 Attn: N. Crenot



CERTIFIED MAIL®

Label 890-QDT, March 2023



9489 0178 9820 3034 7924 41



quadrant
 FIRST-CLASS MAIL
 IMI
\$008.16
 03/11/2025 ZIP 33480
 043M31256277

US POSTAGE

RECEIVED
 JUN 23 2025

BY: *N. Crenot*

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

WFLA

NIXIE 331 DE 1 0006/18/25

RETURN TO SENDER
 UNCLAIMED
 UNABLE TO FORWARD

UNC BC: 33461160426 *0575-10661-12-45



CASE PRESENTATION
CASE No. CASE 2025-41

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. 2025-35 concerns the property at 2887 Lake Worth Road in the Village of Palm Springs, FL.
4. According to the Palm Beach County Property Appraiser's records and Palm Beach County Tax Collector records, the current owners of the property are IS & RG LLC.
5. Pursuant to my own observation, there are REPEAT violations of local ordinance:

* **Section 46-3 - Graffiti.**
6. On May 15, 2025, I noticed graffiti, a repeat violation on the building. Photos are in the file. Several complaints were called into Code Enforcement.
7. On July 16, 2025, I wrote Notice of Violation/Notice of Hearing 2025-35 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 Service acknowledges delivery of the Certified Mail.
8. On June 23, 2025, on a routine inspection, I noticed that the graffiti had been removed from the walls of the building.
9. I REQUEST THAT THE RESPONDENT BE ORDERED to pay a fine of \$250.00 per day for the repeat graffiti violation not from that date that I first saw the graffiti on May 15, 2025, but from the date of the Notice of Violation/ Notice of Hearing which was a month later on June 16, 2025 until compliance was achieved on June 23, 2025. Fines accrued for 8 days, for a total fine amount of \$2,000.00 due by July 28, 2025.
10. THE VILLAGE HAS ALSO INCURRED COSTS IN THE AMOUNT OF \$216.60 CONDUCTING THIS INVESTIGATION AND HEARING. I REQUEST THAT THE RESPONDENT BE ORDERED TO REIMBURSE THOSE COSTS TO THE VILLAGE BY NO LATER THAN July 28, 2025.
11. SUBJECT TO ANY QUESTIONS YOU MIGHT HAVE, THIS CONCLUDES THE VILLAGE TESTIMONY.



The Village of Palm Springs
FLORIDA



Case Administrative / Court Costs

July 17, 2025, 2887 Lake Worth Road - IS & RG LLC		Case 2025-35		
Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	3.00	35.00	105.00
2	Additional Inspector Time - 1 hour Bldg	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	0.00	5.00	0.00
5	Additional photos re-inspections - 5 for 20.00	2.00	20.00	40.00
6	Additional certified copies for hearing	1.00	8.16	8.16
7	Additional clerk time - 1 hour	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
		0.00	0.00	0.00
Total Costs for Case 2025-35				216.60

Property Detail

Location Address : 2887 LAKE WORTH RD
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-20-01-106-0020
Subdivision : MODEL LAND CO
Official Records Book/Page : 12260 / 1564
Sale Date : 01/16/2001
Legal Description : MODEL LAND CO SUB, SLY 276.83 FT OF WLY 130 FT OF TR 106 LYG N OF & ADJ TO SR 802 R/W & PT OF ABND 5 FT ALLEY LYG E OF & ADJ TO LTS 22 THRU 26 LYG WITHIN & BELLE VUE PARK, LTS 20 THRU 22 LYG N OF & ADJ TO SR 802 R/W & LTS 23 THRU 26

Owner Information

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

Sales Information

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

Exemption Information

No Exemption Information Available.

Appraisals

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

Assessed and Taxable Values

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

Taxes

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

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

Account Information

Property Control Number:
 70-43-44-20-01-106-0020
Mailing Address:
 PO BOX 19911
 West Palm Bch, FL 33416-4911
Owner of Record:
 IS & RG LLC

Property Type:
 Real Property
Property Address:
 2887 LAKE WORTH RD
 LAKE WORTH, FL 33461
Second Owner:

Status: Active
Legal Description:
 MODEL LAND CO SUB, SLY 276.83 FT OF WLY
 130 FT OF TR 106 LYG N OF & ADJ TO SR 802
 R/W & PT OF ABND 5 FT ALLEY LYG E OF &
 ADJ TO LTS 22 THRU 26 LYG WITHIN & BELLE
 VUE PARK, LTS 20 THRU 22 LYG N OF & ADJ
 TO SR 802 R/W & LTS 23 THRU 26

Last updated: 7/10/2025 11:33:02 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 Total Due: \$41,284.35

2024 | BILL TYPE: TAX CERTIFICATE | BILL NO: (05/31/2025) 2025:20057 |
ROLL: ANNUAL |
PAST DUE \$21,274.42

NOT PAYABLE

Date	Total Tax	Paid	Amount Due If Paid By Date	Status	Payment Options	View Info
3/31/25	<input type="checkbox"/> \$21,274.42 Net Tax: \$20,255.40 Interest: \$1,012.77 Penalty: \$0.00 Fees: \$6.25 Discount: \$0.00	\$0.00	<input type="checkbox"/> \$21,274.42 ▶ 7/10/25 \$21,274.42 7/31/25 \$21,274.42 8/31/25 \$21,274.42 9/30/25 \$21,274.42	● Past Due		

2023 | BILL TYPE: TAX CERTIFICATE | BILL NO: (05/31/2024) 2024:19135 |
ROLL: ANNUAL |
PAST DUE \$20,009.93

NOT PAYABLE

[View Info](#)



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

Detail by Entity Name

Florida Limited Liability Company

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

Filing Information

Document Number L00000011440

FEI/EIN Number 65-1041218

Date Filed 09/20/2000

State FL

Status ACTIVE

Principal Address

2887-LAKE WORTH RD.

LAKE WORTH, FL 33461

Changed: 02/22/2001

Mailing Address

1277 Stallion Drive

Loxahatchee, FL 33470

Changed: 06/24/2020

Registered Agent Name & Address

BESHARA, GLORIA I

1277 Stallion Drive

Loxahatchee, FL 33470

Name Changed: 04/30/2015

Address Changed: 06/24/2020

Authorized Person(s) Detail

Name & Address

Title President

BESHARA, GLORIA I

1277 Stallion Drive

Loxahatchee, FL 33470

Title VP



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-35

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

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

Respondent(s).

ORDER FINDING REPEAT VIOLATION

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

Section : 46-3 - Graffiti

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

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the **17th** day of **July 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 Repeat violation** of the following Village of Palm Springs Code of Ordinances:

Section : 46-3 - Graffiti

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

Section: 46-3 - Graffiti

ORDER

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

- Respondent **has** brought the cited code violation(s) into compliance. **Respondent is found to be in repeat violation of Section 46-3 (Graffiti)** and is assessed a fine **of \$250.00 per day from June 16, 2025, through June 23, 2025, for a total fine amount of \$2,000.00.** Respondent has failed to pay and is ordered to pay the following amounts on or before **July 28, 2025:**
- Administrative costs of **\$216.60**
 - Repeat Fine Amount of **\$2,000.00**
 - 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 28, 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 Code Inspector/Officer and a re-inspection indicates that the property is in compliance. 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 28, 2025.**
- Administrative costs of **\$216.60**
 - 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 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 July 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:

[1277 Stallion Drive](#)
[Loxahatchee, FL 33470](#)



VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case #: 25-00037

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
COVAS JOSEPH B
249 POE DR
PALM SPRINGS, FL 33461

Respondent.

PCN: 70434418060680100

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 25, 2025, the COVAS JOSEPH B, owners of the property at 249 POE DR, Palm Springs, FL 33461, violates local ordinances.

SEC 10-8- ALL EXTERIOR PROPERTY MUST BE MAINTAINED IN CLEAN, SAFE, AND SANITARY CONDITION. ALL THE ITEMS/ DEBRIS FROM THE DRIVEWAY AND FRONT LAWN MUST BE REMOVED
SECTION 34.914- NO PARKING OF VEHICLES ON PROPERTY GRASS (FRONT LAWN) MAY USE SWALE.
ALL INOPERABLE VEHICLES FROM THE FRONT YARD AND THE BACKYARD MUST BE REMOVED.

These violations must be corrected on or before [JULY 16TH, 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 [JULY 17TH, 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. 8523 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 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


June 25, 2025
Date Issued

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Case No. 2025-37

COVAS JOSEPH B
249 POE DRIVE
Palm Springs, FL 33461

PCN70-43-44-18-06-068-0100

Respondent(s)

AFFIDAVIT OF SERVICE

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

On the 25TH Day of JUNE 2025 at 1:30 PM, I served the attached Notice of Hearing on the within-named Respondent(s), 249 POE DRIVE, 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

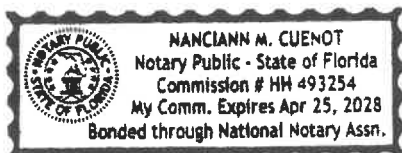
Date: 6/25/25

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 25th 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



STATE OF PALM BEACH, FLORIDA
COUNTY OF PALM BEACH

Case # 2008-0000000000

STATE OF PALM BEACH, FLORIDA
Plaintiff

VS

JOHN JOSEPH D
249 PALM
PALM BEACH, FL 33480
Respondent

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNOFFICIALS CRUISE AND SHIP ACT Chapter 349, Florida Statutes, as amended, provides that any person who is licensed to operate a motor vehicle in the State of Florida shall not operate a motor vehicle in the State of Florida while under the influence of alcohol or any drug or combination thereof, or while having a blood alcohol concentration of 0.08 or more, or while having a blood drug concentration of 0.02 or more, or while having a blood alcohol concentration of 0.08 or more and a blood drug concentration of 0.02 or more.

These violations may be reported as an infraction, misdemeanor, or felony. Any violation shall be heard at a hearing before the County Board of Hearings at 10:00 a.m. on the 15th day of the month following the date of the violation. If the violation is reported before the hearing, the violator may appear at the hearing and be heard in person. If the violator does not appear at the hearing, the County Board of Hearings may proceed to the hearing and impose a fine or suspension of the violator's license. The violator may also be required to attend a hearing and be heard in person. The violator may also be required to attend a hearing and be heard in person.

VIOLATION: It is the responsibility of the Respondent to appear at the hearing and be heard in person. If the Respondent does not appear at the hearing, the County Board of Hearings may proceed to the hearing and impose a fine or suspension of the Respondent's license. The violator may also be required to attend a hearing and be heard in person.

ADVISORY: It is the responsibility of the Respondent to appear at the hearing and be heard in person. If the Respondent does not appear at the hearing, the County Board of Hearings may proceed to the hearing and impose a fine or suspension of the Respondent's license. The violator may also be required to attend a hearing and be heard in person.





PALM SPRINGS POLICE DEPARTMENT

249 N. Palm Springs, Florida 33461 Phone: (888) 830-8300 Fax: (888) 830-8300

FINAL WARNING! BEFORE MAGISTRATE HEARING MAY 2025

March 04, 2025

12716 AVENUE B
ON PUE DR
PALM SPRINGS, FL 33461

Dear Property Owner,

You have been issued a citation under the Code Enforcement Ordinance of the Palm Springs Police Department. This is regarding the property at 249 PUE DR, Palm Springs, FL 33461. (888) 830-8300

This property violates local ordinance:
SEC 16-6. ALL EXTERIOR PROPERTY MUST BE MAINTAINED IN CLEAN AND SAFE AND SANITARY CONDITION. ALL THE ITEMS DERRIS FROM THE DRIVEWAY AND FRONT LAWN MUST BE REMOVED.
SECTION 16-14: NO PARKING OF VEHICLES ON PROPERTY GRASS (FRONT LAWN) MAY VIM TWALS.

Compliance Date: April 1st 2025

Failure to comply can result in a Citation Fine, Court Costs, and Possible Lien on the property. Please call Code Enforcement at (888) 830-8300 ext 8370 or the Code Officer listed below if you have any concerns or questions.

Respectfully,

Henry Sims
Palm Springs Police Department
Code Enforcement Officer

888-830-8300
888-830-8370 OFFICE CELL

Facebook | Twitter | Instagram | YouTube





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

NOV

UNITED STATES
 POSTAL SERVICE

CERTIFIED MAIL®



9489 0178 9820 3040 0468 11

Label 890-00T March 2023



quadjent
 FIRST-CLASS MAIL
 IMI
\$008.16²
 06/25/2025 ZIP 33480
 043M31255277

US POSTAGE

COVAS JOSEPH B
 249 POE DR
 LAKE WORTH BEACH, FL 33461 1912



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

Cover Letter



quadjent
 FIRST-CLASS MAIL
 IMI
\$000.69²
 06/25/2025 ZIP 33480
 043M31255277

US POSTAGE

COVAS JOSEPH B
 249 POE DR
 LAKE WORTH BEACH, FL 33461 1912

249 POE- REAR



01/01/2024

249 Poe Dr (printed 6-25-25)



12/30/2023

Henry,
Aerial View of
249 Poe Dr.

• Debris Spred, Damaged Vehicles







CASE PRESENTATION
CASE No. CASE 2025-37

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. 2025-37**. It concerns the property at **249 POE DR** 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 **COVAS JOSEPH B**
5. Under observation, there are Violations of local ordinances
 5. **SEC 10-8- ALL EXTERIOR PROPERTY MUST BE MAINTAINED IN CLEAN, SAFE, AND SANITARY CONDITION. ALL THE ITEMS/ DEBRIS FROM THE DRIVEWAY AND FRONT LAWN MUST BE REMOVED**
 6. **SECTION 34.914- NO PARKING OF VEHICLES ON PROPERTY GRASS (FRONT LAWN) MAY USE SWALE. ALL INOPERABLE VEHICLES FROM THE FRONT YARD AND BACKYARD MUST BE REMOVED**
 7. On March 30th, I issued a CCV to the above address to remove all outdoor storage from the front yard and carport and to remove all the cars from the grass, including boats and trailers in the rear of the house. We have tried to work with this resident, but to no avail. The cars and trailers continue to be parked at the rear of the house, according to satellite imaging, and therefore, he is not in compliance. He has complied with cleaning the property of debris and other household items from the front of the house. Multiple warnings have been provided (second and final warnings).
 8. On **June 25th, 2025**, a Notice of Violation/ Notice of Hearing **2025-37** 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.
 9. 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**
 10. Subject to any questions you might have, this concludes the Village Testimony.

Property Detail

Parcel Control Number: 70-43-44-18-06-068-0100 Location Address: 249 POE DR
 Owners: COVAS JOSEPH B Municipality: PALM SPRINGS
 Mailing Address: 249 POE DR, , LAKE WORTH BEACH FL 33461 1912
 Last Sale: 10/19/2017 Book/Page#: 29416 / 00307 Price: \$10
 Property Use Code: 0100 - SINGLE FAMILY Zoning: RS - RESIDENTIAL SINGLE-FAMILY
 Legal Description: VILLAGE OF PALM SPRINGS Total SF: 1400 Acres .22
 PL 1 LOT 10 BLK 68



Owner : COVAS JOSEPH B PCN: 70434418060680100 1 of 1

2024 Values

Improvement Value \$140,293
 Land Value \$215,366
 Total Market Value \$355,659
 Assessed Value \$106,849
 Exemption Amount \$80,000
 Taxable Value \$26,849

All values are as of January 1st each year.

2024 Taxes

Ad Valorem \$878
 Non Ad Valorem \$516
 Total Tax \$1,393

2025 Qualified Exemptions

HOMESTEAD
 ADDITIONAL HOMESTEAD
 QUALIFIED EXEMPTION
 SENIOR

Applicants

COVAS JOSEPH B

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
UST Unfinished Storage	96
USP Unfinished Scm. Porch	240
BAS Base Area	1064
Total Square Footage : 1400	
Total Area Under Air : 1064	

Extra Features

Description	Year Built	Unit
No Extra Feature Available		

Structural Details (Building 1)

Description	
1 Exterior Wall 1	MSY: CB STUCCO
2 Year Built	1969
3 Air Condition Desc.	HTG & AC
4 Heat Type	FORCED AIR DUCT
5 Heat Fuel	ELECTRIC
6 Bed Rooms	0
7 Full Baths	1
8 Half Baths	0
9 Exterior Wall 2	NONE
10 Roof Structure	GABLE/HIP
11 Roof Cover	BUILT-UP TAR/GRAVEL
12 Interior Wall 1	DRYWALL
13 Interior Wall 2	N/A
14 Floor Type 1	CARPETING
15 Floor Type 2	N/A
16 Stories	1

Account Information

Property Control Number:
70-43-44-18-06-068-0100

Mailing Address:
249 POE DR
Lake Worth Beach, FL 33461-1912

Owner of Record:
COVAS JOSEPH B

Property Type:
Real Property

Property Address:
249 POE DR
PALM SPRINGS, FL 33461

Second Owner:

Status: Active

Legal Description:
VILLAGE OF PALM SPRINGS PL 1 LOT 10 BLK 68

Last updated: 8/25/2025 03:10:51 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	\$1,337.59 Net Tax: \$1,393.33 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$55.74	11/14/24	-\$1,337.59	Paid
4/1/24	\$1,286.24 Net Tax: \$1,339.83 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$53.59	11/30/23	-\$1,286.24	Paid
3/31/23	\$1,584.95 Net Tax: \$1,650.99 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$66.04	11/29/22	-\$1,584.95	Paid

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/22	<input type="checkbox"/> \$1,509.06 Net Tax: \$1,571.95 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$62.89	11/2/21	-\$1,509.06	● Paid
3/31/21	<input type="checkbox"/> \$1,488.78 Net Tax: \$1,550.82 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$62.04	11/30/20	-\$1,488.78	● Paid
3/31/20	<input type="checkbox"/> \$1,461.21 Net Tax: \$1,522.10 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$60.89	11/28/19	-\$1,461.21	● Paid

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



**VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT**

Case #: 25-00285

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

vs.

**COVAS JOSEPH B
249 POE DR
PALM SPRINGS, FL 33461**

Respondent(s)

ORDER FINDING VIOLATION

Re: Violation of Section(s): Section SEC 10-8- ALL EXTERIOR PROPERTY MUST BE MAINTAINED IN A CLEAN, SAFE, AND SANITARY CONDITION. ALL THE ITEMS/ DEBRIS FROM THE DRIVEWAY AND FRONT LAWN MUST BE REMOVED

SECTION 34.914- NO PARKING OF VEHICLES ON PROPERTY GRASS (FRONT LAWN) MAY USE SWALE. ALL INOPERABLE VEHICLES FROM THE FRONT YARD AND THE BACKYARD MUST BE REMOVED.

Address: 249 POE DR, Palm Springs, FL 33461
Legal Description: VILLAGE OF PALM SPRINGS PL 1 LOT 10 BLK 68
PCN: 70434418060680100

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 , and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER are hereby entered:

FINDINGS OF FACT

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

CONCLUSIONS OF LAW

**Respondent is in violation of Section 10-8- ALL EXTERIOR PROPERTY MUST BE MAINTAINED IN CLEAN, SAFE, AND SANITARY CONDITION. ALL THE ITEMS/ DEBRIS FROM THE DRIVEWAY AND FRONT LAWN MUST BE REMOVED
SECTION 34.914- NO PARKING OF VEHICLES ON PROPERTY GRASS (FRONT LAWN) MAY USE SWALE. ALL INOPERABLE VEHICLES FROM THE FRONT YARD AND BACKYARD MUST BE REMOVED of the Code of Ordinances of the Village of Palm Springs.**

- Respondent was NOT in violation of Section 10-8- ALL EXTERIOR PROPERTY MUST BE MAINTAINED IN CLEAN, SAFE, AND SANITARY CONDITION. ALL THE ITEMS/ DEBRIS FROM THE DRIVEWAY AND FRONT LAWN MUST BE REMOVED**
- SECTION 34.914- NO PARKING OF VEHICLES ON PROPERTY GRASS (FRONT LAWN) MAY USE SWALE. ALL INOPERABLE VEHICLES FROM THE FRONT YARD AND THE BACKYARD MUST BE REMOVED of the Code of Ordinances of the Village of Palm Springs.**

ORDER

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

- Respondent has brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before. **JULY 20TH, 2025**
list of unpaid fees, format:

- 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 16TH, 2025**____. If Respondent fails to comply within the time given, a fine of **_\$150 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 20TH, 2025**_____.

- [Administrative Costs] \$265.77
- [Citation Fine Costs]
- [Re-inspection Fee]

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

Upon complying, it is the responsibility of the Respondent to notify the Village of Palm Springs Code Inspector/Officer at (561) 584-8300 ext. 8523 to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this _____ day of _____.

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:
249 POE DR, Palm Springs, FL 33461



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-37

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

**COVAS JOSEPH B
249 POE DRIVE
PALM SPRINGS, FL 33461**

Respondent(s).

ORDER FINDING VIOLATION

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

Section 10-8: All exterior property must be maintained in a clean, safe, and sanitary condition. All the items/debris from the driveway and front lawn must be removed.
Section 34-914: No parking of vehicles on the property grass (front lawn) may use the swale. All inoperable vehicles from the front yard and backyard must be removed.

Address: 249 POE DRIVE
Legal Description: VILLAGE OF PALM SPRINGS PL 1 LOT 10 BLK 68
PCN: 70-43-44-18-06-068-0100

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 **July 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 10-8: All exterior property must be maintained in a clean, safe, and sanitary condition. All the items/debris from the driveway and front lawn must be removed.**
 - Section 34-914: No parking of vehicles on the property grass (front lawn) may use the swale. All inoperable vehicles from the front yard and backyard must be removed.**

- Respondent **was in violation** of the following Village of Palm Springs Code of Ordinances but is currently in compliance:
 - Section 10-8: All exterior property must be maintained in a clean, safe, and sanitary condition. All the items/debris from the driveway and front lawn must be removed.**
 - Section 34-914: No parking of vehicles on the property grass (front lawn) may use the swale. All inoperable vehicles from the front yard and backyard must be removed.**

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 20th, 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 **July 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 **July 20th, 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. 8523 to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this 17th day of July 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:

[249 Poe Drive](#)
[Palm Springs, FL 33461](#)



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

Case #: 2025-38 25-00360

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
BELL RYAN A
502 CYPRESS LN
PALM SPRINGS, FL 33461

Respondent.

cert.

9489 0178 9820 3040 0468 28

PCN: 70434418080230110

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 25, 2025, the BELL RYAN A , owners of the property at 502 CYPRESS Ln, Palm Springs, FL 33461 is in violation of local ordinances.

Section 30-143. Nuisance - Removal of rubbish, stagnant water, weeds and overgrowth required

Section 34-225. Fencing - Missing or broken fence, wall or gate (No Pool)

Section 34-221. Landscape - Landscape Maintenance, Responsibility of Owner

Section 14-32. Rental - Permits required for Residential Rental Units.

These violations must be corrected on or before [July 7th], 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 [July 17th] at 10:00 a.m. IF THE VIOLATION IS CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.

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

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

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

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

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



Code Enforcement Officer

David Orutia

June 25, 2025

Date Issued

Violation Notice

Case# _____

Date: April 10th Time: AM

Location: 502 Cypress Lane

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

Please address the listed code violations:

- Overgrown Veg.
- Dead Palm tree
- Fence need repair
- extension on west side of property (permit, insp)

Please call me!
- General Maintenance

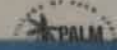
Compliance Date: April 24th 2025

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.

David Vareha 801-916

Name I.D. #

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







VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Case No. 2025 - 38

RYAN A BELL
502 CYPRESS LANE
PALM SPRINGS FL 33461
Respondent(s)

_____ /

AFFIDAVIT OF SERVICE

I, David Urrutia, being duly sworn, depose and say that:

On the 7th Day of JULY 2025 at 3:08 PM I served the attached Notice of Violation/Notice of Hearing on the within named Respondent(s), RYAN A BELL, at 502 CYPRESS LANE, Palm Springs, FL 33461 by:

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

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

XX POSTED BY: Securely affixing a copy to a conspicuous place at the above property address and at Palm Springs Village Hall, 226 Cypress Lane, Palm Springs, FL 33461. PHOTOS INCLUDED

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

By: [Signature]
Code Enforcement Officer

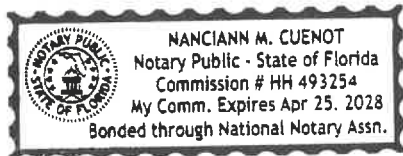
Date: July 9th 2025

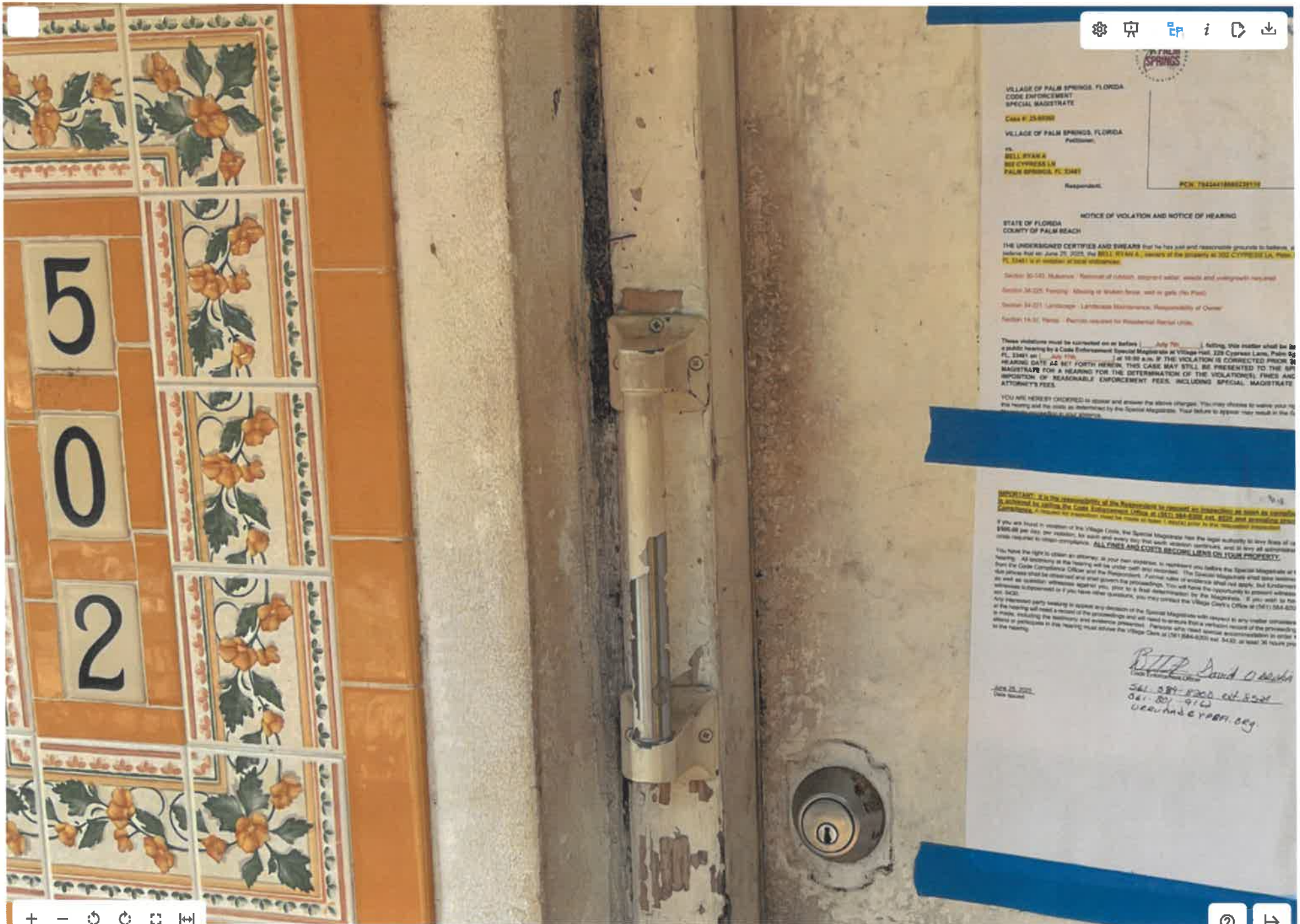
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 9th day of July, 2025 by DAVID URRUTIA, 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























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

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

(Code 1994, § 26-86)

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

Sec. 34-225. - 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. 34-221. - 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. 14-32. - Regulatory fee; application.

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

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

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

CASE PRESENTATION
CASE No. CASE 2025-38

1. Good morning, my name is David Urrutia, 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 502 cypress lane in the village of palm springs.
4. according to the Palm Beach County Property Appraiser's records and Palm Beach County Tax Collector Records the current owner of the property is Ryan A Bell
5. pursuant to complaints and personal observation there are violations of ordinances
6. section 30-143. Public nuisance - removal of rubbish, weeds and overgrowth required

section 34-225. fencing missing or broken fence- needs repair or replacement.

section 34-221. landscape - landscape maintenance, responsibility of owner-needs to be maintained consistently.

section 14-32. rental - permits required for residential rental units. -during investigations I have noticed many people coming and going from the property, always the same people. Also, when I approached an individual leaving the property I asked about Mr. Ryan being home, he turned away and ignored my question. After new findings we have reason to believe Mr. Ryan is and has been renting rooms for dwelling. To further support our investigation, I have gathered police report records from earlier this year which support directly our investigation. Also, I have collected pictures of FOR RENT signs posted on property, four or more garbage bins. Close up pictures are with attachments; the property is homesteaded. It is necessary to have the rental permit on file when renting rooms from parcel. To summarize. public nuisance: trash and debris scattered on the property grounds, overgrown property, front & back. courtesy notices issued to the owners via property postings & letter; the violations are consistent property maintenance not being done at 502 cypress lane.

7. On **April 10th** I wrote a notice of violation for the discrepancies observed while conducting investigation.

8. On **April 29th** FOR RENT sign was noticed on property pictures are on attachments. The sign remained up until just recently.

9. On **June 26th** the notice was mailed certified and regular to the respondent's address of record and posted at the property and at village hall. And posted at address of record prior to 10 days of hearing. See attachments

10. I request that the respondent be ordered to come into compliance with actions to correct the violations and gain compliance by July 31, 2025. if not in compliance by July 31, 2025, a \$100 per day, per violation fine shall commence.

11. The village has also incurred costs in the amount of **\$279.10** conducting this investigation and hearing. I request that the respondent be ordered to reimburse those costs to the village no later than, **July 31, 2025.**



Palm Springs Police Department Supervisor's Shift Report



Date 1/13/25 Shift Delta Supervisor Sgt Kubiak Jail Inspection Facility Issues
 10-61 Village Facilities 10-61 Directed
 Response to Resistance Case#
 Pursuit Case#
 CAD Narrative Review CFS# Start 25-01172 CFS# End 25-01205

Shift Calls Summary

Case #	Signal	Address	Brief of Case
25-01172	S-31	502 Cypress Lane	Suspect: Bell, Ryan W/M DOB: 12/28/79 Victim: Sales Domingo, Victor W/M DOB: 01/06/96 Victim: Velasco Morales, Juan W/M DOB: 03/12/03 The homeowner, Ryan Bell, owns the residence and uses it as a boarding house for migrant workers that have work in the area. Bell became intoxicated, went to the residence and slapped both victims. The victims refused to prosecute, were not from the area and gathered their belongings to leave the residence.
25-01181	S-20	3709 Kirk Road	Patient: D.M. 16 yo D.M. suffers from depression anger management issues. She had an outburst, ran away from the residence and returned shortly after departure. She met Baker Act criteria and was TOT JFK N.

No issues observed at Congress Point Plaza

VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT

CODE CASE: 2022-29

MAGISTRAL
25-00388

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

v.

RYAN A. BELL
502 CYPRESS LANE
LAKE WORTH BEACH, FL 33461 1407
Respondent(s).

ORDER FINDING VIOLATION

Re: Violation of **Section 30-143 - Public Nuisance: overgrowth and debris on the property. Vegetation requires mowing and trimming (front & back), debris picked up and removed or put away. Regular Property Maintenance Required.**

Address: **502 CYPRESS LANE**
Legal Description: **VILLAGE OF PALM SPRINGS PLAT 4 LT 11 BLK 23**
PCN: **70-43-44-18-08-023-0110**

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the 16th day of JUNE 2022, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER are hereby entered:

FINDINGS OF FACT

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

CONCLUSIONS OF LAW

- Respondent is in violation of Section(s) **Section 30-143- Public Nuisance: overgrowth and debris on the property. Vegetation requires mowing and trimming (front & back), debris picked up and removed or put away, of the Code of Ordinances of the Village of Palm Springs. Regular Property Maintenance Required.**
- Respondent was in violation of Section(s) **Section 30-143 - Public Nuisance: overgrowth and debris on the property. Vegetation requires mowing and trimming (front & back), debris picked up and removed or put away, of the Code of Ordinances of the Village of Palm Springs. Regular Property Maintenance 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 26, 2022**

- Administrative costs of \$174.08
- Citation fine of NA
- Re-inspection fee of NA

600

July 15

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 26, 2022**. 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 **JUNE 26, 2022**.

- Administrative costs of \$174.08
- Citation fine of NA
- Re-inspection fee of NA

July 15, 2022.

75.00

00

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

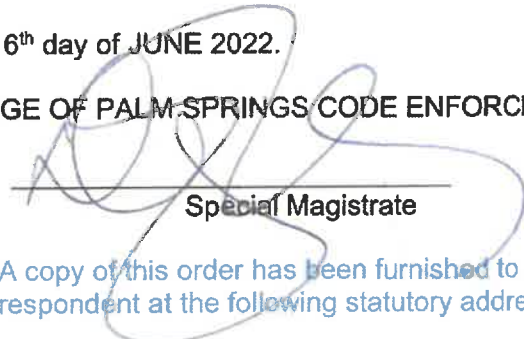
A certified copy of this order may be immediately recorded in the Public Records of Palm Beach County and if recorded, shall constitute notice pursuant to section 162.07(4), Fla. Stat. Within twenty (20) days of the date of this order, the Respondent may submit a written request to Code Inspector/Officer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

Upon complying, it is the responsibility of the Respondent to notify the Village of Palm Springs Code Inspector/Officer at (561) 584-8300 ext.8520 to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this 16th day of JUNE 2022.

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:

502 CYPRESS LANE
LAKE WORTH BEACH, FL 33461 1407

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT

CITATION NO: 2023-29

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

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner

vs.

RYAN A. BELL
502 CYPRESS LANE
PALM SPRINGS, FL 33461

Respondent

The property at 502 CYPRESS LANE on the Code Enforcement Notice of Violation/Notice of Hearing dated June 2, 2022, in the above-mentioned case, has been re-inspected and, I TOM GEHRMAN state that said property is NOW in compliance with Section 30-143 Excessive Overgrowth of Weeds, vegetation & debris of the Ordinance Codes of the Village of Palm Springs on the Fifteenth (15th) day of JULY 2022.

No Payment Receipt of Admin Costs

Tom Gehman
Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF PALM BEACH

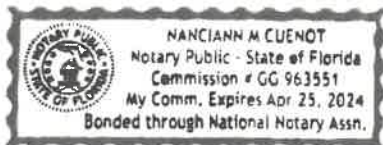
Sworn to, (or affirmed) and subscribed before me by means of physical presence or online notarization, this 18th day of JULY, 2023, by, TOM GEHRMAN, who is personally known to me or who has produced _____ as identification.

My Commission expires: April 25, 2024

Nanciann M. Cuenot
NOTARY SIGNATURE

NANCIANN M. CUENOT
PRINT NAME

Notary Public, State of Florida
Commission No.: AG 963551



VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2022-29

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

v.

RYAN A. BELL
502 CYPRESS LANE
LAKE WORTH BEACH, FL 33461 1407
Respondent.

Notices
Certified 6-2-2022
7020-1290-0000-7827-4564
Regular 6-2-2022
Posting 6-6-2022
PCN 70-43-44-18-08-023-0110

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 2, 2022, the Respondent, RYAN A. BELL owner of the property at 502 CYPRESS LANE, PALM SPRINGS, FL, 33461 1407 is in violation of local ordinances

SECTION 30-143 PUBLIC NUISANCE: overgrowth, and debris ON the property. Vegetation requires mowing and trimming (Front and Back), debris picked up and removed or put away. REGULAR PROPERTY MAINTENANCE REQUIRED.

These violations must be corrected on or before JUNE 9, 2022, failing, this matter shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL. 33461, Tel. 561-965-4010, at 10:00 a.m., on THURSDAY JUNE 16, 2022. IF THE VIOLATION IS CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.

YOU ARE HEREBY ORDERED to appear and answer the above charges. You may choose to waive your rights to this hearing and the costs as determined by the Special Magistrate. Your failure to appear may result in the Special Magistrate proceeding in your absence. **IMPORTANT: It is the responsibility of the Respondent to request an inspection as soon as compliance is achieved by calling the Code Enforcement Office at (561) 304-4826 and providing proof of Permits and Inspections.** A request for inspection must be made at least 1 day(s) prior to the requested inspection.

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

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



Code Enforcement Officer 561-304-4826 or 561-584-8300 ext. 8522

TOM GEHRMAN
Printed Name of Officer

Date Issued: JUNE 2, 2022

Certified: 7020-1290-0000-7827-4564

VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT

CODE CASE: 2023-2519

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

RYAN A. BELL
502 CYPRESS LANE
LAKE WORTH BEACH, FL 33461 1407

MAGISTRATE
25-02384

Respondent(s).

ORDER FINDING VIOLATION

Re: Violation of
SECTION 30-141 overgrown residential property.
SECTION 30-143 public nuisance, trash and debris visible, including backyard.

Address: 502 CYPRESS LANE
Legal Description: VILLAGE OF PALM SPRINGS PLAT 4 LT 11 BLK 23
PCN: 70-43-44-18-08-023-0110

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the 20th day of JULY 2023, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER are hereby entered:

FINDINGS OF FACT

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

CONCLUSIONS OF LAW

Respondent is in violation of Section(s) Section 30-141 overgrown residential property, Section 30-143 public nuisance, trash and debris visible, including backyard, of the Code of Ordinances of the Village of Palm Springs.

Respondent was in violation of Section(s) Section 30-141 overgrown residential property, Section 30-143 public nuisance, trash and debris visible, including backyard, of the Code of Ordinances of the Village of Palm Springs.

ORDER

- It is the Order of the Code Enforcement Special Magistrate that:
- Respondent has brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before JULY 31, 2023
 - Administrative costs of 181.45

- Citation fine of \$125.00
- Re-inspection fee of \$30.00



Respondent has not brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before **JULY 31, 2023**. If Respondent fails to comply within the time given, a fine of **\$100.00 per day, per violation** will continue to accrue until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property is in compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **JULY 31, 2023**.

- Administrative costs of \$181.45
 - Citation fine of \$125.00
 - Re-inspection fee of \$30.00
- Due July 31, 2023*

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 a consideration of only those new findings necessary to impose an appropriate fine amount. The Respondent shall bear the burden of proof at such hearing and shall be required to show cause why this order and the fine amount stated herein should not be imposed. However, if the Respondent fails to timely request a hearing as described above and fails to bring the violations into compliance and/or pay all administrative costs and fees as ordered herein, the Village, if it has not already done so pursuant to section 162.07(4), Fla. Stat., may record a certified copy of this order in the Public Records of Palm Beach County, Florida, and thereafter this order shall constitute a lien pursuant to section 162.09, Fla. Stat. If a certified copy of this order has previously been recorded pursuant to section 162.07(4), Fla. Stat., then that recorded order shall constitute a lien pursuant to section 162.09, Fla. Stat. The lien shall be assessed against the real property at issue (if applicable) and the real and personal property of the Respondent. After three (3) months from recording the lien which remains unpaid, the Special Magistrate may authorize the Village Attorney to foreclose on the lien or to sue to recover a money judgment for the amount of the lien plus accrued interest. Future violations of the aforementioned code section(s) may be considered a repeat violation for which a fine of up to five-hundred-dollars (\$500.00) per day may be imposed beginning on the date the violation begins.

Upon complying, it is the responsibility of the Respondent to notify the Village of Palm Springs Code Inspector/Officer at (561) 584-8300 ext.8520 to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this 20th day of JULY 2023.

VILLAGE OF PALM SPRINGS CODE ENFORCEMENT

BY:  _____
Special Magistrate

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

502 CYPRESS LANE
LAKE WORTH BEACH, FL 33461 1407

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT

CITATION NO: 2023-2519

XX

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

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner

vs.

RYAN A. BELL
502 CYPRESS LANE
LAKE WORTH BEACH, FL 33461 1407
Respondent

The property at 502 CYPRESS LANE on the Code Enforcement CITATION dated JULY 6, 2023, in the above-mentioned case, has been re-inspected and, I TOM GEHRMAN state that said property is NOW in compliance with Section 30141 Overgrown Residential, Section 30-143 Public Nuisance: trash & debris, of the Ordinance Codes of the Village of Palm Springs on the Thirty-first (31st) day of JULY 2023.

No Payment Receipt of Citation or Admin Cost

Tom Gehman
Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF PALM BEACH

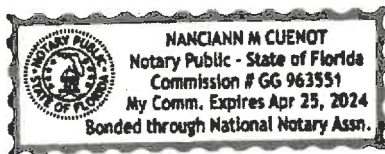
Sworn to, (or affirmed) and subscribed before me by means of physical presence or online notarization, this 30th day of OCTOBER, 2023, by, Tom Gehman, who is personally known to me or who has produced _____ as identification.

My Commission expires: April 25, 2024

Nanciann M. Cuénot
NOTARY SIGNATURE

NANCIANN M. CUENOT
PRINT NAME

Notary Public, State of Florida
Commission No.: GG 963551



Property Detail

Location Address : 502 CYPRESS LN
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-18-08-023-0110
Subdivision : PALM SPRINGS VILLAGE PL 4 IN PB 25 PGS 78 & 79
Official Records Book/Page : 11529 / 670
Sale Date : 12/28/1999
Legal Description : VILLAGE OF PALM SPRINGS PLAT 4 LT 11 BLK 23

Owner Information

Owner(s)
 BELL RYAN A

Mailing Address
 502 CYPRESS LN
 LAKE WORTH BEACH FL 33461 1407

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
12/28/1999	\$100	11529 / 00670	CERT OF TITLE	BELL RYAN A
09/01/1983	\$100	04036 / 00051	QUIT CLAIM	
01/01/1971	\$24,600	01946 / 00725		
01/01/1969	\$56,700	01740 / 00426	WARRANTY DEED	

Exemption Information

Applicant/Owner(s)	Year	Detail
BELL RYAN A	2025	HOMESTEAD
BELL RYAN A	2025	ADDITIONAL HOMESTEAD

Property Information

Number of Units : 1
***Total Square Feet :** 2537
Acres : .21
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	1971
Air Condition Desc.	HTG & AC
Heat Type	FORCED AIR DUCT
Heat Fuel	ELECTRIC
Bed Rooms	0
Full Baths	2
Half Baths	0
Exterior Wall 2	NONE
Roof Structure	GABLE/HIP
Roof Cover	ASPHALT/COMPOSITION
Interior Wall 1	DRYWALL
Interior Wall 2	N/A
Floor Type 1	CARPETING
Floor Type 2	N/A
Stories	1

Property Detail

Location Address : 16972 W PREAKNESS DR
Municipality : UNINCORPORATED
Parcel Control Number : 00-40-43-13-00-000-7760
Subdivision :
Official Records Book/Page : 28905 / 2
Sale Date : 02/07/2017
Legal Description : 13-43-40, W 264 FT OF N 248 FTOF S 992 FT OF SEC A/K/A AM-4

Owner Information**Owner(s)**

BELL RYAN &
 HOWK COURTNEY

Mailing Address

16972 W PREAKNESS DR
 LOXAHATCHEE FL 33470 3745

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
02/07/2017	\$233,000	28905 / 00002	WARRANTY DEED	BELL RYAN &
01/15/2016	\$205,000	28064 / 01056	WARRANTY DEED	DUCHARME JEREMY D
04/22/2015	\$0	27484 / 01523	CERT OF TITLE	FEDERAL NATL MTG ASSN
12/28/2001	\$124,900	13276 / 01561	WARRANTY DEED	LOWELL GEORGE E JR
09/01/1991	\$100	06969 / 00109	QUIT CLAIM	
02/01/1989	\$11,900	05986 / 00460	WARRANTY DEED	
06/01/1988	\$11,000	05729 / 00814	WARRANTY DEED	
01/01/1979	\$6,000	02996 / 01476		

Exemption Information

Applicant/Owner(s)	Year	Detail
BELL RYAN &	2025	HOMESTEAD
BELL RYAN &	2025	ADDITIONAL HOMESTEAD
HOWK COURTNEY	2025	HOMESTEAD
HOWK COURTNEY	2025	ADDITIONAL HOMESTEAD

Property Information

Number of Units : 1
***Total Square Feet :** 1930
Acres : 1.50
Property Use Code : 0100—SINGLE FAMILY
Zoning : AR—AGRICULTURAL RESIDENTIAL (00-UNINCORPORATED)

Building Details**Structural Details**

Structural Element for Building 1		Sketch for Building 1
Exterior Wall 1	WSF: WOOD SIDING	
Year Built	1992	
Air Condition Desc.	HTG & AC	
Heat Type	FORCED AIR DUCT	
Heat Fuel	ELECTRIC	
Bed Rooms	3	
Full Baths	2	
Half Baths	0	
Exterior Wall 2	NONE	
Roof Structure	GABLE/HIP	



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-38

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

**RYAN A BELL
502 CYPRESS LANE
PALMS SPRINGS, FL 33461**

**MAILING ADDRESS:
SAME**

Respondent(s).

ORDER FINDING VIOLATION

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

Section 30-143 nuisance removal of rubbish, weeds and overgrowth.

Section 34-225 fencing missing or broken fence

Section 34-221 landscape maintenance

Section 14-32 rental permits required for rental units

Address: 502 CYPRESS LANE
Legal Description: VILLAGE OF PALM SPRINGS PLAT 4 LT 11 BLK 23
PCN: 70-43-44-18-08-023-0110

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the **17th** day of **JULY 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 - Nuisance removal of rubbish, weeds and overgrowth**
- Section 34-225 – Missing or broken fence**
- Section 34-221 – Landscape maintenance**
- Section 14-32 - Rental permits required for rental units**

- Respondent **was in violation** of the following Village of Palm Springs Code of Ordinances but is currently in compliance:
- Section 30-143 nuisance removal of rubbish, weeds and overgrowth.**
- Section 34-225 fencing missing or broken fence**
- Section 34-221 landscape maintenance**
- Section 14-32 rental permits required for rental units**

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 **JULY 31, 2025:**
 - Administrative costs of **\$279.10**
 - 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 **JULY 31, 2025.**
 - Administrative costs of **\$279.10**
 - 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 David Urrutia 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 the 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 JULY 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:

502 CYPRESS LANE
PALM SPRINGS, FLORIDA 33461



VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case #: 25-00509 2025 39

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
SANCHEZ OMAR
3918 SERUBI AVE
PALM SPRINGS, FL 33461

Respondent.

Certified

9489 0178 9820 3040 0468 35

PCN: 70434419170000220

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 13, 2025, the SANCHEZ OMAR , owners of the property at 3918 SERUBI Ave, Palm Springs, FL 33461 is in violation of local ordinances.

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

Section 14-32. Rental - Permits required for Residential Rental Units

Section Sec. 10-8. Property - All Exterior Property, accessory structures, pools, sidewalks, driveways, maintained.

Section 34-1381. Nuisance - Nuisance materials stored outside visible to neighbors

Section 34-1327. Driveways - Driveways and parking, Failure to Maintain.

These violations must be corrected on or before [___ July 7th ___], 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 [___ July 17th ___] at 10:00 a.m. IF THE VIOLATION IS CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.

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

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

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

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

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



Code Enforcement Officer



June 13, 2025

Date Issued

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Case No. 2025 - 39

OMAR SANCHEZ
3918 SERUBI AVE
PALM SPRINGS FL 33461
Respondent(s)

_____ /

AFFIDAVIT OF SERVICE

I, David Urrutia, being duly sworn, depose and say that:

On the 13 Day of JUNE 2025 at 1:30 PM I served the attached Notice of Violation/Notice of Hearing on the within named Respondent(s), OMAR SANCHEZ, at 3918 SERUBI AVE, Palm Springs, FL 33461 by:

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

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

XX POSTED BY: Securely affixing a copy to a conspicuous place at the above property address and at Palm Springs Village Hall, 226 Cypress Lane, Palm Springs, FL 33461. PHOTOS INCLUDED

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

By: [Signature]
Code Enforcement Officer

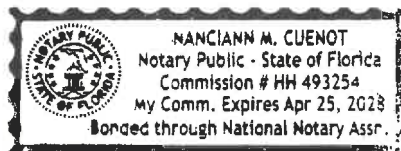
Date: July 9th 2025

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 9th day of July, 2025 by DAVID URRUTIA, 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



**CORRECTIONS MUST BE
MADE AS NOTED BELOW**

3918-3922 Serubi

ADDRESS

BLDG. ELEC. MECH. PLBG. Permits

- Thrash and debris-
- Rental Permits missing.
- Landscape, trees need trimming.
- illegal conversion to living housing
-
- Follow up in two weeks.
- Please pull rental permits.

**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 561

DATE

May 7th

David Varrera

801-9162

INSPECTOR

MAY 7th



MAY 7th



3
PALM SPRINGS POLICE DEPARTMENT
CODE ENFORCEMENT
230 CYPRESS LANE
PALM SPRINGS, FL 33461

quadtent
FIRST-CLASS
IMI
\$000.69
06/07/2025 2
043M3125527

SANCHEZ OMAR
2024 PALMETTO RD
WEST PALM BCH FL 33406 5301

MAY
7th



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



quodis
FIRST-
IMI
\$00
08/13/2
043M3

SANCHEZ OMAR
2024 PALMETTO RD
WEST PALM BCH FL 33406

June
13th

June 25th



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

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



CERTIFIED MAIL®



9489 0178 9820 3040 0468 35

Label 890-00T, March 2023

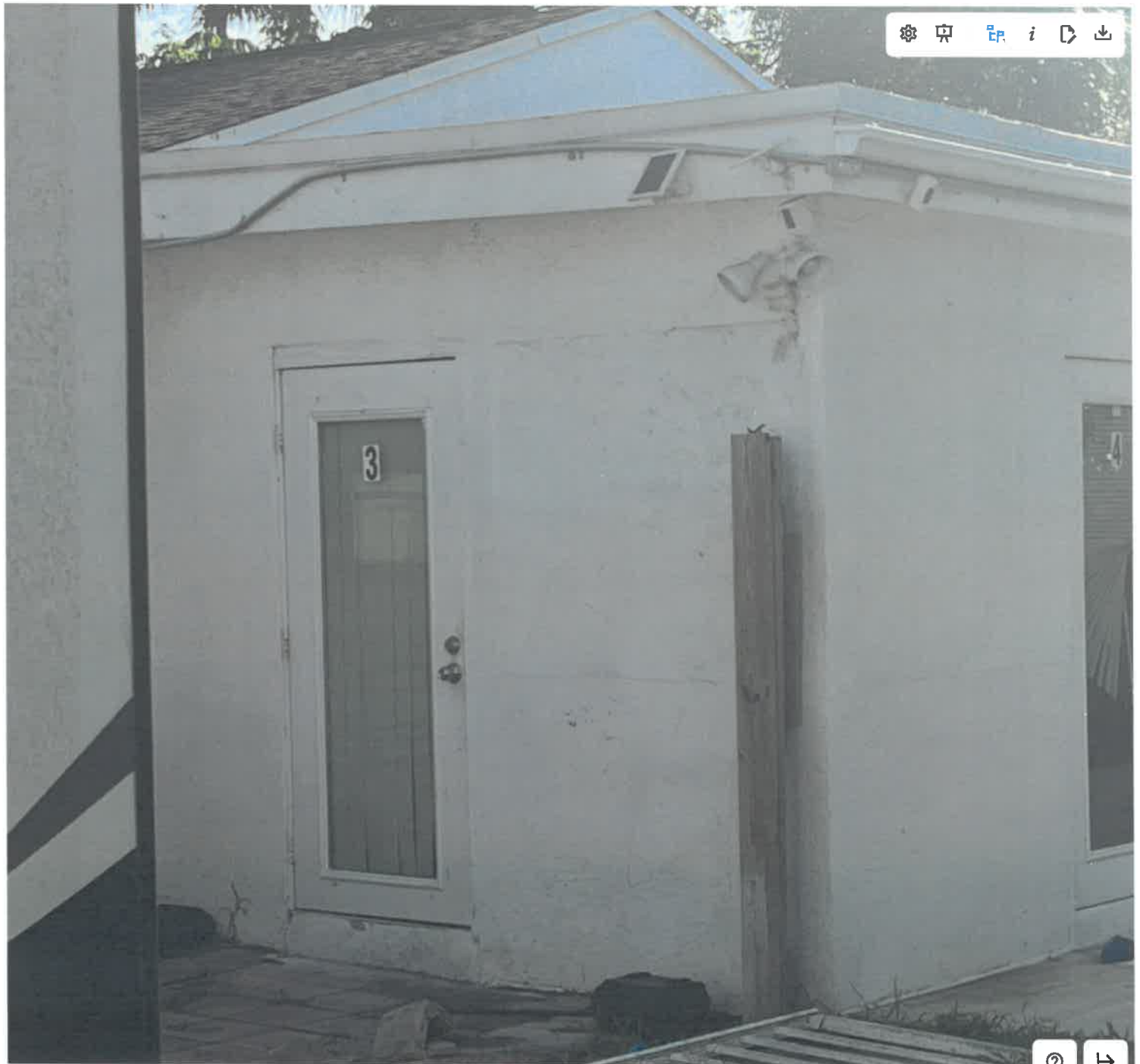


quadiant
FIRST-CLASS MAIL
IMI
\$008.16
06/25/2025 ZIP
043M31255277

SANCHEZ OMAR
2024 PALMETTO RD
WEST PALM BCH FL 33406 5301









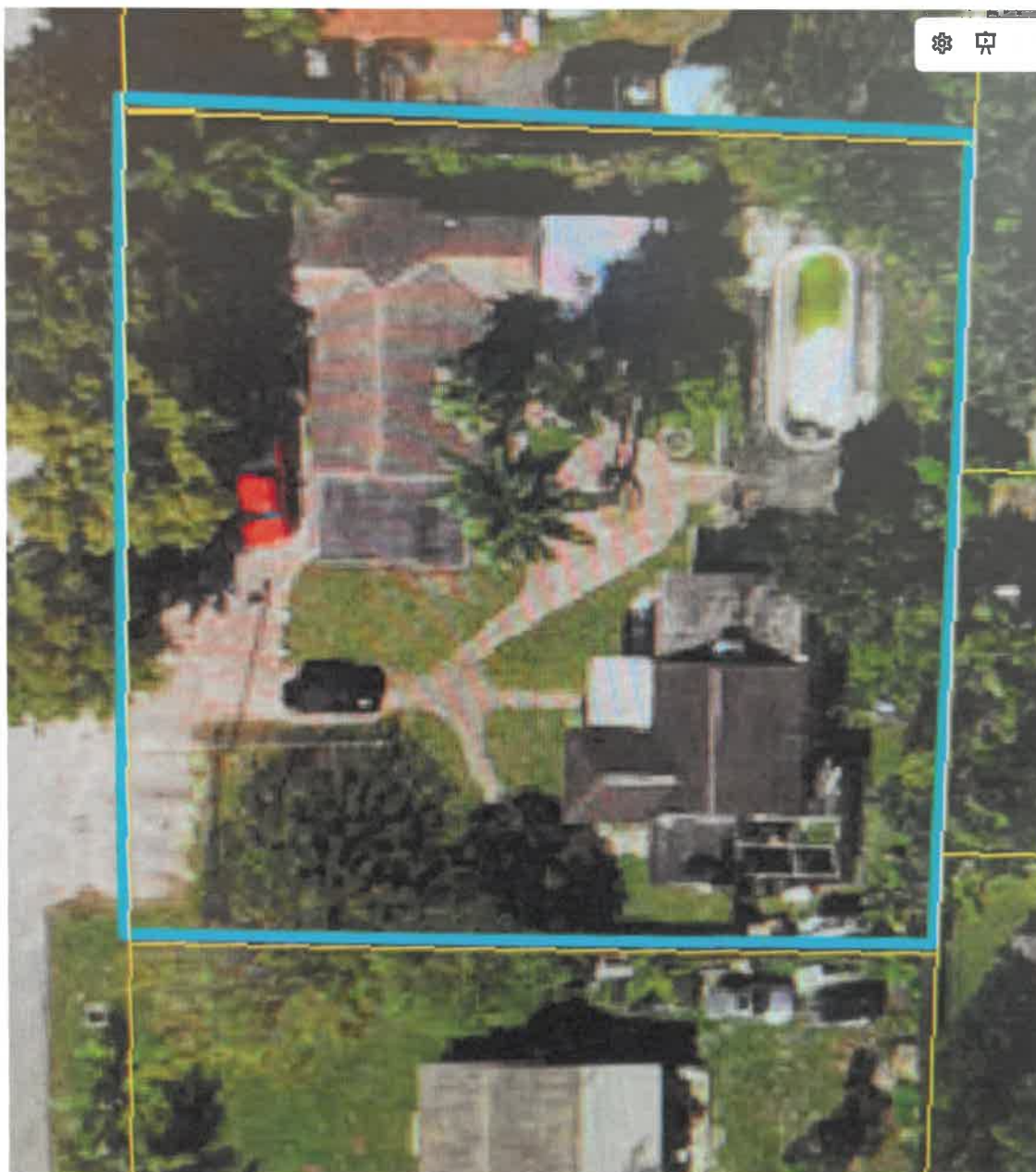




↑
N

2022

Pool status





↑ North

2023

Pool status

↑ NORTH

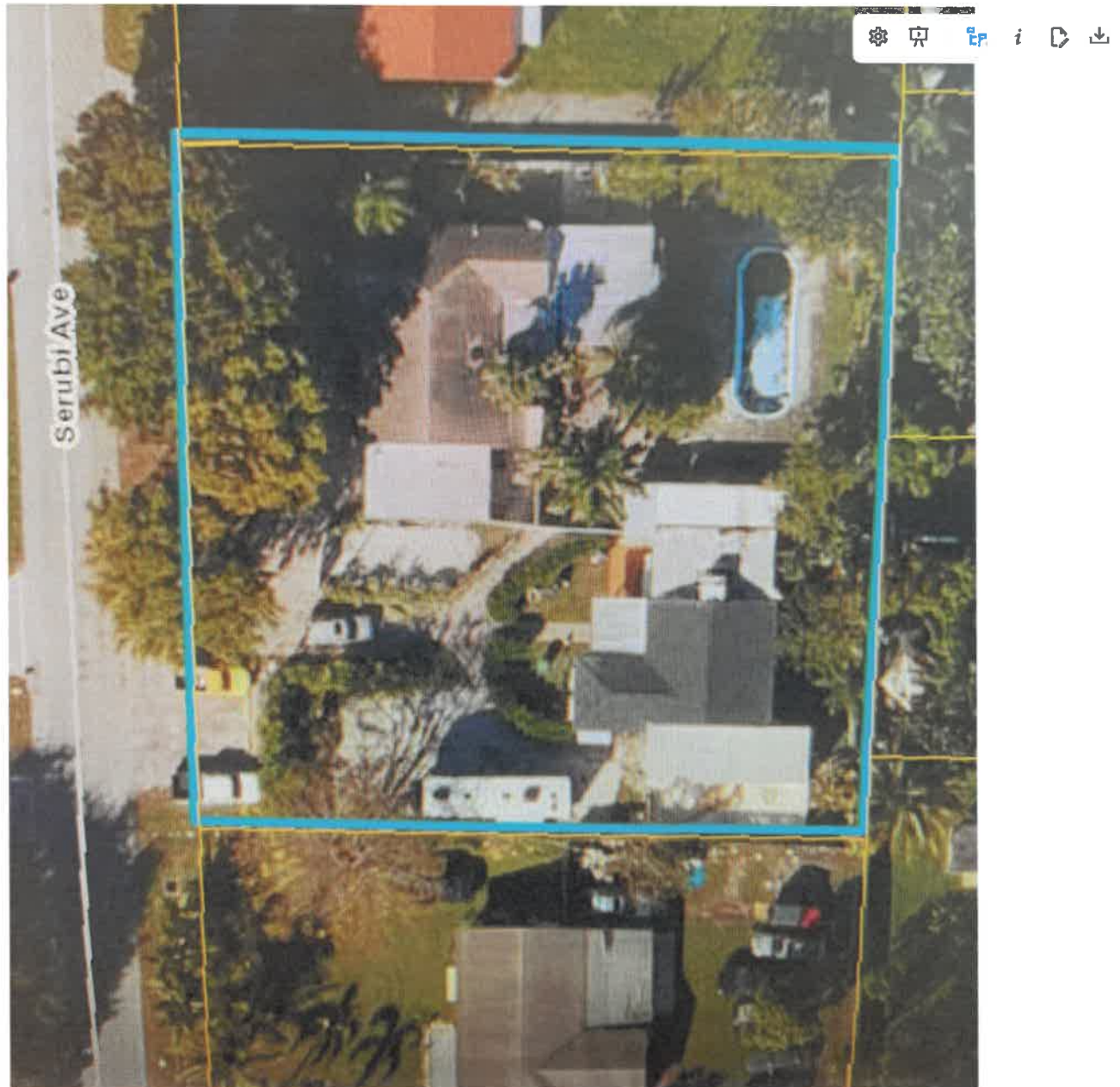
2024
pool status



↑ NORTH

2025

pool status



Sec. 34-1381. - Nuisances generally; scope.

- (a) No land use or land development activity may be conducted in a manner inconsistent from the normal manner of conduct of such activity and in a way which results in the unusual or extraordinary generation of noise, air or water pollution, smoke or dust, uncontrolled or uncontained solid, liquid, or airborne waste or debris, or which involves unusual accumulation of stored materials not immediately and directly required for the normal operation of the permitted use present on the property.
- (b) No materials may be stored in an outside area visible from any adjacent or nearby street or property in any residential district. No inoperative wheeled vehicle may be stored for more than five days on any parcel in a residential district, except when stored in a completely enclosed structure.

(Code 1994, § 30-956)

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

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

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

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

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

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

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

CASE PRESENTATION
CASE No. CASE 2025-39

1. Good morning, my name is David Urrutia, 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 3918 SERUBI AVE 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 OMAR SANCHEZ
5. pursuant to complaints and personal observation there are violations of ordinances

Section 34-915 prohibits the use of vehicle, boat, trailer or other conveyances for living or sleeping.

Section 14-32. rental - permits required for residential rental units. It is necessary to have the rental permit on file when renting rooms from property.

Section 10-8 all exterior property, accessory structures, pools, sidewalks, driveways, maintained

34-1381 Nuisance materials stored outside visible to neighbors.

6. On **May 7th** I wrote a notice of violation for the discrepancies observed while conducting investigation. Courtesy notice was posted on property and mailed to address of record on papa.

7. On **June 13th** nov/noh formal notice of violation was again posted and mailed to property owner hearing date was also set.

8. On **June 26** the notice to appear at hearing was mailed certified to the respondent's address of record and posted at village hall. See attachments

9. I request that the respondent be ordered to come into compliance with actions to correct the violations and gain compliance by July 31, 2025. If not in compliance by July 31, 2025, a \$100 per day, per violation fine shall commence.

10. The village has also incurred costs in the amount of \$299.10 conducting this investigation and hearing. I request that the respondent be ordered to reimburse those costs to the village no later than July 31, 2025.

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



PALM SPRINGS POLICE DEPARTMENT

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

May 07, 2025

**SANCHEZ OMAR
3918 SERUBI AVE
PALM SPRINGS, FL 33461**

Dear Property Owner,

You have been issued courtesy notice for code violations by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the property at **3918 SERUBI Ave, Palm Springs, FL 33461.**

PCN: 70434419170000220

This property is in violation of local ordinances.

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

Section 14-32. Rental - Permits required for Residential Rental Units

Section Sec. 10-8. Property - All Exterior Property, accessory structures, pools, sidewalks, driveways, maintained.

Compliance Date: May 21, 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.

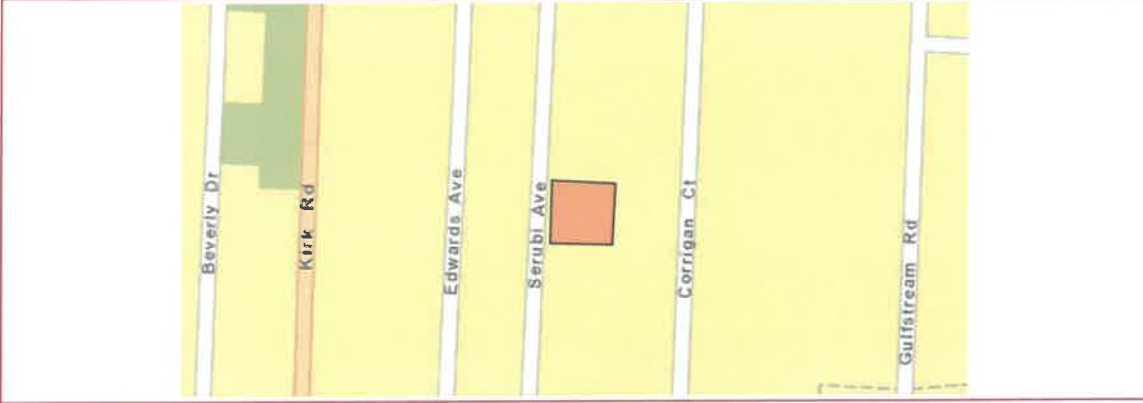
Respectfully,

David Urrutia
Palm Springs Police Department
Code Enforcement Officer
561 801 9162
561 584 8200 ext.8521
durrutia@vpsfl.org

Property Detail

Parcel Control Number: 70-43-44-19-17-000-0220 Location Address: 3918 SERUBI AVE
 Owners: SANCHEZ OMAR Municipality: PALM SPRINGS
 Mailing Address: 2024 PALMETTO RD., WEST PALM BCH FL 33406 5301
 Last Sale: 11/01/2022 Book/Page#: 33948 / 00897 Price: \$420,000
 Property Use Code: 0100 - SINGLE FAMILY Zoning: RM - RESIDENTIAL MULTI-FAMILY
 Legal Description: SERUBI COURT LT 22 & N 64 FT OF LT 23 Total SF: 2956 Acres .45

Owner : SANCHEZ OMAR PCN: 70434419170000220



2024 Values

Improvement Value \$314,219
 Land Value \$179,556
 Total Market Value \$493,775
 Assessed Value \$493,775
 Exemption Amount \$0
 Taxable Value \$493,775

2024 Taxes

Ad Valorem \$9,594
 Non Ad Valorem \$935
 Total Tax \$10,528

2025 Qualified Exemptions

Applicants

All values are as of January 1st each year.

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
BAS Base Area	1264
FCP Finished Carport	312
SFB Semi Finished Base Area	100
FEP Finished Enclosed Porch	20
Total Square Footage : 2956	
Total Area Under Air : 2492	

Extra Features

Description	Year Built	Unit
Pool - In-Ground	1989	1
Utility Building	1955	200
Deck	1986	392

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	1955
3 Air Condition Desc.	HTG & AC
4 Heat Type	FORCED AIR DUCT
5 Heat Fuel	ELECTRIC
6 Bed Rooms	0
7 Full Baths	1
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	CARPETING
15 Floor Type 2	CERAMIC/QUARRY TILE
16 Stories	1

Building Footprint (Building 2)

Subarea and Square Footage (Building 2)



Description	Area Sq. Footage
BAS Base Area	792
SFB Semi Finished Base Area	336
FSP Finished Screened Porch	132
Total Square Footage : 2956	
Total Area Under Air : 2492	

Extra Features		
Description	Year Built	Unit
Pool - In-Ground	1989	1
Utility Building	1955	200
Deck	1986	392

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

Structural Details (Building 2)

Description	
1 Exterior Wall 1	MSY: CONC. BLOCK
2 Year Built	1955
3 Air Condition Desc.	HTG & AC
4 Heat Type	FORCED AIR DUCT
5 Heat Fuel	ELECTRIC
6 Bed Rooms	0
7 Full Baths	1
8 Half Baths	0
9 Exterior Wall 2	NONE
10 Roof Structure	GABLE/HIP
11 Roof Cover	ASPHALT/COMPOSITION
12 Interior Wall 1	PLYWOOD PNL.
13 Interior Wall 2	DRYWALL
14 Floor Type 1	CARPETING
15 Floor Type 2	N/A
16 Stories	1

Property Detail

Parcel Control Number: 00-43-44-08-12-000-0130 Location Address: 2024 PALMETTO RD
 Owners: SANCHEZ OMAR Municipality: UNINCORPORATED
 Mailing Address: 2024 PALMETTO RD, WEST PALM BEACH FL 33406 5301
 Last Sale: 11/11/2022 Book/Page#: 33944 / 01321 Price: \$10
 Property Use Code: 0100 - SINGLE FAMILY Zoning: RS - SINGLE FAMILY RESIDENTIAL
 Legal Description: LAKE CLARKE MANOR LT 13 Total SF: 3325 Acres .28



2024 Values

Improvement Value \$217,126
 Land Value \$395,000
 Total Market Value \$612,126
 Assessed Value \$578,357
 Exemption Amount \$50,000
 Taxable Value \$528,357

All values are as of January 1st each year.

2024 Taxes

Ad Valorem \$8,758
 Non Ad Valorem \$489
 Total Tax \$9,247

2025 Qualified Exemptions

HOMESTEAD
 ADDITIONAL HOMESTEAD

Applicants

SANCHEZ OMAR

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
FOP Finished Open Porch	352
BAS Base Area	1664
FOP Finished Open Porch	204
FGR Finished Garage	625
SFB Semi Finished Base Area	480
Total Square Footage : 3325	
Total Area Under Air : 2144	

Extra Features

Description	Year Built	Unit
Patio	1978	375
Boat Dock	1978	250

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

Structural Details (Building 1)

Description	
1 Exterior Wall 1	WSF: WOOD SIDING
2 Year Built	1978
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	1
9 Roof Structure	GABLE/HIP
10 Roof Cover	WOOD SHAKES
11 Interior Wall 1	DRYWALL
12 Interior Wall 2	N/A
13 Floor Type 1	CARPETING
14 Stories	1

Owner : SANCHEZ OMAR PCN: 00434408120000130

1 of 1



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-39

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

**OMAR SANCHEZ
3918 SERUBI AVENUE
PALMS SPRINGS, FL 33461**

**MAILING ADDRESS:
SAME**

Respondent(s).

ORDER FINDING VIOLATION

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

Section 34-915 prohibits the use of vehicles, boat, trailer or other conveyance for living or sleeping

Section 14-32 rental permits required for rental units

Section 10-8 property to be maintained including all exterior structures, pools sidewalks and driveways.

Address: 3918 SERUBI AVENUE
Legal Description: SERUBI COURT LT 22 & N 64 FT OF LT 23
PCN: 70-43-44-19-17-000-0220

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 **JULY 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 34-915 prohibits the use of vehicles,boat,trailer or other conveyance for living or sleeping**
 - Section 14-32 rental permits required for rental units**
 - Section 10-8 property to be maintained including all exterior structures, pools sidewalks and driveways.**

- Respondent **was in violation** of the following Village of Palm Springs Code of Ordinances but is currently in compliance:
 - Section 34-915 prohibits the use of vehicles,boat,trailer or other conveyance for living or sleeping**
 - Section 14-32 rental permits required for rental units**
 - Section 10-8 property to be maintained including all exterior structures, pools sidewalks and driveways.**

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 **JULY 31, 2025:**
 - Administrative costs of **\$299.10**
 - 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 **JULY 31, 2025.**
 - Administrative costs of **\$299.10**
 - 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 David Urrutia 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 the 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 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 JULY 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:

[2024 PALMETTO ROAD](#)
[WEST PALM BEACH, FL 33406](#)

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2025-40

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

V.

MATTHIAS STEMLINGER &
RUDOLF STEMLINGER
3892 CYPRESS LAKE DR
LAKE WORTH, FL 33467 2208

Respondent(s).

PCN: 70-43-44-30-25-000-0020

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that he has just and reasonable grounds to believe, and does believe that on JUNE 17, 2025, the Respondent(s), MATTHIAS STEMLINGER & RUDOLF STEMLINGER owners of the VACANT property at 70-43-44-30-25-000-0020 PALM SPRINGS, FL, 33461 is in violation of local ordinances.

SECTION 34-829 Temporary licensing of certain uses. Expiration of term – return property to original condition and sod unimproved areas.

SECTION 30-141 Excessive growth of weeds and vegetation, including trees.

SECTION 30-143 Nuisance – trash & debris.

SECTION 10-30(e)(4) Unimproved property annual renewal fee.

These violations must be corrected on or before **JULY 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. 561-584-8300 Ext 8520, **at 10:00 A.M., on THURSDAY JULY 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 Officer at (561) 584- 8300 Ext 8524 and providing proof that violations have been corrected. A request for inspection must be made at least 1 day(s) prior to the requested inspection.

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

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



Code Enforcement Officer 561-584-8300 ext. 8524

NANCIANN CUENOT

Printed Name of Officer

Date Issued: JUNE 27, 2025



PALM SPRINGS POLICE DEPARTMENT

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

June 27, 2025

**MATTHIAS STEPLINGER &
RUDOLF STEPLINGER
3892 CYPRESS LAKE DR
LAKE WORTH, FL 33467 2208**

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:

Vacant Lot S. Congress Avenue in Palm Springs, FL. PCN: 70-43-44-30-25-000-0020

VIOLATION / HEARING CASE 2025-40

***SECTION 34-829(f) Temporary licensing of certain uses – expiration of term.**

Abandon use of the property and return the property to its original condition by removing the asphalt millings, fence, and the hedge. Sod all unimproved areas.

***SECTION 30-141. Excessive growth of weeds and vegetation, including trees.**

***SECTION. 30-143 – Nuisance Trash & Debris**

***SECTION 10-30 (e)(4) – Unimproved vacant lot annual renewal fee**

The options available include coming into voluntary compliance on or before **JULY 16, 2025, OR** arguing your case at the Special Magistrate Hearing on **Thursday, JULY 17, 2025, at 10:00 AM in the Council Chambers at 226 Cypress Lane, Palm Springs, FL.** 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 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 or need further assistance.

Respectfully,

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

9489 0178 9820 3040 0468 42



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

POSTAL SERVICE **CERTIFIED MAIL**



9489 0178 9820 3040 0468 42

Label 890-QDT, March 2023



quadiant
FIRST-CLASS MAIL
IMI
\$008.44⁰
06/27/2025 ZIP 33480
043M31255277

US POSTAGE

**MATTHIAS STEPLINGER \$
RUDOLF STEPLINGER
3892 CYPRESS LAKE DR
LAKE WORTH, FL 33467 2208**



**PALM SPRINGS POLICE DEPARTMENT
CODE ENFORCEMENT DIVISION
230 CYPRESS LANE
PALM SPRINGS, FL 33461
ATTN: NANJIANN CUENOT**



quadiant
FIRST-CLASS MAIL
IMI
\$000.69⁰
06/27/2025 ZIP 33480
043M31255277

US POSTAGE

**MATTHIAS STEPLINGER &
RUDOLF STEPLINGER
3892 CYPRESS LAKE DR
LAKE WORTH, FL 33467 2208**

Tracking Number:

Remove X

9489017898203040046842

Copy

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

Latest Update

Your item was delivered to an individual at the address at 1:14 pm on June 30, 2025 in LAKE WORTH, FL 33467.

Get More Out of USPS Tracking:

USPS Tracking Plus[®]

Delivered

Delivered, Left with Individual

LAKE WORTH, FL 33467

June 30, 2025, 1:14 pm

[See All Tracking History](#)

Feedback

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

Text & Email Updates



Return Receipt Electronic



USPS Tracking Plus[®]



Product Information



See Less ^

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Case No. 2025-40

**MATTHIAS STEPLINGER &
RUDOLF STEPLINGER
3892 CYPRESS LAKE DR
LAKE WORTH, FL 33467 2208**

Respondent(s)

AFFIDAVIT OF SERVICE

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

On the 1st Day of July 2025 at 12:40 PM, I served the attached Notice of Violation/
Notice of Hearing on the within named Respondent(s), Matthais & Rudolf Stemplinger at 3068 Lake
Worth Road for Vacant lot on S. Congress Avenue PCN # 70-43-44-30-25-000-0020 Palm Springs,
FL 33461 by:

XX 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.

_____ 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
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

Date: July 10, 2025

The foregoing instrument was acknowledged before me this 10th day of July, 2025 by
NANCIANN CUENOT, Code Enforcement Officer, who is personally known to me or who has
produced a Florida driver's license as identification.

Christina Ruiz-Waddell
NOTARY PUBLIC, State of Florida

(SEAL)



Existing







6/20/2025 12:50:23 PM

Remove Asphalt/Millings + Install God



6/20/2025 12:50:28 PM



6/20/2025 12:50:35 PM

Remove gravel- asphalt + INSTALL Sod
Overgrowth - TRASH + Debris



6/20/2025 12:51:04 PM



6/20/2025 12:51:12 PM

Remove fence + sod all unimproved areas
overgrown



6/20/2025 12:51:18 PM



6/20/2025 12:51:42 PM

TRASH + DEBRIS

- SOD All unimproved AREAS



Remove fence + hedge

6/20/2025 12:51:30 PM

Sec. 34-829. Temporary licensing of certain uses.

- (a) *Issuance.* Notwithstanding any other provision of this subdivision, including section 34-823, the land development director, or as provided in this section, the village council, for good cause shown, may grant a temporary license for an establishment in the CG district, not exceeding five years from the approval date, renewable at the option of the village, for certain uses identified in this subdivision.
- (b) *Applicability.* Uses subject to the licensing provisions of this section shall include:
- (1) Vehicle sales at a vehicle leasing and rental facility.
 - (2) Animal boarding at a veterinary office.
 - (3) One manager's or caretaker's apartment at a self-storage facility.
 - (4) Takeout food at a convenience store or gas station.
 - (5) Vehicle rentals at a self-storage facility.
 - (6) Other accessory uses, whether or not provided for in section 34-823, but not otherwise prohibited in this subdivision, and as approved by the land development director.
- (c) *Review criteria.* Each temporary use identified in this section shall be accessory to the permitted or special exception use, and shall not:
- (1) Generally produce an intensity of use which, in combination with the main use, exceeds that permitted for the main use alone; and
 - (2) Specifically, generate vehicular traffic which, in combination with the main use, exceeds that permitted for the main use alone.
- (d) *Site plan amendment.* If the applicant is seeking any change to the physical layout or footprint of the site, a site plan amendment application shall be submitted with the application for the temporary use.
- (e) *Transferability.* Each temporary use identified in this section shall only be licensed to the current owner or occupant, and such license may not be assigned, conveyed or transferred to any third party or person, without the approval of the land development director. No owner or occupant may circumvent such provision by transferring a majority of interest in a corporation or other business entity.
- (f) *Expiration of term.* At the conclusion of the term approved by the land development director, including any extension thereof, such use shall expire, and the owner or occupant shall terminate such use. Failure to terminate the temporary use shall subject the owner and occupant, jointly and severally, to appropriate legal action, including mandatory injunctive relief, and the reasonable costs incurred by the village in enforcing this subsection, including attorneys' fees at all administrative, trial and appellate levels. Upon the issuance of a court order from a court of competent jurisdiction awarding attorneys' fees and/or costs, such costs shall become a lien on the property of the owner and occupant, if unpaid after 30 days following the entry of the order.
- (g) *Prohibitions.* Nothing contained in this section shall permit or allow any adult entertainment, adult entertainment establishment or alcoholic beverage sales to be a temporary or accessory use; nor shall any prohibited use be deemed an accessory use under this section.
- (h) *Village council intent.* By adopting the ordinance from which this section is derived, the village council intends that the land development director shall use the provisions of this subdivision and subdivision IV of this division as a guide. Because the nature of the temporary uses licensed in this section are minor, the strict adherence to the requirements of such subdivisions shall not pertain, and the land development director shall be free to use reasonableness, as well as an awareness of community needs and aesthetics, in addition to the criteria expressed in such subdivisions, as a basis for all decisions.

CASE PRESENTATION
CASE No. CASE 2025-40

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. 2025-40 concerns the Vacant Lot at South Congress Avenue, PCN: 70-43-44-30-25-000-0020 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 owners of the property are Matthias Stemplinger & Rudolf Stemplinger.
5. Pursuant to my own observation, there are violations of local ordinance:
 - *SECTION 34-829 Temporary licensing of certain uses. Expiration of term The owner or occupant shall terminate such use and return the property to its original condition and sod unimproved areas.
 - *SECTION 30-141 Excessive growth of weeds and vegetation, including trees.
 - *SECTION 30-143 Nuisance – trash & debris.
 - *SECTION 10-30(e)(4) Unimproved property annual renewal fee. (Now in Compliance)
6. On March 17, 2025, and on June 26, 2025, courtesy notices were mailed to the owners on record. I had several conversations with the property owners in person and by phone to discuss the violations and detail the vacant lot requirements of the Village. The vacant lot is to be cleared of all cars, asphalt, fencing, interior hedge, and to sod, all unimproved areas.
7. On June 27, 2025, I wrote Notice of Violation/Notice of Hearing 2025-40 for the violations. The Notice was mailed certified and regular to the respondent's address of record and hand delivered to the owners at their adjoining place of business. The USPS Tracking Service acknowledges delivery of the Certified Mail.
8. Photos of the violations are included in the file. The property remains in violation.
9. I REQUEST THAT THE RESPONDENT BE ORDERED to COME INTO COMPLIANCE with Section 34-829 by terminating use and returning the property to its original condition and sod the unimproved areas, Remove all trash and debris and excessive growth of weeds, vegetation including trees by AUGUST 19, 2025. If not in compliance by the stated date a \$100.00 per day FINE shall commence.
10. THE VILLAGE HAS ALSO INCURRED COSTS IN THE AMOUNT OF \$237.29 CONDUCTING THIS INVESTIGATION AND HEARING. I REQUEST THAT THE RESPONDENT BE ORDERED TO REIMBURSE THOSE COSTS TO THE VILLAGE BY NO LATER THAN, July 25, 2025.
11. SUBJECT TO ANY QUESTIONS YOU MIGHT HAVE, THIS CONCLUDES THE VILLAGE TESTIMONY.

Record: 202500632 Permit ⊞

☞ Submittal →
☑ Fees Paid Intake Fees →
☑ Route Plans →
☑ Review Complete →
☑ Final Review →
☑ Fees Paid Issuance Fees →
☑ Approved →
☑ Insp Done →
☑ Close Permit

Fees

Fee #	Status	Fee Name	Added	Invoice	Record #	Added By	Comments	Amount	Amount Paid	Balance	Edit
FEE25-3292	Paid	Vacant and Unimproved Property Registration	05/12/2025	INV25-1897	202500632	ncuenot		\$200.00	\$200.00	\$0.00	
Total:								\$200.00	\$200.00	\$0.00	

Legend

Invoices

No Records



PALM SPRINGS POLICE DEPARTMENT

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

June 26, 2025

**MATTHIAS STEMLINGER \$
RUDOLF STEMLINGER
3892 CYPRESS LAKE DR
LAKE WORTH, FL 33467 2208 FL 33404 6431**

Dear Property Owner,

You have been issued a 2nd and FINAL courtesy notice for code violations by the Code Enforcement unit of the Palm Springs Police Department. This is regarding the VACANT LOT property at S. Congress Avenue, Palm Springs, FL.

PCN: 70-43-44-30-25-000-0020

This property is in violation of local ordinances.

SECTION 34-829(f) Temporary licensing of certain uses – expiration of term.

The term commenced on July 15, 2016, and terminated on July 15, 2018. Abandon use of the property and return the property to its original condition by removing the asphalt access driveway from RaceTrac, the interior fence, and the hedge. Sod all unimproved areas.

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, or physical condition.

Sec. 30-143 – Nuisance Trash & Debris

Compliance Date: July 25, 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,

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

Courtesy Code Violation Notice

Case# PCN: 70-43-44-30.25-000.0020

Date: 3-17-25 Time: 3:10pm

Location: Vacant lot

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:

Temporary License Agreement
Expired. 7/15/2016 → 7/15/2018
Remove all cars from
Vacant lot ~~and~~ within
24 hours.

Return to original
condition. Remove fence
asphalt millings

Compliance Date: 30 days

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

Nanciann Cuenot 154
Name I.D. #

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

Ext 8524





VILLAGE OF PALM SPRINGS

226 CYPRESS LANE, PALM SPRINGS, FL 33461 (561) 965-4016

MISCELLANEOUS PERMIT

PERMIT #: MI - 201601590

ADDRESS: SOUTH CONGRESS AVENUE	ISSUED DATE: 02/08/2017
CONTRACTOR: FLORIDA BLACKTOP.INC	VALUATION: \$2200
PHONE:	PERMIT FEE: \$60.00
OWNER: STEPLINGER, RUDOLF	FEES PAID: \$60.00
	PCN: 7043443025000020

PERMIT DESCRIPTION: PARKING AREA AND LANDSCAPING AS A TEMP USE AGREEMENTTENANT: RACETRAC GAS STATION

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

DATE

THIS PERMIT MUST BE POSTED

******* NOTICE *******

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED, OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

TYPE OF INSPECTON	INSPECTOR	DATE PASSED	DATE FAILED
LANDSCAPE			
DRIVEWAY			

"FAILURE TO COMPLY WITH MECHANICS' LAW CAN RESULT IN THE PROPERTY OWNER PAYING TWICE FOR THE BUILDING IMPROVEMENTS"

PERMITS AND PLANS MUST BE POSTED AT ALL TIMES ON THE JOBSITE	FINAL INSPECTION REQUIRED ON ALL PERMITS	24 HOUR NOTICE REQUIRED FOR ALL INSPECTIONS CALL 561-434-5092 BEFORE 3 PM
---	---	--

Issuance of Village Permit does not imply approval from Homeowners Association. Any architectural changes or improvements may require Homeowner's Association approval before any work begins.

EXISTING
RACE TRAC

201601590

DEC 26 2016

STEMPLINGER PLAZA

N88°04'23"W 307.12'

ACCESS TO PLAZA

SLIDING GATE, TYP.

MEDIUM SHRUBS - 1 PK. 2' LF
INSTALLED @ 4' HEIGHT

STABILIZED SURFACE
SLIDING GATE, TYP.

6' HIGH CHAIN LINK
PANEL WEAVED FENCE

VEHICLE STORAGE YARD
CRUSHED ASPHALT
STABILIZED SURFACE
(NON-DUSTING MATERIAL)

EXISTING VEGETATION TO REMAIN

6' HIGH CHAIN LINK
PANEL WEAVED FENCE

HEDGE MATERIAL WILL SUPPLEMENT
EXISTING VEGETATION TO INSURE
CONTINUOUS MINIMUM 6' HIGH OPAQUE
SCREENING

6' HIGH CHAIN LINK
PANEL WEAVED FENCE

EXISTING VEGETATION TO REMAIN

N88°04'23"W 307.13'

VACANT

S01°23'52"W 162.01'

S01°23'52"W 162.01'

SOUTH CONGRESS AVE.

25'

15'

ZONING APP. PLAN AS NOTED.
ALL DEVELOPMENT MUST COMPLY
WITH THE VILLAGE OF PALM SPRINGS
CODE OF ORDINANCES AND
LAND DEVELOPMENT CODE

DATE: 1-4-2017
APPROVED BY: J. Cabore

*See conditions
attached.

Temporary License Agreement

THIS TEMPORARY LICENSE AGREEMENT ("License") is made this 17th day of August, 2016, by and between the VILLAGE OF PALM SPRINGS, FLORIDA, a municipal corporation, ("Village") with its principal address at 226 Cypress Lane, Palm Springs, FL 33461; and MATHIAS STEPLINGER AND RUDOLF STEPLINGER, with a mailing address of 3892 Cypress Lake Drive, Lake Worth, FL 33467, ("Licensee"), and COUNTY AUTO, INC., with a business address of 3068 Lake Worth Road, Lake Worth, FL 33467 who desires to utilize Licensee's property ("Occupier") for temporary vehicle storage.

RECITALS

WHEREAS, Licensee owns property located on South Congress Avenue within the Village of Palm Springs, Florida ("Property") described in Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, the Occupier desires to utilize a portion of the Property for storage of vehicles being serviced at Occupier's adjacent automobile repair business; and

WHEREAS, Licensee and Occupier intend on filing a joint site plan application to adjoin their parcels to allow for the expansion of the County Auto business; and

WHEREAS, the Village and the Occupier previously entered into an Annexation Agreement approved April 27, 2006 that allowed for temporary storage of automobiles on the Property, but the allowances have now expired; and

WHEREAS, the Licensee has requested that the Village approve a Temporary License Agreement which allows for the temporary storage of automobiles in conjunction with Occupier's business; and

WHEREAS, the Property is located within the incorporated limits of the Village of Palm Springs, Florida; and

WHEREAS, the use of the Property for off-site parking/storage is not a permitted or special exception use in the CG district in which the Property is located; and

WHEREAS, Village Code Section 34-829 authorizes the Land Development Director or the Village Council, for good cause shown, to grant a temporary license for certain uses in the CG district, not to exceed five (5) years from the approval date, renewable at the option of the Village; and

7/11/16

the agreement, Licensee and Occupier are responsible for the removal of all vehicles from the Property within twenty-four (24) hours of notice. Failing which the Village or its contractor shall be authorized to enter upon the property and remove the vehicles. The cost of the removal and storage of the vehicles shall be paid for by Licensee.

5. INDEMNIFICATION

5.1 To the fullest extent permitted by laws and regulations, Licensee and Occupier shall indemnify, defend, save and hold harmless, Village, its officers, agents and employees from any and all claims, damages, losses, liabilities and expenses, pertaining to or arising out of the licensing of the land use of the licensed Property, this License, the use and/or occupancy of the Property by Licensee, Occupier or any of its subcontractors, agents, officers, employees, independent contractors, invitees or guests. Licensee and Occupier shall pay all losses, claims, liens, settlements, or judgments of any nature whatsoever in connection with the foregoing indemnification, including but not limited to, reasonable attorney's fees (including appellate attorneys' fees and costs). All costs and fees associated with any such defense shall be the responsibility of Licensee and Occupier. Nothing contained herein is intended nor shall it be construed to waive the Village's rights and immunities under the common law or Florida Statute 768.28, as amended from time to time.

5.2 The Licensee's and/or Occupier's obligation to indemnify, defend, and pay for the defense, or at the Village's option, to participate and associate with the Village in the defense and trial of any claim and related settlement negotiations, shall be triggered by the Village's notice of claim for indemnification to Licensee. Licensee's and/or Occupier's inability to evaluate liability or its evaluation of liability, shall not excuse the Licensee's and/or Occupier's duty to defend and indemnify within 7 days after such notice is given by the Village. Only an adjudication or judgment after the highest appeal is exhausted, specifically finding the Village solely negligent, shall excuse performance of this provision by Licensee and/or Occupier. Licensee and/or Occupier shall pay all costs and fees related to this obligation and its enforcement by the Village. The Village's failure to notify the Licensee and Occupier of a claim shall not release the Licensee and/or Occupier of the above duty to defend and indemnify.

6. INTEGRATION

6.1 It is agreed and understood that this License contains all agreements, promises and understandings between the Village and Licensee and the Village and Occupier and that no verbal or oral agreements, promises or understandings shall be binding upon either Village or Licensee or Occupier in any dispute, controversy or proceeding at law, and any addition, variation or modification to this License shall be void and ineffective unless made in writing signed by the Parties. In the event any provision of this License is found to be invalid or unenforceable, such finding shall not affect the validity and enforceability of the remaining provisions of this License. The failure of either Party to insist upon strict performance of any of the terms or conditions of this License or to exercise any of its rights under this

License shall not waive such rights and such Party shall have the right to enforce such rights at any time and take such action as may be lawful and authorized under this License. in law or in equity.

7. GOVERNING LAW

7.1 This License and the performance thereof shall be governed, interpreted, construed and regulated by the laws of the State of Florida and venue for any action arising out of this License shall be in Palm Beach County, Florida. **Further, if for any reason a claim, dispute or controversy is not resolved by the parties, the parties irrevocably and voluntarily agree to waive any right to a trial by jury in respect to any such claim, dispute or controversy.**

8. ASSIGNMENT

8.1 This License is personal to Licensee and Occupier and may not be sold, assigned or transferred by Licensee or any other person or entity.

9. NOTICES

9.1 All notices hereunder must be in writing and shall be deemed validly given if sent by certified mail, return receipt requested or by nationally recognized overnight mail courier, addressed as follows (or any other address that the party to be notified may have designated to the sender by like notice):

Village: The Village of Palm Springs, Florida
Attention: Richard Reade, Village Manager
226 Cypress Lane
Palm Springs, Florida 33461

With a mandatory copy to: The Village of Palm Springs, Florida
Attention: Glen Torcivia, Village Attorney
701 Northpoint Parkway, Suite 209
West Palm Beach, Florida 33407

Licensee: Mathias and Rudolf Stemplinger
3892 Cypress Lake Drive
Lake Worth, FL 33467

Occupier: County Auto, Inc.
3068 Lake Worth Road
Lake Worth, FL 33461

7/11/16

brought by the Village and the Special Magistrate is hereby authorized to order the immediate cessation of the licensed use, and other code violations and to award the Village all legal and equitable relief to which the Magistrate shall determine is just and appropriate. Notwithstanding the foregoing, this License is a contract, which may also be enforced in a court of law. The Village has no liability for damages or anticipated profits for business losses or other damages caused by the termination of this License Agreement in the event of a default.

14.2 Additionally, the Village of Palm Springs may immediately terminate the License in the event of any violation of the license conditions or any complaint of nuisance or public health, safety and welfare issue received by the Village and applicant fails to cure such violation or complaint within five (5) days of notice. Upon termination of the agreement, Licensee and Occupier are responsible for the removal of all unauthorized vehicles from the property within twenty-four (24) hours of notice.

14.3 The parties hereto agree that the Village's right to terminate this License as stated herein is absolute and shall not result in any inequity to Licensee and/or Occupier because of any authorized improvements by Licensee and/or Occupier to the Facilities for the use licensed herein. Accordingly, this License shall not be construed as an irrevocable license or a license coupled with an interest because of said improvements.

14.4 The Licensee and Occupier acknowledge that the Village and the public will be irreparably damaged if the terms and conditions of this License are not adhered to and specifically enforced. Therefore, in the event of a violation or threatened violation by the License, then the Village shall be entitled to all the rights and remedies, including but not limited to injunctive relief, restraining such violation without being required to show any actual damage, irreparable harm, or to post any bond or other security.

15. TIME

15.1 Time is expressly declared to be of the essence of this License Agreement.

16. RIGHTS OF OTHERS

16.1 Nothing contained herein, whether express or implied, is intended to confer any rights or remedies under or by reason of this License on any persons other than the parties hereto and their respective administrators and legal representatives, nor is anything in this License intended to relieve or discharge the obligation or liability of any third person to any party to this License nor shall any provision give any third persons any right of subrogation or action over or against any party to this License.

7/11/16

IN WITNESS WHEREOF, the parties have caused this License to be executed on the day and year first above written.

THE VILLAGE OF PALM SPRINGS



Kim Glas-Castro
Land Development Director

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

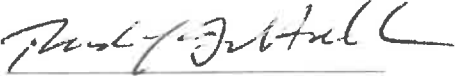


Glen Torcivia,
Village Attorney

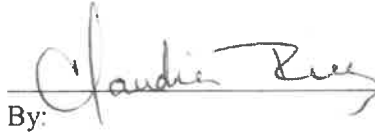
LICENSEE:
MATHIAS STEMPLINGER



RUDOLF STEMPLINGER



WITNESSES:


By:
By:

7/11/16

EXHIBIT "A"
Property Description

Property Control Number: 70-43-44-30-25-000-0020

Lot 2A of the RACETRAC PETROLEUM AT PALM SPRINGS plat, according to the plat thereof as recorded in Plat Book 119, Page 169 of the Public Records of Palm Beach County, Florida.

7/11/16

Account Information

Property Control Number:
 70-43-44-30-25-000-0020
Mailing Address:
 3892 CYPRESS LAKE DR
 Lake Worth, FL 33467-2208
Owner of Record:
 STEPLINGER RUDOLF J &

Property Type:
 Real Property
Property Address:
 , FL
Second Owner:
 STEPLINGER MATTHIAS

Status: Active
Legal Description:
 RACETRAC PETROLEUM AT PALM SPRINGS
 LT 2A

Last updated: 7/09/2025 03:56:00 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

2024 | BILL TYPE: ORIGINAL | BILL NO: 101637924 | ROLL: ANNUAL | PAID

[View Info](#)

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/25	<input type="checkbox"/> \$12,389.25 Net Tax: \$12,905.47 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$516.22	11/25/24	-\$12,389.25	● Paid

2023 | BILL TYPE: ORIGINAL | BILL NO: 102291476 | ROLL: ANNUAL | PAID

[View Info](#)

Due Date	Net Tax	Last Paid	Amount Paid	Status
4/1/24	<input type="checkbox"/> \$12,392.79 Net Tax: \$12,909.16 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$516.37	11/22/23	-\$12,392.79	● Paid

2022 | BILL TYPE: ORIGINAL | BILL NO: 101638095 | ROLL: ANNUAL | PAID

Property Detail

Parcel Control Number : 70-43-44-30-25-000-0020
Owners : STEPLINGER MATTHIAS
 STEPLINGER RUDOLF J &
Mailing Address : 3892 CYPRESS LAKE DR
 LAKE WORTH FL 33467 2208
Location Address :
Book/Page : /
Sale Date :
Legal Description : RACETRAC PETROLEUM AT PALM SPRINGS LT 2A
Property Use Code : 1000—VACANT COMMERCIAL LAND
Zoning : CG—COMMERCIAL GENERAL (70-PALM SPRINGS)
Total Square Feet : 0
Acres : 1.14

Building Details

Subarea and Square Footage for Building 1

Description	square Footage	Sketch for Building 1
No data found		

Property Extra Feature

Description	Year Built	Units
Fence- Chain Link 6ft #11 Gaug	2010	280

No Image Found

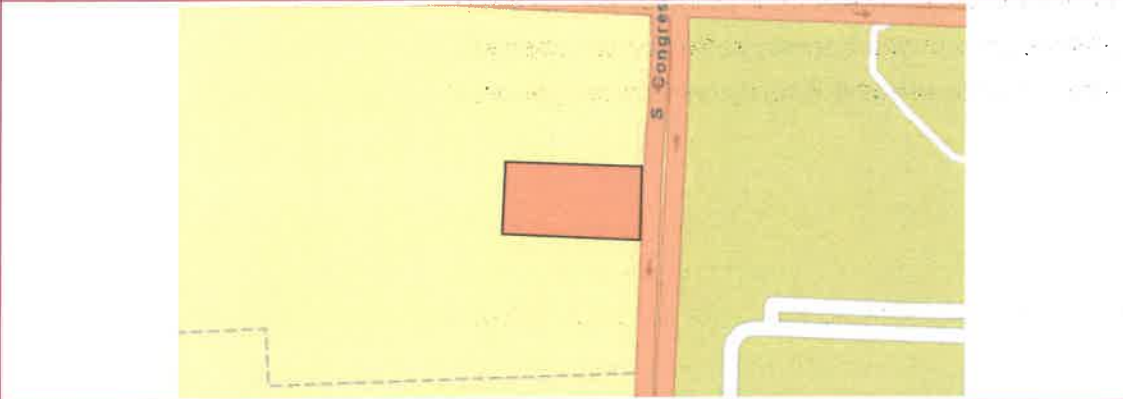
Structural Element for Building 1

Tax Year	2024		
Improvement Value	\$3,450		
Land Value	\$655,774	AD VALOREM	\$12,808
Total Market Value	\$659,224	NON AD VALOREM	\$97
Assessed Value	\$659,224	TOTAL TAX	\$12,905
Exemption Amount	\$0		
Taxable Value	\$659,224		

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

Property Detail

Parcel Control Number: 70-43-44-30-25-000-0020 Location Address:
 Owners: STEPLINGER MATTHIAS & STEPLINGER RUDOLF J & Municipality: PALM SPRINGS
 Mailing Address: 3892 CYPRESS LAKE DR, LAKE WORTH FL 33467 2208
 Last Sale: Not available Book/Page#: Price:
 Property Use Code: 1000 - VACANT COMMERCIAL LAND Zoning: CG - COMMERCIAL GENERAL
 Legal Description: RACETRAC PETROLEUM AT PALM SPRINGS LT 2A Total SF: 0 Acres: 1.14



2024 Values

Improvement Value \$3,450
 Land Value \$655,774
 Total Market Value \$659,224
 Assessed Value \$659,224
 Exemption Amount \$0
 Taxable Value \$659,224

2024 Taxes

Ad Valorem \$12,808
 Non Ad Valorem \$97
 Total Tax \$12,905

2025 Qualified Exemptions

Applicants

All values are as of January 1st each year.



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-40

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

**MATTHIAS STEPLINGER &
RUDOLF STEPLINGER
3892 CYPRESS LAKE DRIVE
LAKE WORTH 33467 22086**

Respondent(s).

ORDER FINDING VIOLATION

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

Section 34-829 -Temporary License Agreement: Expired, abandon use of property remove fence, hedges, asphalt millings and sod all unimproved area.

Section 30-141 Excessive growth of weeds and vegetation, including trees.

Section 30-143 Nuisance, wild overgrowth, trash & debris, property needs to be maintained.

Section 10-30 (e)(4) Unimproved property annual renewal fee.

Address: South Congress Avenue
Legal Description: RACETRAC PETROLEUM AT PALM SPRINGS LT 2A
PCN: 70-43-44-30-25-000-0020

The Special Magistrate appointed by the Village of Palm Springs to hear code enforcement cases for the Village of Palm Springs, in accordance with Chapter 162, Florida Statutes, has heard testimony at the Code Enforcement hearing held on the **17th** day of **JULY 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.

CONCLUSIONS OF LAW

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

- Section 34-829 -Temporary License Agreement Expired, abandon use of property, remove fence, hedges, asphalt millings and sod all unimproved areas.
- Section 30-141 Excessive growth of weeds and vegetation, including trees.
- Section 30-143 Nuisance, wild overgrowth, trash & debris, property needs to be maintained.
- Section 10-30 (e)(4) Unimproved property annual renewal fee.

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

- Section 34-829 -Temporary License Agreement Expired, abandon use of property, remove fence, hedges, asphalt millings and sod all unimproved areas.
- Section 30-141 Excessive growth of weeds and vegetation, including trees.
- Section 30-143 Nuisance, wild overgrowth, trash & debris, property needs to be maintained.
- Section 10-30 (e)(4) Unimproved property annual renewal fee.

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
July 25, 2025:

- Administrative costs of **\$237.29**
- Citation fine of \$ N/A
- Re-inspection fee of \$ N/A

Respondent **has not** brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before **August 19, 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 22, 2025**.

- Administrative costs of **\$237.29**
- Citation fine of \$ N/A

☐ Re-inspection fee of \$ N/A

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

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

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

Upon complying, it is the responsibility of the Respondent to notify the Village of Palm Springs Code Inspector/Officer at (561) 584-8300 ext. 8520 to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this 17th day of JULY 2025.

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:
3892 Cypress Lake Drive
Lake Worth, FL 33467 2208



VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2025-41

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

v.

JONATHAN & STEPHANIE SMITH
13083 MALLARD CREEK DRIVE
PALM BEACH GARDENS, FL 33418 8662
Respondent(s).

PCN: 70-43-44-20-01-104-0040

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 **JULY 1, 2025**, the Respondent(s), **JONATHAN & STEPHANIE SMITH**, owner(s) of the property at **3900 S. CONGRESS AVENUE, LAKE WORTH BEACH,, FL, 33461** is in violation of local ordinances.

SECTION 10-31 FBC (Florida Building Code) 105.1 Permits are required to Pave and Stripe Parking Lot

SECTION 10-31 FBC (Florida Building Code) 110.1 No required Inspections.

These violations must be corrected on or before **JULY 16, 2025**. This matter shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL. 33461, Tel. 561-584-8300 Ext 8520, **at 10:00 A.M., THURSDAY JULY 17, 2025. IF THE VIOLATIONS ARE CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.**

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

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

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

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


Code Enforcement Officer 561-584-8300 x 8524

Date Issued: JULY 1, 2025

Nanciann Cuenot
Printed Name of Officer



Posted: 7-1-2025
Time: 10:10 am
Date: 7-1-2025
mmcuero

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2025-41

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,
V.

JONATHAN & STEPHANIE SMITH
13083 MALLARD CREEK DRIVE
PALM BEACH GARDENS, FL 33418 8662
Respondent(s).

PCN: 70-43-44-20-01-104-0040

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 JULY 1, 2025, the Respondent(s), JONATHAN & STEPHANIE SMITH, owner(s) of the property at 3900 S. CONGRESS AVENUE, LAKE WORTH BEACH, FL, 33461 is in violation of local ordinances.

SECTION 10-31 FBC (Florida Building Code) 105.1 Permits are required to Pave and Stripe Parking Lot

SECTION 10-31 FBC (Florida Building Code) 110.1 No required Inspections.

These violations must be corrected on or before JULY 16, 2025. This matter shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL, 33461, Tel. 561-584-8300 Ext 8520, at 10:00 A.M., THURSDAY JULY 17, 2025. IF THE VIOLATIONS ARE CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.

YOU ARE HEREBY ORDERED to appear and answer the above charges. You may choose to waive your rights to this hearing and the costs as determined by the Special Magistrate. Your failure to appear may result in the Special Magistrate proceeding in your absence. IMPORTANT: It is the responsibility of the Respondent to request an inspection as soon as compliance is achieved by calling the Code Enforcement Office at (561) 584 - 8300 Ext. 8524. A request for inspection must be made at least 1 day(s) prior to the requested inspection.

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

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

Code Enforcement Office 561-584-8300 x 8524

Date issued: JULY 1, 2025

Nanciann Cuero
Printed Name of Officer

7/1/2025 10:11

3900



STORE HOURS

MONDAY - SATURDAY

DINE - IN 10:00 AM - 10:00 PM
DRIVE - THRU 10:00 AM - 11:00 PM

SUNDAY

DINE - IN 10:00 AM - 9:00 PM
DRIVE - THRU 10:00 AM - 10:00 PM

WE CATER
GREATER!



HIGHER QUALITY, BIGGER PORTIONS, BETTER SUBS

...or my name's not Jon Smith

I HATE JON SMITH



(NO LEFTOVERS)

7/1/2025 10:11

Picture of Posting

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Case No. 2025-41

JONATHAN & STEPHANIE SMITH
13083 MALLARD CREEK DRIVE
PALM BEACH GARDENS, FL 33418 8662

Respondent(s)

_____ /

AFFIDAVIT OF SERVICE

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

On the 1st Day of July 2025 at 10:10 AM, I served the attached Notice of Violation/ Notice of Hearing on the within named Respondent(s), Jonathan & Stephanie Smith at 3900 S Congress Avenue, Palm Springs, FL 33461 by:

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

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

XX POSTED BY: Securely affixing a copy to a conspicuous place at the above property address and at Palm Springs Village Hall, 226 Cypress Lane, Palm Springs, FL 33461. PHOTOS INCLUDED

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

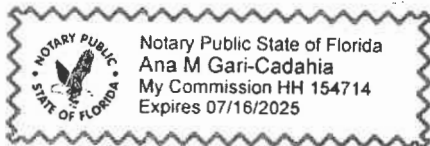
By: NanCIann Cuenot
Code Enforcement Officer

Date: 7.10.2025

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 10 day of July, 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)

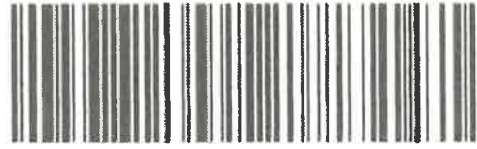


NOTARY PUBLIC, State of Florida



**PALM SPRINGS POLICE I
CODE ENFORCEMENT DI
230 CYPRESS LANE
PALM SPRINGS, FL 33461
ATTN: NANCIANN CUENOT**

UNITED STATES POSTAL SERVICE **CERTIFIED MAIL**



9489 0178 9820 3040 0468 59

Label 880-QDT, March 2023



quadiant
FIRST-CLASS MAIL
IMI
\$008.16⁰
07/01/2025 ZIP 33480
043M31255277

US POSTAGE

**JONATHAN & STEPHANIE SMITH
13083 MALLARD CREEK DRIVE
PALM BEACH GARDENS, FL 33418 8662**



**PALM SPRINGS POLICE DEPARTMENT
CODE ENFORCEMENT DIVISION
230 CYPRESS LANE
PALM SPRINGS, FL 33461
ATTN: NANCIANN CUENOT**



quadiant
FIRST-CLASS MAIL
IMI
\$000.69⁰
07/01/2025 ZIP 33480
043M31255277

US POSTAGE

**JONATHAN & STEPHANIE SMITH
13083 MALLARD CREEK DRIVE
PALM BEACH GARDENS, FL 33418 8662**

Tracking Number:

Remove X

9489017898203040046859

Copy

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

Latest Update

Your item was delivered to an individual at the address at 11:52 am on July 8, 2025 in TORRINGTON, CT 06790.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

TORRINGTON, CT 06790

July 8, 2025, 11:52 am

[See All Tracking History](#)

Feedback

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

Text & Email Updates



Return Receipt Electronic



USPS Tracking Plus®

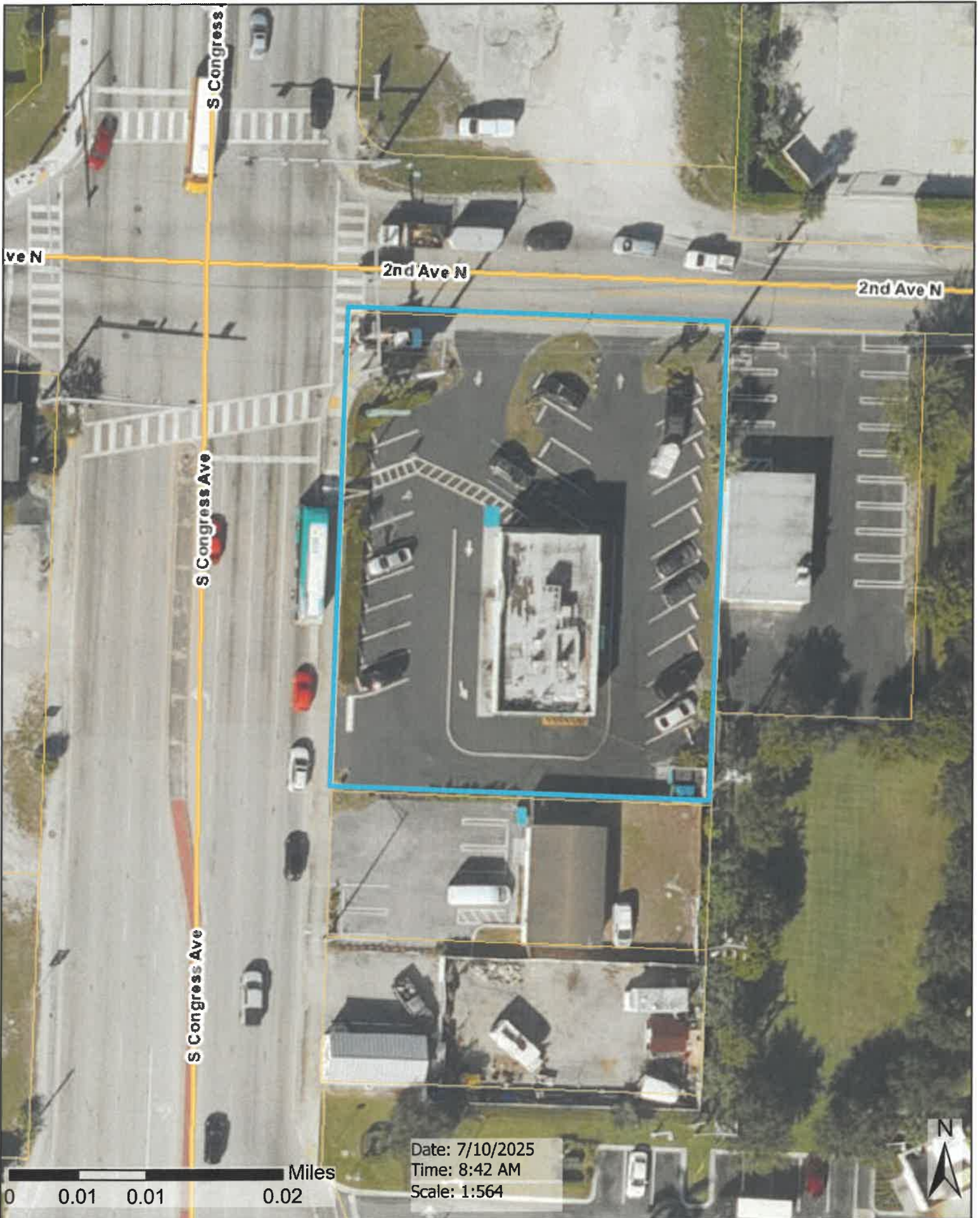


Product Information



See Less ^

3900 S. CONGRESS AVE



ATLANTIC SEALCOAT

R. CLAYTON BARNES

STUART, FL 34997

Phone: 561-722-3582

E-mail: atlanticsealcoat@yahoo.com

PROPOSAL

DATE:

12/5/24

WORK TO BE PERFORMED AT:

John Smith Sols

Attention:

JRC

COMMENTS AND OTHER SPECIAL INSTRUCTIONS:

Weather conditions and traffic control will determine job completion.

We hereby propose to furnish the materials and perform the labor necessary for the completion of:

one

1. Parking lot will be power cleaned prior to sealcoating.
2. All asphalt work will be repaired with hot plant mix asphalt and compacted to correct density.
3. ~~two~~ coats of heavy-duty slurry seal will be applied to entire pavement surface area.
4. All seal coat will have sand and poly rubber additives.
5. All traffic lines/arrows/fire lanes/ handicaps/ no parking/car stops/and any stenciling will be repainted with Department of transportation latex traffic paint.

1/2 paid by check 1999 \$2400
12/9/24

ALL WORK GUARANTEED FOR TWO YEARS

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED, AND THE ABOVE WORK TO BE PERFORMED IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS SUBMITTED FOR THE ABOVE WORK AND COMPLETED IN A SUBSTANTIAL WORKMANLIKE MANNER FOR THE SUM OF:

four thousand eight hundred DOLLARS 4,800.00

50% dn Bal. upon comp.

Any alterations or deviation from the above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control.

Respectfully Submitted

[Signature]

NOTE: We may withdraw this proposal if not accepted within ___ days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

SIGNATURE

DATE

AFTER THE FACT PERMIT JOB COMPLETED

Record: 202500457 Permit x

Submittal →
 Fees Paid Intake Fees →
 Route Plans →
 Review Complete →
 Final Review →
 Fees Paid Issuance Fees →
 Approved →
 Insp Done →
 Close Permit

NOTICE ALERT: Address Violation x
 ADDRESS: 3900 S CONGRESS AVE, PALM SPRINGS, FL 33461

Permit #	202500457	Status	Corrections Required	Intake			
Permit Type	Permit	Primary Contact	Aaron Zweiban	Applied	4/8/2025		
Type	Building - Commercial	Address	3900 S CONGRESS Ave, Palm Springs, FL 3	Issued			
Scope of Work	Parking Lot	Parent Record	<input checked="" type="checkbox"/>	Expires			
Assigned to		Parcel	70434420011040040	Days to			
Estimated Cost	4,800.00	Subdivision		Closed			
		Flood Zone		CO			
		Zoning Code	CG - COMMERCIAL GENERAL	TCO			
Description	1 * Reseal parking lot [Empty text area]				TCO Expires		
Status Memo	[Empty text area]				COC		
CRA	Lake Worth Rd CRA	CRA memo	[Empty text area]			Fees effective	
Homestead	No			Actual start			
Use Code	VILLAGE COMMERCIAL RENEWAL			Actual end			

HOA

-Planned Inspections (3)

Inspection Type	Inspections	Commands
1.2. FORM BOARD	TK25-13143	
1.3. IN PROGRESS PKG LOT/UTIL	TK25-13144	
1.4. PARKING LOT	TK25-13145	

[Add Plan Item](#)

Legend

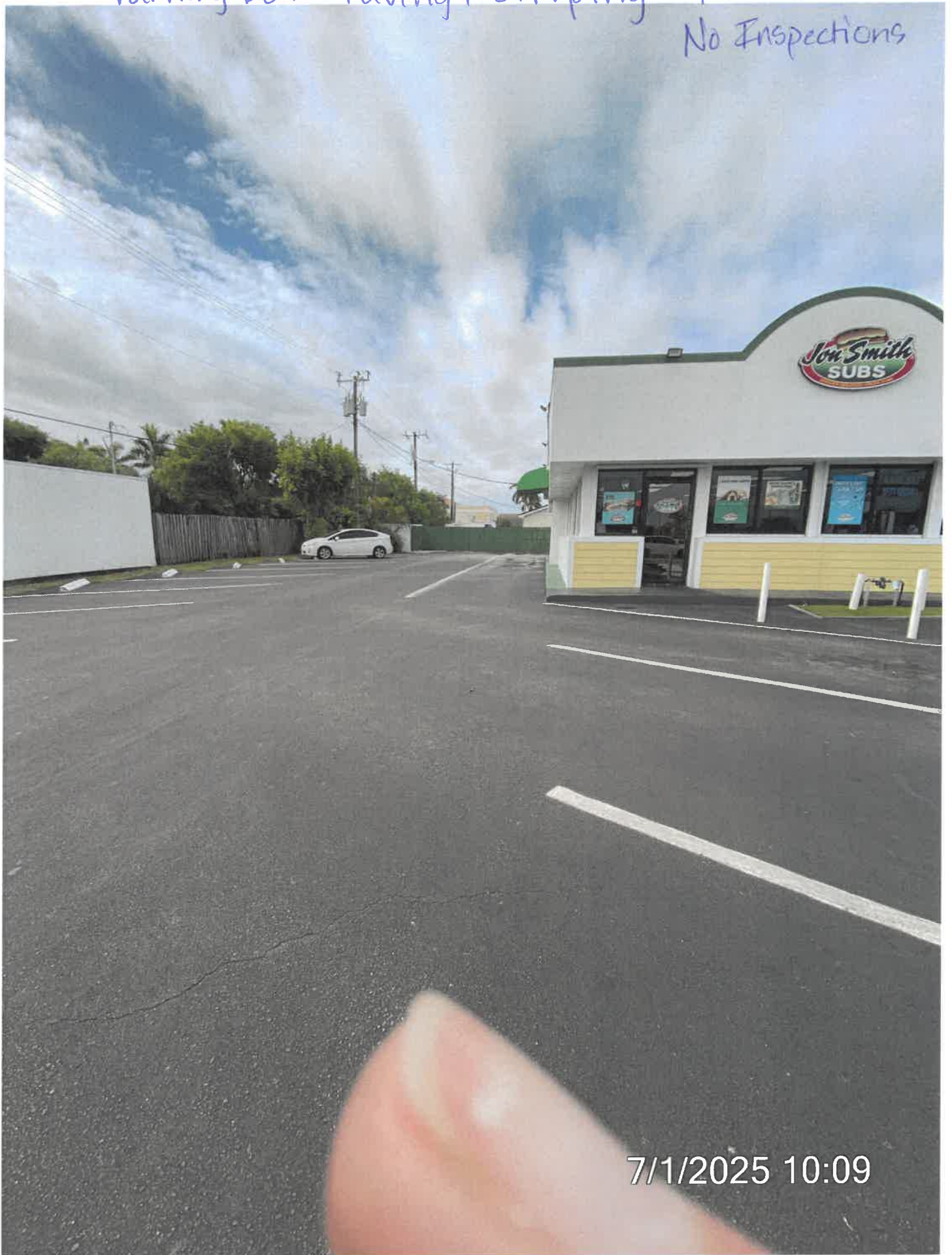
VILLAGE OF PALM SPRINGS
 COMMENTS ON PERMIT
 APPLIED FOR BY LICENSED CONTRACTOR

Record: 202500457 Permit ⊞

✓ Submittal →
 Fees Paid Intake Fees →
 Route Plans →
 Review Complete →
 Final Review →
 Fees Paid Issuance Fees →
 Approved →
 Insp Done →
 Close Permit

	Object	Operation	Details	Comment	Assigned To	User	IP
04/16/2025, 9:23 AM	Record	E-mail Sent to aaronzweiban@gmail.com	Message details Subject: Review for Application 202500457 is complete. Corrections needed for 202500457. Status: Complete			agaricadahia	151.132.2.218
04/16/2025, 9:23 AM	Record	E-mail Sent to aaronzweiban@gmail.com	Message details Subject: Review for Application 202500457 is complete. Corrections needed for 202500457. Status: Failed			agaricadahia	151.132.2.218
04/16/2025, 9:23 AM	Activity/Inspection	Activity Added	TK25-14314	Name: Corrections Needed	jonsmithsubs6	agaricadahia	151.132.2.218
04/16/2025, 9:23 AM	Record	E-mail Sent to aaronzweiban@gmail.com	Message details Subject: Permit 202500457 status changed Status: Complete				
04/16/2025, 9:23 AM	Activity/Inspection	Activity Completed Activity status changed to Completed - Corrections needed	TK25-13146	This permit needs to be applied by a licensed contractor, an owner builder is not allowed as this is a commercial property.		agaricadahia	151.132.2.218
04/16/2025, 9:23 AM	Record	Project status changed to Corrections Required				agaricadahia	151.132.2.218

Parking Lot Paving + Striping - No Permit
No Inspections



7/1/2025 10:09

Parking Lot - No Permit or inspection



7/1/2025 10:09

Parking lot - No Permit or Inspection



7/1/2025 10:09

Parking Lot No Permits or inspections



7/1/2025 10:08

CASE PRESENTATION
CASE No. CASE 2025-41

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. 2025-41** concerns the property at **3900 s Congress Avenue** 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 owners of the property are **Jonathan & Stephanie Smith**.
5. Pursuant to my own observation, there are violations of local ordinance:

* **Section 10-31 FBC 105.1 No Permit & FBC 110.1 No required Inspections** – The parking lot was resealed and striped WITHOUT a permit or inspection: A passing final inspection is required to be in compliance.
6. On March 17, 2025, a courtesy notice was mailed to the owners on record.
7. On April 8, 2025, the tenant/manager of Jon Smith Subs, Aaron Zweiban applied for a permit. Planning, Zoning and Building sent an email to the applicant that the permit needs to be applied for by a licensed contractor, an owner builder is not allowed to apply for permits in Commercial General Zoning. I had several conversations with Mr. Zweiban who said his contractor told him he didn't need a permit. He made several attempts to reach the contractor who would not return the calls. I suggested he contact another contractor.
8. On **July 1, 2025**, I wrote **Notice of Violation/Notice of Hearing 2025-41** for the violations. The Notice was mailed certified and regular to the respondents address of record and posted at the property. The USPS Tracking Service acknowledges delivery of the Certified Mail.
9. Photos of the violations are included in the file. The property remains in violation.
10. I REQUEST THAT THE RESPONDENT BE ORDERED to COME INTO COMPLIANCE by receiving a permit and inspection to gain compliance with **Section 10-31 FBC 105.1 no Permit to reseat the parking lot and 110.1 No required Inspections by AUGUST 19, 2025**. If not in compliance by the stated date a \$100.00 per day FINE shall commence.
11. THE VILLAGE HAS ALSO INCURRED COSTS IN THE AMOUNT OF **\$202.29** CONDUCTING THIS INVESTIGATION AND HEARING. I REQUEST THAT THE RESPONDENT BE ORDERED TO REIMBURSE THOSE COSTS TO THE VILLAGE BY NO LATER THAN, **July 25, 2025**.
12. SUBJECT TO ANY QUESTIONS YOU MIGHT HAVE, THIS CONCLUDES THE VILLAGE TESTIMONY.



PALM SPRINGS POLICE DEPARTMENT

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

March 17, 2025

**JONATHAN & STEPHANIE SMITH
13083 MALLARD CREEK DR
PALM BEACH GARDENS FL 33418 8662**

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 3900 S CONGRESS AVE, Palm Springs, FL 33418.
PCN: 70434420011040040

**This property is in violation of local ordinances.
Section 10-31 FBC 105.1 Work without obtaining a Village of Palm Springs Building Permit for reseal and stripe parking lot.
Section 10-31 FBC 110.1 No required inspections.**

Compliance Date: March 27, 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,

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

Professionalism · Respect · Integrity · Duty · Excellence

Permit 202500457



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



quadiant
FIRST-CLASS MAIL
IMI
\$000.69⁰
03/17/2025 ZIP 33480
043M31255277

US POSTAGE

**JONATHAN & STEPHANIE SMITH
13083 MALLARD CREEK DR
PALM BEACH GARDENS FL 33418 8662**

Property Detail

Location Address : 3900 S CONGRESS AVE
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-20-01-104-0040
Subdivision : MODEL LAND CO
Official Records Book/Page : 08390 / 0158
Sale Date : 08/01/1994
Legal Description : MODEL LAND CO N 165 FT OF W 165 FT OF TR 104 (LESS N 20 FT OF W 50 FT, W 35 FT & RET CURVE AREA R/W SR 807)

Owner Information

Owner(s)	Mailing Address
SMITH JONATHAN SMITH STEPHANIE	13083 MALLARD CREEK DR PALM BEACH GARDENS FL 33418 8662

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
08/01/1994	\$325,000	08390 / 00158	WARRANTY DEED	SMITH JONATHAN
08/01/1983	\$215,000	04079 / 00196	WARRANTY DEED	
08/01/1981	\$100	03583 / 00156	QUIT CLAIM	
01/01/1976	\$181,200	02614 / 01771		

Exemption Information

No Exemption Information Available.

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$137,747	\$140,260	\$131,007	\$86,963	\$108,607
Land Value	\$464,752	\$464,752	\$442,632	\$379,523	\$379,523
Total Market Value	\$602,499	\$605,012	\$573,639	\$466,486	\$488,130

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$602,499	\$564,449	\$513,135	\$466,486	\$488,130
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$602,499	\$564,449	\$513,135	\$466,486	\$488,130

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$11,706	\$11,320	\$10,669	\$9,603	\$10,137
NON AD VALOREM	\$2,280	\$2,208	\$2,104	\$2,001	\$1,971
TOTAL TAX	\$13,987	\$13,528	\$12,774	\$11,604	\$12,107

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

Account Information

Property Control Number:
70-43-44-20-01-104-0040

Mailing Address:
13083 MALLARD CREEK DR
Palm Beach Gardens, FL 33418-8662

Owner of Record:
SMITH JONATHAN

Property Type:
Real Property

Property Address:
3900 S CONGRESS AVE
PALM SPRINGS, FL 33461

Second Owner:
SMITH STEPHANIE

Status: Active

Legal Description:
MODEL LAND CO N 165 FT OF W 165 FT OF TR
104 (LESS N 20 FT OF W 50 FT, W 35 FT & RET
CURVE AREA R/W SR 807)

Last updated: 7/10/2025 09:18:43 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

2024 | BILL TYPE: ORIGINAL | BILL NO: 101543403 | ROLL: ANNUAL | PAID

[View Info](#)

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/25	<input type="checkbox"/> \$13,427.34 Net Tax: \$13,986.82 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$559.48	11/14/24	-\$13,427.34	● Paid

2023 | BILL TYPE: ORIGINAL | BILL NO: 102198601 | ROLL: ANNUAL | PAID

[View Info](#)

Due Date	Net Tax	Last Paid	Amount Paid	Status
4/1/24	<input type="checkbox"/> \$12,987.20 Net Tax: \$13,528.33 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$541.13	11/25/23	-\$12,987.20	● Paid

2022 | BILL TYPE: ORIGINAL | BILL NO: 101544874 | ROLL: ANNUAL | PAID

VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT



CODE CASE: 2025-41

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

JONATHAN & STEPHANIE SMITH
3900 SOUTH CONGRESS AVENUE
LAKE WORTH BEACH, FL 33461

MAILING ADDRESS:
13083 MALLARD CREEK DRIVE
PALM BEACH GARDENS, FL 33418 8226
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) - Working without permits and no required inspections –
reseal and stripe parking lot.**

Address: 3900 SOUTH CONGRESS AVENUE
Legal Description: MODEL LAND CO N 165 FT OF W 165 FT OF TR 104 (LESS N 20 FT
OF W 50 FT, W 35 FT & RET CURVE AREA R/W SR 807)
PCN: 70-43-44-20-01-104-0040

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 JULY 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.

CONCLUSIONS OF LAW

- Respondent **is in violation** of the following Village of Palm Springs Code of Ordinances:
 **SECTION 10-31 (FBC 105.1 & 110.1) Working without permits and no required inspections –
reseal and stripe parking lot.**
- 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) Working without permits and no required inspections –
reseal and stripe parking lot.**

ORDER

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

- Respondent **has** brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **July 25, 2025**:
 - Administrative costs of \$202.29
 - Citation fine of \$ N/A
 - Re-inspection fee of \$ N/A

- Respondent **has not** brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before **August 19, 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 25, 2025**.
 - Administrative costs of \$202.29
 - 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. 8521 to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this 17th day of July 2025.

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:

[13083 Mallard Creek Drive](#)
[Palm Beach Gardens, FL 33418 8226](#)



VILLAGE OF PALM SPRINGS, FLORIDA
 CODE ENFORCEMENT SPECIAL MAGISTRATE
 Case No. 2025-42

VILLAGE OF PALM SPRINGS, FLORIDA
 Petitioner,

v.

MARIA HENAO
 4069 LINDA LN
 WEST PALM BEACH , FL 33406 8525
 Respondent(s).

Notices
 Certified 7-2-25
 Regular 7-2-25
 Busting 7-7-25

9489 0178 9820 3040 0468 80

PCN: 70-42-44-13-05-005-0320

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
 COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that he has just and reasonable grounds to believe, and does believe that on **JULY 1, 2025**, the Respondent(s), **MARIA HENAO**, owner(s) of the property at **4069 LINDA LANE, WEST PALM BEACH, FL, 33406 8525** is in violation of local ordinances.

- Section 10-31 FBC (Florida Building Code) 105.1 No Required Permits for Interior Renovation
- Section 10-31 FBC (Florida Building Code) 110.1 No required Inspections.
- Section 30-143 wild overgrowth, property needs to be maintained

These violations must be corrected on or before **JULY 15, 2025**. This matter shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL. 33461, Tel. 561-584-8300 Ext 8520, at **10:00 A.M., THURSDAY JULY 17, 2025**. **IF THE VIOLATIONS ARE CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.**

YOU ARE HEREBY ORDERED to appear and answer the above charges. You may choose to waive your rights to this hearing and the costs as determined by the Special Magistrate. Your failure to appear may result in the Special Magistrate proceeding in your absence. **IMPORTANT: It is the responsibility of the Respondent to request an inspection as soon as compliance is achieved by calling the Code Enforcement Office at (561) 584 - 8300 Ext. 8522.** A request for inspection must be made at least 1 day(s) prior to the requested inspection.

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

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


 Code Enforcement Officer 561-584-8300 x 8522

Date Issued: JULY 1, 2025

Tom Gehman
 Printed Name of Officer

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Case No. 2025 - 42

MARIA HENAO
4069 LINDA LANE
WEST PALM BEACH, FL 33406
Respondent(s)

AFFIDAVIT OF SERVICE

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

On the 7th Day of JULY 2025 at 10:55 AM I served the attached Notice of Violation/Notice of Hearing on the within named Respondent(s), MARIA HENAO, at 4069 LINDA LANE, 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: Tom Gehрман
Code Enforcement Officer

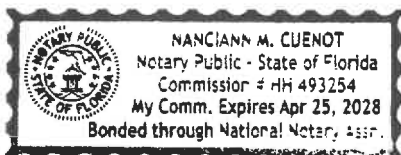
Date: JULY 8, 2025

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 8th day of JULY, 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





7/7/2025 10:55:21 AM

4069 LINDA LN Case 2025-42



7/7/2025 10:55:39 AM



7/7/2025 10:55:57 AM

4069 LINDALW - Case 2025-42



7/7/2025 10:56:10 AM



7/7/2025 10:55:30 AM

4069 LINCOLN - Case 2025-42



6/26/2024 2:46:57 PM

4069 LIMDA LN - Case 2025-42



6/26/2024 2:46:57 PM



6/26/2024 2:46:57 PM

4069 LINDA LANE - Case 2025-42



6/26/2024 2:46:56 PM



PALM SPRINGS POLICE DEPARTMENT

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

JULY 1, 2025

MARIA HENAO
4069 LINDA LANE
WEST PALM BEACH, FL 33046-8525

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 **4069 LINDA LANE in Palm Springs, FL**

PCN: 70-42-44-13-05-005-0320

CASE 2025-42

Violations:

Section 10-31 FBC (Florida Building Code) 105.1 No Required Permits for Interior Renovation

Section 10-31 FBC (Florida Building Code) 110.1 No required Inspections.

Section 30-143 wild overgrowth, property needs to be maintained

The options available include coming into voluntary compliance **OR** arguing your case at the Special Magistrate hearing, **THURSDAY JULY 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. 8522
(cell) 561-814-3208
tgehrman@vpsfl.org



PALM SPRINGS POLICE
230 CYPRESS LANE
PALM SPRINGS, FL 33461

UNITED STATES
POSTAL SERVICE

CERTIFIED MAIL®



9489 0178 9820 3040 0468 80

Label 890-QDT, March 2023



quadiant

FIRST-CLASS MAIL
IMI

\$008.16⁰⁰

07/02/2025 ZIP 33480
043M31255277

US POSTAGE

MAKIA HENAO
4069 LINDA LANE
WEST PALM BEACH, FL 33406 8525



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



quadiant

FIRST-CLASS MAIL
IMI

\$000.69⁰

07/02/2025 ZIP 33480
043M31255277

US POSTAGE

MARIA HENAO
4069 LINDA LANE
WEST PALM BEACH, FL 33406 8525

Florida Building Code (FBC) PERMITS

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

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

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

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.

CASE PRESENTATION
CASE No. CASE 2025-42

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 4069 LINDA LANE IN THE VILLAGE OF PALM SPRINGS.
4. ACCORDING TO THE PALM BEACH COUNTY PROPERTY APPRAISER'S RECORDS AND PALM BEACH COUNTY TAX COLLECTOR RECORDS THE CURRENT OWNER OF THE PROPERTY IS MARIA HENAO.

5. PERSUANT TO Complaints and Personal Observation there are VIOLATIONS OF ORDINANCES,
SECTION 10-31 Florida Building Code Adopted as the Minimum Standards for the Village of Palm Springs.
Violations: Work without Permits, interior renovation.
FBC 105.1 No required issued permits for the work commenced
FBC 110.1 no Inspections Required for work done

A Red tag/stop work was issued and posted at the property on 6/26/25. Workers were present and informed of the permit violation and the need to stop working until a permit is issued. Many subsequent calls and contact with the Property Owners' representative and relative. There have been delays in getting the required drawings for the permit. Work was stopped. There has been minimal communication and/or progress at the property, no permit issued or even applied for and the property is not being maintained. No Applications in the Village System for Review.

5. On JULY 1, 2025, I WROTE **Notice of Violation/Notice of Hearing 2025-42** 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. Subsequent phone call and discussion with the Owners Contact.

6. The Violations remain on the property.

7. **I REQUEST THAT THE RESPONDENT BE ORDERED to COME INTO COMPLIANCE BY AUGUST 15, 2025.** Failure to GAIN COMPLIANCE with AN Issued Permit for the interior renovation and landscape maintenance in the time designated will result in a \$100.00 per day, per violation fine for non-compliance.

8. THE VILLAGE HAS ALSO INCURRED COSTS IN THE AMOUNT OF **\$279.10** CONDUCTING THIS INVESTIGATION AND HEARING. I REQUEST THAT THE RESPONDENT BE ORDERED TO REIMBURSE THOSE COSTS TO THE VILLAGE BY NO LATER THAN, **AUGUST 15, 2025**.

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

PERMIT NO.

owner: Maria Herra
(24-00674)

VIOLATION DO NOT REMOVE CORRECTIONS MUST BE MADE AS NOTED BELOW

4069 LINDA CANE

ADDRESS

BLDG. ELEC. MECH. PLBG. Other?

INTERIOR RENOVATION

- New Walls
- ELECTRICAL
- AC DUCTWORK

No Required
Permits (AC 105.1)
• Ductwork (AC 102.1)

Contact Building Dept 561 684-8300

- STOP WORK! CALL 965-4016 BETWEEN 8:30 - 4:30 8-3460
- 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 6-26-24 Tom GHEMAN INSPECTOR

561-514-3258

Property Detail

Location Address : 4069 LINDA LN
Municipality : PALM SPRINGS
Parcel Control Number : 70-42-44-13-05-005-0320
Subdivision : MILITARY HILL IN
Official Records Book/Page : 28403 / 1545
Sale Date : 05/04/2016
Legal Description : MILITARY HILL LT 32 BLK E

Owner Information

Owner(s)	Mailing Address
HENAO MARIA	4069 LINDA LN WEST PALM BEACH FL 33406 8525

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
05/04/2016	\$98,000	28403 / 01545	WARRANTY DEED	HENAO MARIA
02/20/2015	\$35,000	27490 / 01250	WARRANTY DEED	FTC GROUP LLC
10/24/2014	\$10	27490 / 01249	QUIT CLAIM	DEUTSCHE BANK TRUST COMPANY AMERICAS TR
06/07/2013	\$38,100	26082 / 00534	CERT OF TITLE	DEUTSCHE BANK TRUST CO AMERICAS TR
03/22/2006	\$189,900	20154 / 00182	WARRANTY DEED	MEJIA ILEANA
12/19/2003	\$93,500	16440 / 01940	WARRANTY DEED	MAJANO BLANCO JOSE F &
12/13/2002	\$0	14821 / 00217	WARRANTY DEED	JIREHS EAST GATE INC
12/13/2002	\$50,300	14650 / 01828	WARRANTY DEED	JIREHS EAST GATE INC
07/01/1999	\$63,000	11256 / 01069	WARRANTY DEED	
02/12/1998	\$32,000	10235 / 00614	WARRANTY DEED	VIKON PROP CORP
05/01/1982	\$24,000	03726 / 00177	WARRANTY DEED	
01/01/1978	\$27,900	02958 / 00375		

Exemption Information

No Exemption Information Available.

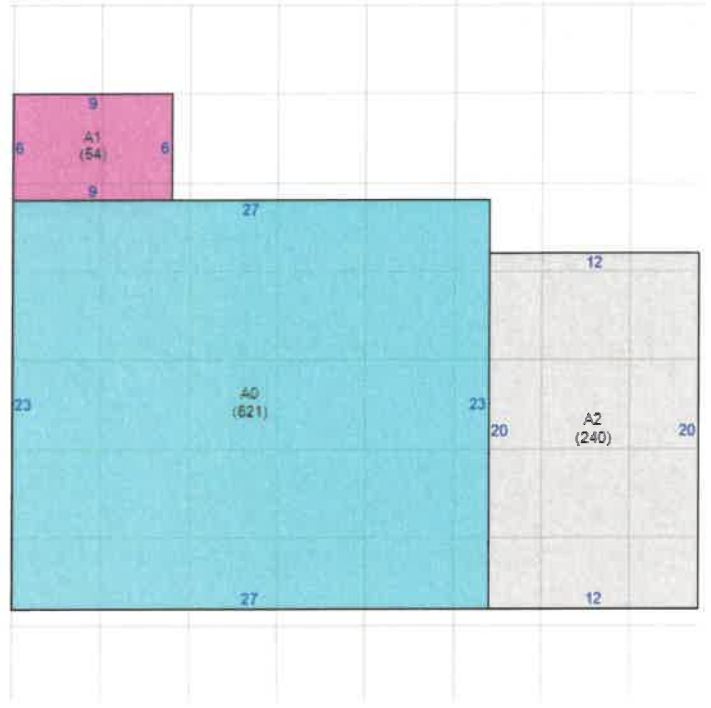
Property Information

Number of Units : 1
***Total Square Feet :** 915
Acres : .16
Property Use Code : 0100—SINGLE FAMILY
Zoning : RM—RESIDENTIAL MULTI-FAMILY (70-PALM SPRINGS)

Building Details**Structural Details**

	Structural Element for Building 1	Sketch for Building 1
Exterior Wall 1	WSF: WOOD SIDING	
Year Built	1953	
Air Condition Desc.	HTG & AC	
Heat Type	FORCED AIR DUCT	
Heat Fuel	NONE	
Bed Rooms	2	
Full Baths	1	
Half Baths	0	
Exterior Wall 2	NONE	

Roof Structure	GABLE/HIP
Roof Cover	ASPHALT/COMPOSITION
Interior Wall 1	WALL BOARD OR WOOD WALL
Interior Wall 2	N/A
Floor Type 1	CERAMIC/QUARRY TILE
Floor Type 2	N/A
Stories	1



Subarea and Square Footage for Building 1

Code Description	square Footage
BAS Base Area	621
UCP Unfinished Carport	240
FST Finished Storage	54
Total Square Footage	915
Area Under Air	621

Property Extra Feature

Description	Year Built	Units
Patio	1953	326
Patio	1953	96

Property Land Details

Land Line #	Description	Zoning	Acres
1	SFR	RM	0.1611

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$99,718	\$79,914	\$65,511	\$62,837	\$68,322
Land Value	\$103,850	\$117,800	\$70,392	\$47,740	\$44,000
Total Market Value	\$203,568	\$197,714	\$135,903	\$110,577	\$112,322

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$147,179	\$133,799	\$121,635	\$110,577	\$107,061
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$147,179	\$133,799	\$121,635	\$110,577	\$107,061

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$3,216	\$3,034	\$2,529	\$2,276	\$2,260
NON AD VALOREM	\$516	\$511	\$483	\$427	\$422
TOTAL TAX	\$3,731	\$3,545	\$3,011	\$2,703	\$2,682

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

Account Information

Property Control Number:
 70-42-44-13-05-005-0320
Mailing Address:
 4069 LINDA LN
 West Palm Beach, Fl 33406-8525
Owner of Record:
 HENAO MARIA

Property Type:
 Real Property
Property Address:
 4069 LINDA LN
 PALM SPRINGS, FL 33406
Second Owner:

Status: Active
Legal Description:
 MILITARY HILL LT 32 BLK E

Last updated: 7/01/2025 09:33:05 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	\$3,581.94 Net Tax: \$3,731.18 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$149.24	11/27/24	-\$3,581.94	Paid
4/1/24	\$3,402.77 Net Tax: \$3,544.55 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$141.78	11/28/23	-\$3,402.77	Paid
3/31/23	\$2,890.68 Net Tax: \$3,011.13 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$120.45	11/29/22	-\$2,890.68	Paid



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-42

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

**MARIA HENAO
4069 LINDA LANE
WEST PALM BEACH, FL 33406**

**MAILING ADDRESS:
SAME AS ABOVE**

Respondent(s).

ORDER FINDING VIOLATION

Re: Violation of the following Village of Palm Springs Code of Ordinances:
Section 10-31 (FBC 105.1) - No required permits for interior renovation.
Section 10-31 (FBC 110.1) No required inspections.
Section 30-143 - Wild overgrowth, property needs to be maintained.

Address: 4069 LINDA LANE
Legal Description: MILITARY HILL LT 32 BLK E
PCN: 70-42-44-13-05-005-0320

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 **JULY 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) – No required permits for interior renovation.**
 - Section 10-31 (FBC 110.1) - No required inspections.**
 - Section 30-143 - Wild overgrowth, property needs to be maintained.**

- 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) - No required permits for interior renovation**
 - Section 10-31 (FBC 110.1) - No required inspections.**
 - Section 30-143 - Wild overgrowth, property needs to be maintained.**

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 **AUGUST 15, 2025:**
- Administrative costs of **\$279.10**
 - 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 **AUGUST 15, 2025.**
- Administrative costs of **\$279.10**
 - 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 JULY 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:

[4069 LINDA LANE](#)
[PALM SPRINGS, FL 33406](#)



VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2025-43

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

v.

DA GAMA INVESTMENTS LLC
8959 ALEXANDRA CIRCLE
WELLINGTON, FL 33414 6437
Respondent(s).

Notices
certifies 7-2-25
9489-0178-9820-3040-0468-73
Regual 7-2-25
Posting 7-7-25

PCN: 70-42-44-13-05-005-0150

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that he has just and reasonable grounds to believe, and does believe that on **JULY 1, 2025**, the Respondent(s), **DA GAMA INVESTMENTS LLC**, owner(s) of the property at **4104 DALE ROAD, PALM SPRINGS, FL 33406** is in violation of local ordinances.

Section 34-914 parking on grass not allowed, all vehicles must be operable with current registration and tag.
Section 14-32 Business license required for rental properties.
Section 10-9 building must be maintained clean and in good repair with Address # visible on the building.

These violations must be corrected on or before **JULY 16, 2025**. This matter shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL. 33461, Tel. 561-584-8300 Ext 8520, at **10:00 A.M., THURSDAY JULY 17, 2025**. IF THE VIOLATIONS ARE CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.

YOU ARE HEREBY ORDERED to appear and answer the above charges. You may choose to waive your rights to this hearing and the costs as determined by the Special Magistrate. Your failure to appear may result in the Special Magistrate proceeding in your absence. **IMPORTANT: It is the responsibility of the Respondent to request an inspection as soon as compliance is achieved by calling the Code Enforcement Office at (561) 584 - 8300 Ext. 8522.** A request for inspection must be made at least 1 day(s) prior to the requested inspection.

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

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


Code Enforcement Officer 561-584-8300 x 8522

Date Issued: JULY 1, 2025

Tom Gehrman
Printed Name of Officer

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Case No. 2025 - 43

DA GAMA INVESTMENTS LLC
8959 ALEXANDRA CIRCLE
WELLINGTON, FL 33414 6437

Respondent(s)

AFFIDAVIT OF SERVICE

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

On the 7th Day of JULY 2025 at 11:04 AM I served the attached Notice of Violation/Notice of Hearing on the within named Respondent(s), DA GAMA INVESTMENTS LLC, at 4104 DALE ROAD, Palm Springs, FL 33406 by:

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

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

XX POSTED BY: Securely affixing a copy to a conspicuous place at the above property address and at Palm Springs Village Hall, 226 Cypress Lane, Palm Springs, FL 33461. PHOTOS INCLUDED

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

By: Tom Gehman
Code Enforcement Officer

Date: JULY 8, 2025

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 8th day of JULY, 2025 by Tom GEHRMAN, Code Enforcement Officer, who is personally known to me or who has produced a Florida driver's license as identification.

Christina Ruiz-Waddell
NOTARY PUBLIC, State of Florida

(SEAL)





7/7/2025 11:04:26 AM

4104 DALE ROAD Case 2025-43



7/7/2025 11:04:38 AM



7/7/2025 11:05:29 AM

4104 Dale Rd - 2025-43



7/7/2025 11:07:38 AM

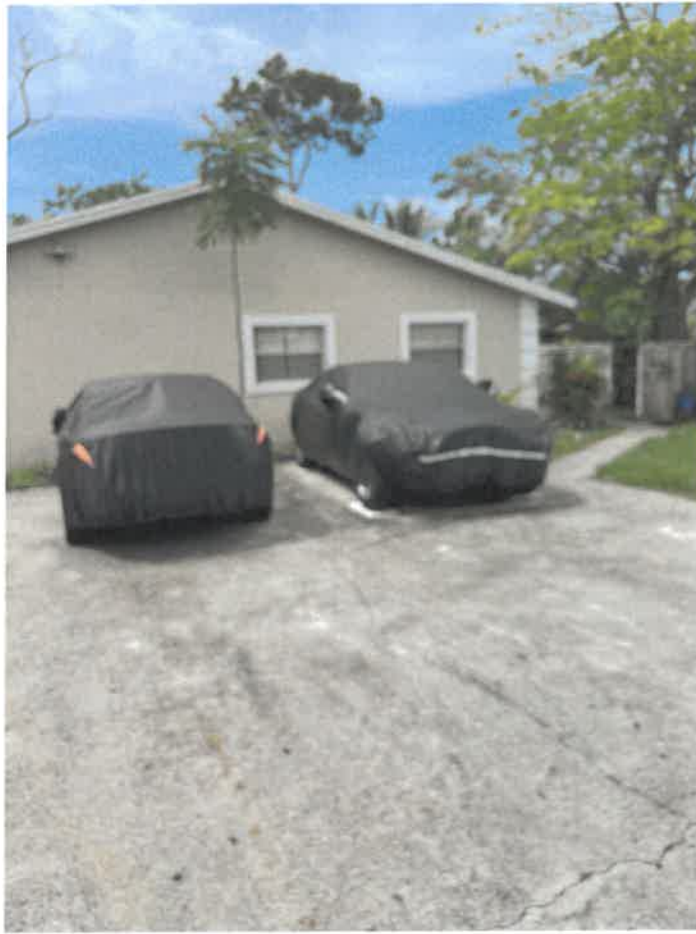


7/7/2025 11:05:43 AM

4104 Dore Rd. - Case 2025-43



7/7/2025 11:06:53 AM



7/7/2025 11:04:58 AM

4104 Dale Rd. - Case 2025-43



7/9/2025 10:27:59 AM

4104 Dale Rd - Case 2025-43



7/9/2025 10:27:58 AM



PALM SPRINGS POLICE DEPARTMENT

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

JULY 1, 2025

DA GAMA INVESTMENTS LLC
8959 ALEXANDRA CIRCLE
WELLINGTON, FL 33414 6437

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 **4104 DALE ROAD in Palm Springs, FL**

PCN: 70-42-44-13-05-005-0150

CASE 2025-43

Violations:

Section 34-914 parking on grass not allowed, all vehicles must be operable with current registration and tag.

Section 14-32 Business license required for rental properties.

Section 10-9 building must be maintained clean and in good repair with Address # visible on the building.

The options available include coming into voluntary compliance **OR** arguing your case at the Special Magistrate hearing, **THURSDAY JULY 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. 8522
(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

JULY 1, 2025

DA GAMA INVESTMENTS LLC
8959 ALEXANDRA CIRCLE
WELLINGTON, FL 33414 6437

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 **4104 DALE ROAD in Palm Springs, FL**

PCN: 70-42-44-13-05-005-0150

CASE 2025-43

Violations:

Section 34-914 parking on grass not allowed, all vehicles must be operable with current registration and tag.

Section 14-32 Business license required for rental properties.

Section 10-9 building must be maintained clean and in good repair with Address # visible on the building.

The options available include coming into voluntary compliance **OR** arguing your case at the Special Magistrate hearing, **THURSDAY JULY 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. 8522
(cell) 561-814-3208
tgehrman@vpsfl.org



PALM SPRINGS POLICE
230 CYPRESS LANE
PALM SPRINGS, FL 3346



9489 0178 9820 3040 0468 73

Label 890-QDT, March 2023



quadtent
FIRST-CLASS MAIL
IMI
\$008.16⁰
07/02/2025 ZIP 33480
043M31255277

US POSTAGE

DA GAMA INVESTMENTS LLC
Attn: Jose M. Da Gama
8959 ALEXANDRA CIRCLE
WELLINGTON, FL 33414 6437



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



quadiant

FIRST-CLASS MAIL
IMI

\$000.69⁰

07/02/2025 ZIP 33480
043M31255277

US POSTAGE

DA GAMA INVESTMENTS LLC
Attn: Jose M. Da Gama
8959 ALEXANDRA CIRCLE
WELLINGTON, FL 33414 6437

Sec. 34-914. - Parking in single-family residential land use districts; use of portable storage containers and roll-off dumpsters in all zoning districts. ** See Sections (2 + i) (3RD PAGE)*

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

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

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

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

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

Sec. 14-32. Regulatory fee; application.

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

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

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

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.

CASE PRESENTATION
CASE No. CASE 2025-43

1. GOOD MORNING, MY NAME IS TOM GEHRMAN, and I have been sworn in.
2. I AM A CODE ENFORCEMENT OFFICER FOR THE VILLAGE OF PALM SPRINGS, FLORIDA.
3. THIS CASE CONCERNS THE PROPERTY AT 4104 DALE ROAD IN THE VILLAGE OF PALM SPRINGS.
4. ACCORDING TO THE PALM BEACH COUNTY PROPERTY APPRAISER'S RECORDS AND PALM BEACH COUNTY TAX COLLECTOR RECORDS THE CURRENT OWNER OF THE PROPERTY IS DA GAMA INVESTMENTS LLC.

5. PERSUANT TO Complaints and Personal Observation there are VIOLATIONS OF ORDINANCES,
Section 34-914 parking on grass not allowed, all vehicles must be operable with current registration and tag.
Section 14-32 Business license required for rental properties.
Section 10-9 building must be maintained clean and in good repair with Address # visible on the building.

Multiple courtesy Notices mailed to the property owner regarding a business license for the rental duplex, parking issues and building maintenance. No response from the Property Owner. No changes or contact from the property owner.

5. On JULY 1, 2025, I WROTE Notice of Violation/Notice of Hearing 2025-43 FOR THE VIOLATIONS THE NOTICE WAS Mailed Certified and Regular to the Property Owner's Address of Record AND ALSO POSTED AT THE PROPERTY and at Village Hall.

6. The Violations remain on the property.

7. I REQUEST THAT THE RESPONDENT BE ORDERED to COME INTO COMPLIANCE BY AUGUST 15, 2025. Failure to GAIN COMPLIANCE with a required business tax receipt, comply with parking requirements and place the Address Number on the building. If compliance is Not achieved within the time designated a \$100.00 per day, per violation fine will commence on August 15, 2025.

8. THE VILLAGE HAS ALSO INCURRED COSTS IN THE AMOUNT OF \$279.10 CONDUCTING THIS INVESTIGATION AND HEARING. I REQUEST THAT THE RESPONDENT BE ORDERED TO REIMBURSE THOSE COSTS TO THE VILLAGE BY NO LATER THAN, AUGUST 15, 2025.

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



Case Administrative / Court Costs

JULY 17, 2025, 4104 DALE ROAD		Case 2025-43		
Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	2.00	35.00	70.00
2	Additional Inspector Time - 1 hour Bldg	0.00	60.00	0.00
3	Additional Inspector Time - 1 hour LD Director	0.00	70.00	0.00
4	Additional photos re-inspections - 5.00 per photo	0.00	5.00	0.00
5	Additional photos re-inspections - 5 for 20.00	2.00	20.00	40.00
6	Additional certified copies for hearing	1.00	8.16	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 -43				279.10



PALM SPRINGS POLICE DEPARTMENT

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

November 19, 2024

DA GAMA INVESTMENTS LLC
4104 DALE RD
PALM SPRINGS, FL 33406

*MAILED TO
8959 ALEXANDRA CREEKE*

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 4104 DALE RD, Palm Springs, FL 33406.

PCN: 70424413050050150

This property is in violation of local ordinances.

Section 34-914. Parking in residential land use districts

Section 14-32 Rental Permits required for residential rental Units

Section 34-913. Parking Prohibited Vehicles in residential land use districts

Construction vehicles & equipment are not allowed in residential.

Compliance Date: December 6, 2024

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

Respectfully,

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



PALM SPRINGS POLICE DEPARTMENT

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

MARCH 24, 2023

DA GAMA INVESTMENTS LLC
8959 ALEXANDRA CIRCLE
WELLINGTON, FL 33414 6437

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 **4104 DALE ROAD in Palm Springs, FL**
PCN: 70-42-44-13-05-005-0150

This property is in violation of local ordinances.

SECTION 14-32

PERMIT REQUIRED FOR RESIDENTIAL PROPERTY

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

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

Compliance Date: APRIL 14, 2023

SECTION 34-913

PROHIBITED VEHICLE IN RESIDENTIAL DISTRICT

Parking violations, commercial vehicles (Box trucks) are not allowed at residential properties.
Please remove vehicle from property.

Compliance Date: MARCH 31, 2023

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

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

Respectfully,

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



PALM SPRINGS POLICE DEPARTMENT

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

APRIL 4, 2020

DA GAMA INVESTMENTS LLC
8959 ALEXANDRA CIR
WELLINGTON, FL 33414 6437 70-42-44-13-05-005-0150

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 **4104 DALE RD in Palm Springs, FL**
PCN: 70-42-44-13-05-005-0150

This property is in violation of local ordinances.

SECTION 34-914 PARKING

Parking violations, commercial vehicles (Semi truck) are not allowed at residential properties.

Please remove vehicle from the property.

Parking violations, parking on grass is not allowed. All currently licensed autos, trucks and vans must be parked on an approved driveway or paved surface.

Compliance Date: APRIL 15, 2020

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

Respectfully,

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

Professionalism · Respect · Integrity · Duty · Excellence

Property Detail

Location Address : 4104 DALE RD
Municipality : PALM SPRINGS
Parcel Control Number : 70-42-44-13-05-005-0150
Subdivision : MILITARY HILL IN
Official Records Book/Page : 29502 / 504
Sale Date : 11/27/2017
Legal Description : MILITARY HILL LT 15 & W 1/2 OF LT 16 BLK E

Owner Information**Owner(s)**

DA GAMA INVESTMENTS LLC

Mailing Address

8959 ALEXANDRA CIR
 WELLINGTON FL 33414 6437

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
11/27/2017	\$315,000	29502 / 00504	WARRANTY DEED	DA GAMA INVESTMENTS LLC
11/26/2012	\$102,000	25657 / 00267	WARRANTY DEED	SARDINA HECTOR R
03/28/2006	\$10	20144 / 01812	QUIT CLAIM	SHUBERT CHARLES P
06/14/2002	\$125,000	13822 / 00042	WARRANTY DEED	CHARLES SHUBERT P
02/01/1996	\$71,000	09154 / 00907	WARRANTY DEED	
12/01/1985	\$70,000	04737 / 01595	WARRANTY DEED	
08/01/1982	\$100	03772 / 00480	WARRANTY DEED	
01/01/1979	\$64,500	03066 / 00439		

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 2
***Total Square Feet :** 2528
Acres : .24
Property Use Code : 0800—MULTIFAMILY < 5 UNITS
Zoning : RM—RESIDENTIAL MULTI-FAMILY (70-PALM SPRINGS)

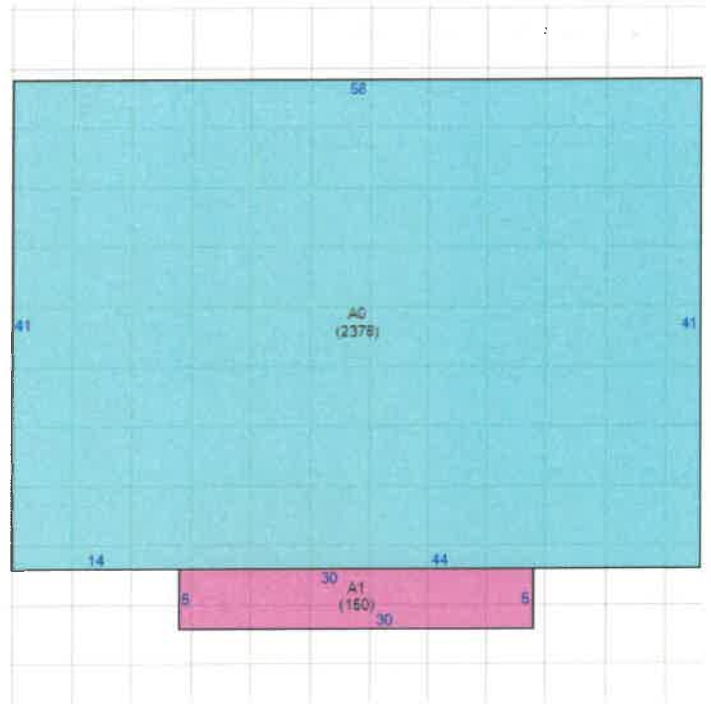
Building Details**Structural Details**

Structural Element for Building 1		Sketch for Building 1
Exterior Wall 1	MSY: CB STUCCO	
Year Built	1975	
Air Condition Desc.	HTG & AC	
Heat Type	FORCED AIR DUCT	
Heat Fuel	ELECTRIC	
Bed Rooms	0	
Full Baths	3	
Half Baths	1	
Exterior Wall 2	NONE	
Roof Structure	GABLE/HIP	
Roof Cover	ASPHALT/COMPOSITION	
Interior Wall 1	DRYWALL	
Interior Wall 2	N/A	
Floor Type 1	CARPETING	

Floor Type 2 N/A
 Stories 1

Subarea and Square Footage for Building 1

Code Description square Footage
 BAS Base Area 2378
 UOP Unfinished Open Porch 150
 Total Square Footage 2528
 Area Under Air 2378



Property Extra Feature

Description	Year Built	Units
Wall	1975	168
Patio	1975	420
Screen Enclosure	1975	1

Property Land Details

Land Line #	Description	Zoning	Acres
1	MULTI-FAMILY	RM	0.24

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$255,691	\$207,918	\$166,139	\$121,942	\$149,944
Land Value	\$149,666	\$170,425	\$175,498	\$98,825	\$78,000
Total Market Value	\$405,357	\$378,343	\$341,637	\$220,767	\$227,944

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$293,841	\$267,128	\$242,844	\$220,767	\$227,944
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$293,841	\$267,128	\$242,844	\$220,767	\$227,944

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$6,413	\$5,952	\$5,507	\$4,545	\$4,734
NON AD VALOREM	\$639	\$632	\$597	\$527	\$525
TOTAL TAX	\$7,052	\$6,583	\$6,103	\$5,071	\$5,258

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

 Account Information

Property Control Number:
 70-42-44-13-05-005-0150
Mailing Address:
 8959 ALEXANDRA CIR
 Wellington, FL 33414-6437
Owner of Record:
 DA GAMA INVESTMENTS LLC

Property Type:
 Real Property
Property Address:
 4104 DALE RD
 PALM SPRINGS, FL 33406
Second Owner:

Status: Active
Legal Description:
 MILITARY HILL LT 15 & W 1/2 OF LT 16 BLK E

Last updated: 7/08/2025 01:45:37 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	<input type="checkbox"/> \$6,769.75 Net Tax: \$7,051.82 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$282.07	11/27/24	-\$6,769.75	 Paid
4/1/24	<input type="checkbox"/> \$6,319.77 Net Tax: \$6,583.10 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$263.33	11/29/23	-\$6,319.77	 Paid
3/31/23	<input type="checkbox"/> \$5,859.08 Net Tax: \$6,103.22 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$244.14	11/29/22	-\$5,859.08	 Paid



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

Detail by Entity Name

Florida Limited Liability Company
DA GAMA INVESTMENTS LLC

Filing Information

Document Number	L17000228031
FEI/EIN Number	82-3292440
Date Filed	11/01/2017
Effective Date	10/28/2017
State	FL
Status	INACTIVE
Last Event	PENDING REINSTATEMENT
Event Date Filed	11/18/2024

Principal Address

8959 ALEXANDRA CIR
WELLINGTON, FL 33414

Mailing Address

8959 ALEXANDRA CIR
WELLINGTON, FL 33414

Registered Agent Name & Address

Da Gama Investments LLC
8959 ALEXANDRA CIR
WELLINGTON, FL 33414

Name Changed: 04/30/2018

Authorized Person(s) Detail

Name & Address

Title MGR

DA GAMA, JOSE M
8959 ALEXANDRA CIR
WELLINGTON, FL 33414

Annual Reports

Report Year	Filed Date
2018	04/30/2018

Account Information

Property Control Number:
 70-42-44-13-05-005-0150
Mailing Address:
 8959 ALEXANDRA CIR
 Wellington, FL 33414-6437
Owner of Record:
 DA GAMA INVESTMENTS LLC

Property Type:
 Real Property
Property Address:
 4104 DALE RD
 PALM SPRINGS, FL 33406
Second Owner:

Status: Active
Legal Description:
 MILITARY HILL LT 15 & W 1/2 OF LT 16 BLK E

Last updated: 7/01/2025 09:39:51 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	<input type="checkbox"/> \$6,769.75 Net Tax: \$7,051.82 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$282.07	11/27/24	-\$6,769.75	Paid
4/1/24	<input type="checkbox"/> \$6,319.77 Net Tax: \$6,583.10 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$263.33	11/28/23	-\$6,319.77	Paid
3/31/23	<input type="checkbox"/> \$5,859.08 Net Tax: \$6,103.22 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$244.14	11/29/22	-\$5,859.08	Paid



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-43

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

**DE GAMA INVESTMENTS LCC
4104 DALE ROAD
PALM SPEINGS, FL 33406**

**MAILING ADDRESS:
8959 ALEXANDRA CIRCLE
WELLINGTON, FL 33414 6437
Respondent(s).**

ORDER FINDING VIOLATION

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

Section 34-914: Parking on grass not allowed, all vehicles must be operable with current registration and tag.

Section 14-32: Business license required for rental properties.

Section 10-9: Building must be maintained clean and in good repair with address # visible on the building.

Address: 4104 DALE ROAD
Legal Description: MILITARY HILL LT 15 & W 1/2 OF LT 16 BLK E
PCN: 70-42-44-13-05-005-0150

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 **JULY 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 on grass not allowed, all vehicles must be operable with current registration and tag.**
 - Section 14-32 Business license required for rental properties.**
 - Section 10-9 building must be maintained clean and in good repair with address # visible on the building.**
- Respondent **was in violation** of the following Village of Palm Springs Code of Ordinances but is currently in compliance:
- Section 34-914 parking on grass not allowed, all vehicles must be operable with current registration and tag.**
 - Section 14-32 Business license required for rental properties.**
 - Section 10-9 building must be maintained clean and in good repair with address # visible on the building.**

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 **AUGUST 15, 2025**:
 - Administrative costs of **\$279.10**
 - 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 **AUGUST 15, 2025**.
 - Administrative costs of **\$279.10**
 - 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 **JULY 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:

[4104 DALE ROAD](#)
[PALM SPRINGS, FL 33406](#)

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
Case No. 2025-44

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

V.

Nelson Lopez Rodriguez & Allison J Lopez
3673 Elizabeth Street
Palm Springs, FL 33461

Respondent(s).

70-43-44-19-11-004-0214

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that he has just and reasonable grounds to believe, and does believe that on July 7th, 2025, the Respondent(s), **Nelson Lopez Rodriguez & Allison J Lopez** owner(s) of the property at **3593 Coconut RD, PALM SPRINGS, FL, 33461** is in violation of local ordinances.

SECTION 10-31 (FBC 105.1 & 110.1): Work w/o Permits-Remove all unpermitted structures including the dog cage.

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

SECTION 30-141: Overgrowth-Mow all overgrown grass.

SECTION 34-914: Vehicles/Parking/Storage Containers-Remove all storage containers, inoperative and/or unregistered vehicles and all vehicles parked on the grass. Also, major vehicle repairs or overhaul work may not be performed on a residential zoned property.

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

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

SECTION 10-9: Exterior Property Maintenance-Paint all raw sections of the fascia.

These violations must be corrected on or before **July 14th, 2025**, failing, this matter shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 226 Cypress Lane, Palm Springs, FL. 33461, Tel. 561-584-8200 Ext 8430, **at 10:00 A.M., on THURSDAY 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: July 7th, 2025

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

**VILLAGE OF PALM SPRINGS,
FLORIDA,**

Petitioner

Case No. 2025-44

RETURN OF SERVICE

**NELSON LOPEZ RODRIGUEZ & ALLISON J LOPEZ
3673 ELIZABETH STREET
PALM SPRINGS, FL 33461 3625**

Respondent

On the 7th Day of July 2025 at 3:55PM, I served the attached NOV/NOH on the within named Respondent, Nelson Lopez Rodriguez & Allison J Lopez at 3593 Coconut RD, Palm Springs, FL 33461 and posted the notice at Palm Springs Village Hall, 226 Cypress Lane, Palm Springs, FL 33461 Palm Beach County, Florida, by:

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

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

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

VILLAGE OF PALM SPRINGS
DEPARTMENT OF PUBLIC SAFETY

By: Joey Saunders
Code Enforcement Officer



DSCN1377.JPG



DSCN1378.JPG



DSCN1309.JPG



DSCN1310.JPG



DSCN1311.JPG



DSCN1312.JPG



DSCN1313.JPG



DSCN1314.JPG



DSCN1315.JPG



DSCN1316.JPG



DSCN1317.JPG



DSCN1321.JPG



DSCN1324.JPG



DSCN1327.JPG



DSCN1319.JPG



DSCN1323.JPG



DSCN1326.JPG



DSCN1318.JPG



DSCN1322.JPG



DSCN1325.JPG



DSCN1328.JPG



DSCN1329.JPG



DSCN1330.JPG



DSCN1331.JPG



DSCN1332.JPG



DSCN1333.JPG



DSCN1334.JPG



DSCN1335.JPG



DSCN1336.JPG



DSCN1337.JPG



DSCN1338.JPG



DSCN1339.JPG



DSCN1340.JPG



DSCN1341.JPG



DSCN1342.JPG



DSCN9180.JPG



DSCN9181.JPG



DSCN9182.JPG



DSCN9183.JPG



DSCN9184.JPG



DSCN9185.JPG



DSCN9186.JPG



DSCN9187.JPG



DSCN9188.JPG



DSCN9189.JPG



DSCN9190.JPG



DSCN9191.JPG



DSCN9192.JPG



DSCN9193.JPG



DSCN9194.JPG



DSCN9195.JPG



DSCN9196.JPG



PALM SPRINGS POLICE DEPARTMENT

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

July 7th, 2025

Nelson Lopez Rodriguez & Allison J Lopez
3673 Elizabeth Street
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 **3593 Coconut RD in Palm Springs, FL.**

PCN: 70-43-44-19-11-004-0214

VIOLATION/HEARING CASE 2025-44

SECTION 10-31 (FBC 105.1 & 110.1): Work w/o Permits-Remove all unpermitted structures including the dog cage.

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

SECTION 30-141: Overgrowth-Mow all overgrown grass.

SECTION 34-914: Vehicles/Parking/Storage Containers-Remove all storage containers, inoperative and/or unregistered vehicles and all vehicles parked on the grass. Also, major vehicle repairs or overhaul work may not be performed on a residential zoned property.

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

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

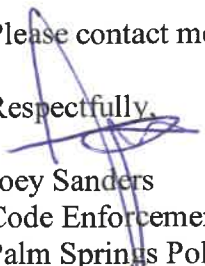
SECTION 10-9: Exterior Property Maintenance-Paint all raw sections of the fascia.

The options available include coming into voluntary compliance on or before **July 14th, 2025 OR** arguing your case at the Special Magistrate Hearing, **Thursday July 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

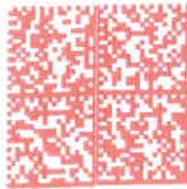
9489 0178 9820 3040 0469 10



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

US POSTAGE

quadtent
FIRST-CLASS MAIL
IMI
\$000.69⁰
07/07/2025 ZIP 33480
043M31255277



Nelson Lopez Rodriguez & Allison J Lopez
3673 Elizabeth Street
Palm Springs, FL 33461

UNITED STATES POSTAL SERVICE * **CERTIFIED MAIL**®



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

US POSTAGE

quadtent
FIRST-CLASS MAIL
IMI
\$008.16⁰
07/07/2025 ZIP 33480
043M31255277



Label 890-QDT, March 2023



9489 0178 9820 3040 0469 10

Nelson Lopez Rodriguez & Allison J Lopez
3673 Elizabeth Street
Palm Springs, FL 33461

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.

valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the Building Official. Final building permit valuation shall be set by the Building Official.

109.4 Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits or without prior approval from the Building Official as permitted in Section 105.2.2 or 105.12 shall be subject to a fee established by the Building Official that shall be in addition to the required permit fees or as provided by local ordinance. This provision shall not apply to emergency work when delay would clearly have placed life or property in imminent danger. But in all such cases the required permit(s) must be applied for within three (3) business days and any unreasonable delay in obtaining those permit(s) shall result in the charge of a double fee. The payment of a double fee shall not preclude or be deemed a substitute for prosecution for commencing work without first obtaining a permit. The Building Official may grant extensions of time or waive fees when justifiable cause has been demonstrated in writing.

109.5 Related fees. The payment of the fee for the construction, alteration, removal or demolition for work done in connection to or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.

109.6 Refunds. The Building Official is authorized to establish and publish a refund policy through local ordinance, which is located in the Village of Palm Springs Municipal Code Ch. 10, section 10-56.

SECTION 110 INSPECTIONS

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

Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the owner or the owner's authorized agent to cause the work to remain exposed and provided with access for inspection purposes. The Building Official shall be permitted to require a boundary line survey prepared by a qualified surveyor whenever

the boundary lines cannot be readily determined in the field. Neither the Building Official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

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

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

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

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

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

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

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

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

Sec. 14-32. Regulatory fee; application.

- (a) *Establishment of permit fee.* There is hereby established a regulatory fee of \$50.00 per year for the issuance of a business permit, payable in advance, for all persons or entities, engaged in a business, occupation, or profession within the village, unless exempted from same by the terms of this article, or as otherwise provided by law. Such fee shall be due and payable on or before October 1 of each year, and the fee shall be

prorated to \$25.00 for those persons making an initial application on or after April 1 of the year in which first made.

- (b) *Permit application.* The business permit provided herein shall be issued upon the payment of the application fee and approval of the application by the village. The applicant must complete an application form provided by the village, which shall require at a minimum, the provision of valid information concerning the nature of the business to be operated, the business experience, qualifications, and competence of the employees and the individuals operating the business, number of employees of the business, the licenses, certifications and registrations held by the business operators, insurance coverage(s) maintained by the business, the criminal history of the business operators and employees, and the applicant's agreement not to engage in criminal activity. The applicant shall furnish the village with a copy of all occupational licenses held by the business with the completed application form.
- (c) *Multiple permits required for residential rental units.* Persons and/or entities engaged in the rental of dwellings for residential use, specifically including mobile homes and trailers, shall be required to obtain a separate business permit for each and every dwelling rented, regardless of whether the dwelling is for single or multi-family occupancy, or is located on the same or adjacent lot or parcel of real property. For purposes of this section, a business permit shall not be required for the rental of dwelling units in a motel, hotel, boardinghouse, or a commercial apartment complex, for which an occupational license is required by this code.

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

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

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

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

(Code 1994, § 26-86)

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

- (a) *Public nuisance declared.* The presence of new or used construction materials (without valid permit), debris, rubbish, trash, cans, paper, stagnant water, vines, underbrush, weeds, wild growth or grass in excess of 12 inches in height from the ground on any lot, tract or parcel of land within the village shall be unlawful and is hereby prohibited and declared to be a public nuisance to the extent that it constitutes a menace to life, property, the public health or the public welfare; creates a fire hazard; or provides a nest or breeding ground for sand flies, mosquitoes, rats, mice, other rodents, snakes or other types of pests and vermin.
- (b) *Notice.* The village manager, his designee or any code enforcement officer is hereby authorized and empowered to notify, in writing, the owner of any such lot, place or area within the village, or the agent of such owner, to cut, destroy, remove or alleviate conditions existing on such lot, place or area within the

village as described in subsection (a) of this section. Such notice shall be by certified mail, addressed to the owner or the agent of the owner at such owner's or agent's last known address.

- (c) *Removal by village.* Upon the failure, neglect or refusal of any owner or agent notified pursuant to subsection (b) of this section to remove and eliminate the conditions described in subsection (a) of this section within the time limit stated in the notice, the village manager is authorized, upon approval by the village council, to contract and pay for such maintenance and bill the property owner or his agent. The charges for such services shall be a lien against the property on which the nuisance is located.

(Code 1994, § 26-86)

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

Sec. 34-914. 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 an 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 2025-44

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 #2025-44 is concerning the property located at 3593 Coconut RD within the Village of Palm Springs.
3. According to the Palm Beach County Property Appraiser's records and the Palm Beach County Tax Collector's records, the current owner of the property is Nelson Lopez Rodriguez & Allison J Lopez.
4. Pursuant to observation there are violations of the following local ordinances:
SECTION 10-31 (FBC 105.1 & 110.1): Work w/o Permits-Remove all unpermitted structures including the dog cage.
SECTION 14-32: No Residential Rental Permit-Obtain a rental permit for the property.
SECTION 30-141: Overgrowth-Mow all overgrown grass.
SECTION 34-914: Vehicles/Parking/Storage Containers-Remove all storage containers, inoperative and/or unregistered vehicles and all vehicles parked on the grass. Also, major vehicle repairs or overhaul work may not be performed on a residential zoned property.
SECTION 34-1381: Open Storage-Remove all misc. items stored around the property.
SECTION 30-143: Trash/Debris/Materials-Remove all trash/debris/materials stored around the property.
SECTION 10-9: Exterior Property Maintenance-Paint all raw sections of the fascia.
Photos are included in the file.

5. Sometime on or about 02/20/2025, the Code Enforcement Division received a complaint in reference to tenants allegedly operating an illegal auto repair business and trespassing on land that is owned by the abutting property owner. On 02/23/2025, I inspected the property and observed a large amount of vehicles stored on the property and an area that extends over the property line. Many of the vehicles were observed unregistered, inoperative or appeared to be in the process of being repaired. At some point, I made contact with a tenant who advised that he performs work on vehicles at this location in order to supplement his disability income. I issued a code courtesy violation notice and posted it on the front door of the property. All of the other above noted violations were also discovered throughout the duration of this case.

It should be noted that I mailed the property owner a total of two follow-up letters which included a "Final Notice Before Special Magistrate Hearing" warning notice dated 03/22/2025 with a compliance date of 04/05/2025.

On 04/26/2025, I made contact with Property Owner Allison at her residence which is also located within the Village of Palm Springs. Allison and I briefly discussed the violations and she agreed to meet me at her rental property on 05/15/2025 at 12PM. On said date and time, I arrived at the property for our previously scheduled meeting but Allison never showed up and did not answer her phone when I attempted to call her. While on scene, a tenant called Allison and she answered her phone. Allison told me that her husband was in the hospital and that she would call me the following day to reschedule. As of this writing, the tenants have made minimal progress toward bringing the property into compliance and Allison has failed to make any further efforts to communicate with me.

CASE No. _____

6. On July 7th, 2025, Notice of Violation/ Notice of Hearing 2025-44 was issued for the violations. The NOV/NOH notice was sent certified and regular mail to the respondent's address of record and posted at the property and at Village Hall. The Green Card from the certified mailing was not signed and returned. Unfortunately, the property remains in non-compliance.

7. I request that the respondent be ordered to come into compliance by correcting all the property violations by August 1st, 2025. If not in compliance by August 1st, 2025, a **\$100.00 PER DAY PER VIOLATION** fine shall commence.

8. The Village has also incurred costs in the amount of \$216.60 conducting this investigation and hearing. I request that the respondent be ordered to reimburse those costs to the Village by no later than August 1st, 2025.

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



PALM SPRINGS POLICE DEPARTMENT

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

March 22nd, 2025

Nelson Lopez Rodriguez & Allison J Lopez
3673 Elizabeth ST
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 **3593 Coconut RD Palm Springs, FL 33461**
PCN: 70-43-44-19-11-004-0214

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

Dear Property Owner,

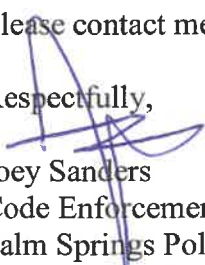
On 02/23/2025, I mailed you the enclosed letter in reference to various code violations existing at your non-homesteaded property located at 3593 Coconut RD. Additionally, I posted my business card on the front door of your current mailing address listed on the Palm Beach County Property Appraiser's Office. As of this writing, I've received no response from you and your property remains in non-compliance. It's imperative that I speak with you right away in reference to this matter. Thank you.

Compliance Date: April 5th, 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

February 23rd, 2025

Nelson Lopez Rodriguez & Allison J Lopez
3673 Elizabeth ST
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 **3593 Coconut RD Palm Springs, FL 33461**

PCN: 70-43-44-19-11-004-0214

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

SECTION 105.1 & 110.1

Work W/o Permits: Remove all unpermitted structures off the property (rear).

SECTION 14-32

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

SECTION 34-913 & 34-914

Vehicles/Parking/Vehicle Repairs:

- Remove all vehicles parked on the grass as all vehicles must be parked on an impervious surface.
- Major vehicle repairs or overhaul work may not be performed on the property.
- Remove all commercial, inoperative, unregistered and wrecked vehicles/trailers/motorcycles/RV's off the property.

SECTION 30-141

Overgrowth: Mow all overgrown grass and trim all overgrown trees/bushes/vegetation (front).

SECTION 34-893

Canopies: Remove all prohibited canopies off the property (rear).

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).

Note: It appears that your tenant(s) are operating an illegal auto repair business on your property which is prohibited within a residential zoned area. Additionally, your tenants are also trespassing on land that is owned by the neighboring property owner without their permission. Please review the attached letter/photographs and bring the property into compliance by no later than 03/09/2025.

Compliance Date: March 9th, 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: 02/03/2005 Time: _____
Location: 3593 Coconut RD

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

Please address the listed code violations:

- 105-1/110-1-Work w/o permits
- 14-32- No Residential Rental Permt
- 34-913/34-914-Vehicles/Parking/Vehicle Repairs
- 30-141-Overgrowth
- 34-893-Canopies
- 30-118/34-1381-Trash/Debris/Material/Open Storage

* Refer to Attached Letters

Compliance Date: 03/09/2005

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. 8520



Re: 3593 Coconut RD

From Mark Anastasio <mcacustomwood@aol.com>

Date Fri 5/16/2025 3:58 PM

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

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

Wow. Thank you for all your work on this. I really do appreciate it

Sent from my iPhone

On May 16, 2025, at 2:49 PM, Joey Sanders <joey.sanders@vpsfl.org> wrote:

Good afternoon Beth,

Thank you for the photos and I have not forgot about you! After multiple attempts, I was finally able to make contact with the property owner at her residence (not the Coconut RD rental) on 04/26/2025. The property owner agreed to meet me at the Coconut RD property on 05/15/2025 in order to walk the property together. The property owner was a no call no show for the scheduled meeting but her tenants and I were able to make contact with her yesterday via telephone. The property owner advised that she had a family emergency as her husband was admitted into the hospital (3) months ago. I requested for the property to call me today in order to reschedule our onsite meeting but she never did. It appears that I'm going to be left with no choice but to present the case before the next available Special Magistrate Hearing.

I will keep you updated throughout the process.

Have a great weekend.

Respectfully,

Joey

<vpsroundcleartext(custom)_8e18fa6b-069e-40a3-bc51-91eb740d8982.png>

Joey Sanders
Code Enforcement Officer
Village of Palm Springs

Phone: (561) 584-8300, 8525

[<www_icon_01_8f4955bd-5797-47c5-9001-0e411b94b48d.png>](#)

[<facebook-logo-square-1_28604f0f-0763-4767-9e25-1c92ad84c614.png>](#)

[<square-instagram-logo_d079425f-12b5-45d2-94c4-fa3511eb7386.png>](#)

[<gov_jobs_icon_c568868a-e62d-42e5-b04a-f457d14c81e3.png>](#)

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: Mark Anastasio <mcustomwood@aol.com>

Sent: Thursday, May 15, 2025 12:47 PM

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

Subject: Re: 3593 Coconut RD

You don't often get email from mcustomwood@aol.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.

Hi there! Hope you are well. So I went to this property the other day and found that they had cleaned up a bit they built some stuff back. I know that's going to be a struggle but it still looks like they are doing car fixing business there and one of the tenants sent pictures of an 18 wheeler they are parking at night.

Attached are the pictures I took and the ones of the 18 wheeler cab

Thank you!

<image0.jpeg>

<image1.jpeg>

<image2.jpeg>

<image4.jpeg>

<image5.jpeg>

<image6.jpeg>

Beth Anastasio

561-309-9108

Sent from my iPhone

Re: 3593 Coconut RD

From Mark Anastasio <macacustomwood@aol.com>

Date Sun 2/23/2025 3:17 PM

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

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

Thank you for your speedy response and for keeping me in the loop.

-Beth Anastasio

Sent from my iPhone

On Feb 23, 2025, at 1:45 PM, Joey Sanders <joey.sanders@vpsfl.org> wrote:

Good afternoon Beth,

Please see attached. Per our conversation yesterday, I wanted to let you know that another officer and I responded to the property this morning in order to follow up on your complaint. I photographed the area and subsequently cited the property for various code violations. While on scene, I made contact with (2) tenants and advised them what needed to get done and they were very friendly/receptive toward us. I attempted to make contact with the property owner at their primary residence but they did not appear to be home. I posted my business card on the front door so I anticipate hearing back from the property owner within the next day or so.

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

Have a great day.

Respectfully,

Joey

<vopsroundcleartext(custom)_8e18fa6b-069e-40a3-bc51-91eb740d8982.png>

Joey Sanders
Code Enforcement Officer
Village of Palm Springs

INFORMATION

General

Dispatch ID#:	766418	Person Full Name	BETH	How Reported	Phone	Type	S66 CIVIL MATTER
Dispatch Date	2/20/2025 10:37 AM	Operator	KHATAMI, ELISHA J	Assigned Officer	104 SHACKELFORD, CHRISTOPHER	Cleared By	CAD NOTES
RMS Incident#:	25-004575			Incident City	PALM SPRINGS		

Details:

Grid	Operator	Details
	No data.	

Additional Info:

Grid	Name	Full Text
	No data.	

Grid	Badge Number	Case Number
	No data.	

Grid	Name	Date of Birth
	No data.	

Property Detail

Location Address : 3593 COCONUT RD
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-19-11-004-0214
Subdivision : LAKEWOOD GARDENS PL 1 IN
Official Records Book/Page : 32451 / 355
Sale Date : 04/28/2021
Legal Description : LAKEWOOD GARDENS PLAT 1 N 50 FT OF E 235 FT OF E 1/2 OF TR 21 BLK 4

Owner Information**Owner(s)**

LOPEZ ALLISON J
 RODRIGUEZ NELSON LOPEZ &

Mailing Address

3673 ELIZABETH ST
 LAKE WORTH BEACH FL 33461 3625

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
04/28/2021	\$10	32451 / 00355	QUIT CLAIM	RODRIGUEZ NELSON LOPEZ &
12/06/2016	\$0	28849 / 00511	QUIT CLAIM	SECOND WIND HOUSING LLC
04/22/2005	\$10	19658 / 01974	QUIT CLAIM	LOPEZ NELSON
08/31/2001	\$100	12999 / 01073	QUIT CLAIM	LOPEZ JOSE A & AIDA

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 1
***Total Square Feet :** 877
Acres : .27
Property Use Code : 0100—SINGLE FAMILY
Zoning : RM—RESIDENTIAL MULTI-FAMILY (70-PALM SPRINGS)

Building Details**Structural Details**

Structural Element for Building 1	Sketch for Building 1
Exterior Wall 1	WSF: CEMENT FIBER SIDING
Year Built	1950
Air Condition Desc.	HTG & AC
Heat Type	FORCED AIR DUCT
Heat Fuel	NONE
Bed Rooms	0
Full Baths	1
Half Baths	0
Roof Structure	GABLE/HIP
Roof Cover	ASPHALT/COMPOSITION
Interior Wall 1	DRYWALL
Interior Wall 2	N/A
Floor Type 1	CORK OR VINYL TILE
Stories	1

Subarea and Square Footage for Building 1

Code Description	square Footage
UEP Unfinished Encl. Porch	325



ANNE M. GANNON

CONSTITUTIONAL TAX COLLECTOR

Serving Palm Beach County Serving you.



\$0.00
CHECK OUT

- Return
- New Search
- Print Page
- View Assessment Data

Account Information

Property Control Number: 70-43-44-19-11-004-0214	Property Type: Real Property	Status: Active
Mailing Address: 3673 ELIZABETH ST Lake Worth Beach, FL 33461-3625	Property Address: 3593 COCONUT RD PALM SPRINGS, FL 33461	Legal Description: LAKEWOOD GARDENS PLAT 1 N 50 FT OF E 235 FT OF E 1/2 OF TR 21 BLK 4
Owner of Record: RODRIGUEZ NELSON LOPEZ &	Second Owner: LOPEZ ALLISON J	

Last updated: 7/11/2025 01:35:59 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: 2025-44A

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

**NELSON LOPEZ RODRIGUEZ & ALLISON J. LOPEZ
3593 COCONUT ROAD
PALM SPRINGS, FL 33461**

**MAILING ADDRESS:
NELSON LOPEZ RODRIGUEZ & ALLISON J. LOPEZ
3673 ELIZABETH STREET
PALM SPRINGS, FL 334361 3625
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. Remove all unpermitted structures including the dog cage.

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

Section 30-141: Overgrowth. Mow all overgrown grass.

Section 34-914: Vehicles, parking and storage containers. Remove all storage containers, inoperative and/or unregistered vehicles and all vehicles parked on the grass. Also, major vehicle repairs or overhaul work may not be performed on a residential zoned property.

Section 34-1381: Open storage. Remove all miscellaneous items stored around the property.

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

Section 10-9: Exterior property maintenance. Paint all raw sections of the fascia.

Address: 3593 COCONUT ROAD
Legal Description: LAKEWOOD GARDENS PLAT 1 N 50 FT OF E 235 FT OF E 1/2
OF TR 21 BLK 4
PCN: 70-43-44-19-11-004-0214

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 **July 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. Remove all unpermitted structures including the dog cage.**
- Section 14-32: No residential rental permit. Obtain a rental permit for the property.**
- Section 30-141: Overgrowth. Mow all overgrown grass.**
- Section 34-914: Vehicles, parking and storage containers. Remove all storage containers, inoperative and/or unregistered vehicles and all vehicles parked on the grass. Also, major vehicle repairs or overhaul work may not be performed on a residential zoned property.**
- Section 34-1381: Open storage. Remove all miscellaneous items stored around the property.**
- Section 30-143: Trash, debris and materials. Remove all trash, debris and materials stored around the property.**
- Section 10-9: Exterior property maintenance. Paint all raw sections of the fascia.**

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. Remove all unpermitted structures including the dog cage.**
- Section 14-32: No residential rental permit. Obtain a rental permit for the property.**
- Section 30-141: Overgrowth. Mow all overgrown grass.**
- Section 34-914: Vehicles, parking and storage containers. Remove all storage containers, inoperative and/or unregistered vehicles and all vehicles parked on the grass. Also, major vehicle repairs or overhaul work may not be performed on a residential zoned property.**
- Section 34-1381: Open storage. Remove all miscellaneous items stored around the property.**
- Section 30-143: Trash, debris and materials. Remove all trash, debris and materials stored around the property.**
- Section 10-9: Exterior property maintenance. Paint all raw sections of the fascia.**

ORDER

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

- Respondent **has** brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before **August 1st, 2025:**
- Administrative costs of **\$216.60**
 - 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 **August 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 **August 1st, 2025.**
- Administrative costs of **\$216.60**
 - 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 July 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:

[3673 Elizabeth Street](#)

[Palm Springs, FL 33461 3625](#)



VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case #: 25-0044

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
PEREZ JOSE L & PEREZ DAHLIA C
336 BAYSIDE RD
PALM SPRINGS, FL 33461

Respondent.

PCN: 70434418070130180

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that he has just and reasonable grounds to believe, and does believe that on July 01, 2025, the PEREZ JOSE L & PEREZ DAHLIA C, owners of the property at 336 BAYSIDE Rd, Palm Springs, FL 33461, violate local ordinances.

SEC 34-1381- NO OUTDOOR STORAGE ALLOWED. ALL STORAGE ITEMS MUST BE OUT OF VIEW FROM THE ROADWAY.

These violations must be corrected on or before [JULY 16TH, 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 [JULY 17TH, 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 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

July 01, 2025
Date Issued

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Case No. 2025-44

PEREZ DAHLIA C
PEREZ JOSE L &
336 BAYSIDE ROAD
LAKE WORTH BEACH, FL 33461

PCN: 70-43-44-18-07-013-0180

Respondent(s)

AFFIDAVIT OF SERVICE

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

On the 1ST Day of JULY 2025 at 1:30 PM, I served the attached Notice of Hearing on the within-named Respondent(s), 336 BAYSIDE RD, 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: 7/1/2025

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 1 day of July, 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



TEXAS
PEREZ



PALM SPRINGS POLICE DEPARTMENT
334 Cypress Lane | Palm Springs, Florida 33461 | Phone: 760-838-4300 ext. 5130 | www.psd.org

June 11, 2025

PEREZ, JOSE E & PEREZ, DANIELA C
336 BAYSIDE RD
PALM SPRINGS, FL 33461

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 of 336 BAYSIDE RD, Palm Springs, FL 33461. PCK# 7043A16070120180

This property violates local ordinance:
SEC. 34-1381- NO OUTDOOR STORAGE ALLOWED. ALL STORAGE ITEMS MUST BE OUT OF VIEW FROM THE ROADWAY.

Compliance Date: JUNE 18th, 2025

Failure to comply can result in a Citation Fine, Court Costs, and a possible Lien on the property. Please call Code Enforcement at (861) 584-2260, ext. 8223, or the Code Officer listed below if you have any concerns or questions.

Respectfully,


Henry David
Palm Springs Police Department
Code Enforcement Officer

henryd@pspd.org
361-801-5217-OFFICE CELL

Professionalism - Respect - Integrity - Duty - Excellence





 **PALM SPRINGS POLICE DEPARTMENT**
2301 Central Ave. Palm Springs, Florida 33461 Phone 941.854.8100 Fax 941.854.8101 www.psd.org

FINAL NOTICE / NOTICIA FINAL

June 24, 2025

PEREZ JOSE L & PEREZ DAHLIA C
156 BAYSIDE RD
PALM SPRINGS, FL 33461


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 330 BAYSIDE RD, Palm Springs, FL 33461, PCN: 70434418070190188.

This property violates local ordinance.
SEC 34-1381- NO OUTDOOR STORAGE ALLOWED. ALL STORAGE ITEMS MUST BE OUT OF VIEW FROM THE ROADWAY.

Compliance Date: JUNE 29, 2025

Failure to comply can result in a Citation Fine, Court Costs, and a possible Lien on the property. Please call Code Enforcement at (941) 854-8300, ext. 8625, or the Code Officer listed below if you have any concerns or questions.

Respectfully,

Henry Sitou
Palm Springs Police Department
Code Enforcement Officer

henry.sitou@pspd.org
941-851-9217-OFFICE CELL

Professionalism - Honesty - Integrity - Duty - Excellence





VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE
Case # 25-0384

VILLAGE OF PALM SPRINGS, FLORIDA
Patrolman
vs
PEREZ JOSE L & PEREZ DAHLIA C
136 BAYSIDE RD
PALM SPRINGS, FL 33461

Document# DCN: J04344181/0130180

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that he has just and reasonable grounds to believe, and does believe that on July 01, 2025, the PEREZ, JOSE L & PEREZ DAHLIA C, owners of the property at 136 BAYSIDE Rd, Palm Springs, FL 33461, violate local ordinance.

SEC 36-1381- NO OUTDOOR STORAGE ALLOWED. ALL STORAGE ITEMS MUST BE OUT OF VIEW FROM THE ROADWAY.

These violations shall be corrected on or before JULY 01, 2025. failing, then motor shall be heard at a public hearing by a Code Enforcement Special Magistrate at Village Hall, 250 Cypress Lane, Palm Springs, FL 33461 on **AUGUST 07, 2025**. In the event that this 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 right to this hearing and the matter 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 at 800.45.COMPLIANCE or schedule by calling the Code Enforcement Office at (381) 344-3201 ext. 3432 and a physical proof of compliance. A request for inspection must be made at least 7 (seven) 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.**









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



quadient
 FIRST-CLASS MAIL
 (M)
\$000.69²
 07/01/2025 ZIP 33480
 043M31255277

US POSTAGE

PEREZ DAHLIA C
 PEREZ JOSE L &
 336 BAYSIDE RD
 LAKE WORTH BEACH, FL 33461 1806



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



9489 0178 9820 3040 0468 66

Label 690-ODT March 2023



quadient
 FIRST-CLASS MAIL
 (M)
\$008.16²
 07/01/2025 ZIP 33480
 043M31255277

US POSTAGE

PEREZ DAHLIA C
 PEREZ JOSE L &
 336 BAYSIDE RD
 LAKE WORTH BEACH, FL 33461 1806

Sec. 34-1381. - Nuisances generally; scope.

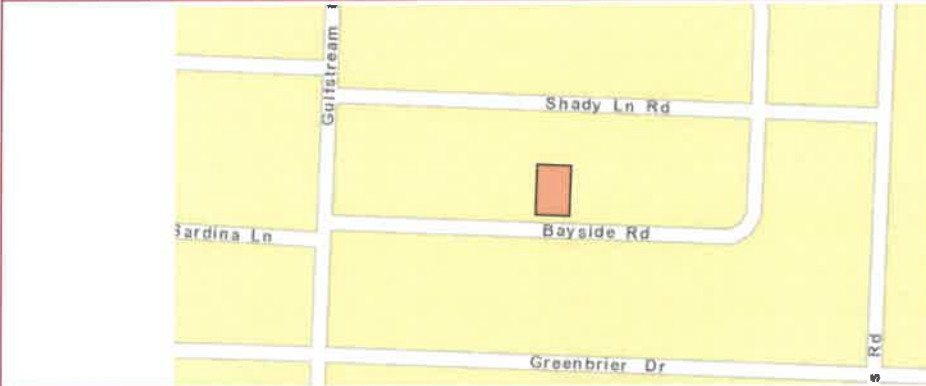
- (a) No land use or land development activity may be conducted in a manner inconsistent from the normal manner of conduct of such activity and in a way which results in the unusual or extraordinary generation of noise, air or water pollution, smoke or dust, uncontrolled or uncontained solid, liquid, 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.

CASE PRESENTATION
CASE No. CASE 2025-44

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. 2025-44**. It concerns the property at **336 BAYSIDE 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 **PEREZ JOSE L & PEREZ DAHLIA C**
5. Under observation, there are Violations of local ordinances
 5. **SEC 34-1381- NO OUTDOOR STORAGE ALLOWED. ALL STORAGE ITEMS MUST BE OUT OF VIEW FROM THE ROADWAY.**
 6. On June 11th, I issued a CCV to the above address to remove all outdoor storage from the front yard and carport. They were given until June 18th to comply. After no progress was observed, a second and final notice was issued with a due date of June 29th. On June 30th, I reinspected, and there was again no progress on the outdoor storage easily visible from the right of way. Then, on July 1st, 2025, I issued a notice of violation with a due date of July 16th, 2025.
 7. On **JULY 1ST, 2025**, a Notice of Violation/ Notice of Hearing **2025-44** 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.
 8. 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**
 9. Subject to any questions you might have, this concludes the Village Testimony.

Property Detail

Parcel Control Number: 70-43-44-18-07-013-0180 Location Address: 336 BAYSIDE RD
 Owners: PEREZ DAHLIA C & PEREZ Municipality: PALM SPRINGS
 Mailing Address: 336 BAYSIDE RD, LAKE WORTH BEACH FL 33461 1806
 Last Sale: 08/16/2004 Book/Page#: 17456 / 01184 Price: \$10
 Property Use Code: 0100 - SINGLE FAMILY Zoning: RS - RESIDENTIAL SINGLE-FAMILY
 Legal Description: VILLAGE OF PALM SPRINGS Total SF: 1524 Acres .20
 PLAT 2LT 18 BLK 13



2024 Values

Improvement Value \$131,087
 Land Value \$146,625
 Total Market Value \$277,712
 Assessed Value \$86,569
 Exemption Amount \$50,000
 Taxable Value \$36,569

All values are as of January 1st each year.

2024 Taxes

Ad Valorem \$868
 Non Ad Valorem \$516
 Total Tax \$1,384

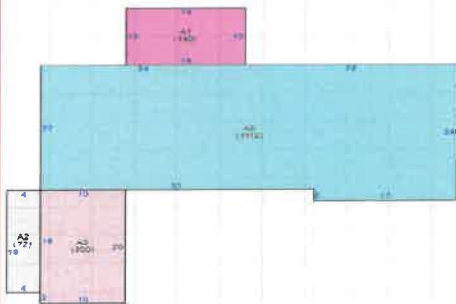
2025 Qualified Exemptions

HOMESTEAD
 ADDITIONAL HOMESTEAD

Applicants

PEREZ JOSE L &
 PEREZ DAHLIA C

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
BAS Base Area	1112
UCP Unfinished Carport	200
UST Unfinished Storage	72
SFB Semi Finished Base Area	140
Total Square Footage :	1524
Total Area Under Air :	1252

Extra Features

Description	Year Built	Unit
Patio	1958	252

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	BUILT-UP TAR/GRAVEL
12 Interior Wall 1	DRYWALL
13 Interior Wall 2	N/A
14 Floor Type 1	CARPETING
15 Floor Type 2	N/A
16 Stories	1

Account Information

Property Control Number:
70-43-44-18-07-013-0180

Mailing Address:
336 BAYSIDE RD
Lake Worth Beach, FL 33461-1806

Owner of Record:
PEREZ JOSE L &

Property Type:
Real Property
Property Address:
336 BAYSIDE RD
PALM SPRINGS, FL 33461

Second Owner:
PEREZ DAHLIA C

Status: Active
Legal Description:
VILLAGE OF PALM SPRINGS PLAT 2LT 18 BLK
13

Last updated: 7/01/2025 03:35:15 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	\$1,328.53 Net Tax: \$1,383.88 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$55.35	11/27/24	-\$1,328.53	Paid
4/1/24	\$1,285.43 Net Tax: \$1,338.99 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$53.56	11/28/23	-\$1,285.43	Paid
3/31/23	\$1,227.10 Net Tax: \$1,278.23 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$51.13	11/29/22	-\$1,227.10	Paid

Due Date	Net Tax	Last Paid	Amount Paid	Status
3/31/22	<input type="checkbox"/> \$1,152.17 Net Tax: \$1,200.18 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$48.01	11/24/21	-\$1,152.17	● Paid
3/31/21	<input type="checkbox"/> \$1,133.82 Net Tax: \$1,181.07 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$47.25	11/25/20	-\$1,133.82	● Paid
3/31/20	<input type="checkbox"/> \$1,110.51 Net Tax: \$1,156.77 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$46.26	11/26/19	-\$1,110.51	● Paid

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



**VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT**

Case #: 25-00044

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

**vs.
PEREZ JOSE L & PEREZ DAHLIA C
336 BAYSIDE RD
PALM SPRINGS, FL 33461**

Respondent(s)

ORDER FINDING VIOLATION

Re: Violation of Section(s):.

Address: 336 BAYSIDE Rd, Palm Springs, FL 33461
Legal Description: VILLAGE OF PALM SPRINGS PLAT 2LT 18 BLK 13
PCN: 70434418070130180

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

FINDINGS OF FACT

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

CONCLUSIONS OF LAW

- Respondent **IS IN** violation of SEC 34-1381- NO OUTDOOR STORAGE ALLOWED. ALL STORAGE ITEMS MUST BE OUT OF VIEW FROM THE ROADWAY, of the Code of Ordinances of the Village of Palm Springs.
- Respondent was **NOT IN** violation of SEC 34-1381- NO OUTDOOR STORAGE ALLOWED. ALL STORAGE ITEMS MUST BE OUT OF VIEW FROM THE ROADWAY. Of the Code of Ordinances of the Village of Palm Springs.

ORDER

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

- Respondent has brought the cited code violation(s) into compliance. Respondent has failed to pay and is ordered to pay the following amounts on or before.
List of unpaid fees, format:

- Respondent has not brought the cited code violation(s) into compliance and remains in violation. Respondent must comply with all code violations on or before AUGUST 7TH 2025 . If the Respondent fails to comply within the time given, a fine of \$100 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. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by JULY 24TH, 2025 .
 - [Administrative Costs] \$265.77
 - [Citation Fine Costs]
 - [Re-inspection Fee]

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 under 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 Name] 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 under 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 under section 162.09, Fla. Stat. If a certified copy of this order has previously been recorded under section 162.07(4), Fla. Stat., then that recorded order shall constitute a lien under 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 _____ day of _____.

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:
336 BAYSIDE Rd, Palm Springs, FL 33461



**VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT**

Case No: 2025-44

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

**vs.
PEREZ JOSE L AND PEREZ DAHLIA C
336 BAYSIDE RD
PALM SPRINGS, FL 33461**

Respondent(s)

ORDER FINDING VIOLATION

Re: Violation of Section(s):

Section 34-1381: No outdoor storage allowed. All storage items must be out of view from the roadway.

Address: 336 BAYSIDE ROAD
Legal Description: VILLAGE OF PALM SPRINGS PLAT 2LT 18 BLK 13
PCN: 70434418070130180

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

FINDINGS OF FACT

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

CONCLUSIONS OF LAW

- Respondent is in violation of **Section 34-1381: No outdoor storage allowed. All storage items must be out of view from the roadway,** of the Code of Ordinances of the Village of Palm Springs.
- Respondent was not in violation of **Section 34-1381: No outdoor storage allowed. All storage items must be out of view from the roadway,** of the Code of Ordinances of the Village of Palm Springs.

ORDER

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

- Respondent **has** brought the cited code violation(s) into compliance. The Respondent has failed to pay and is ordered to pay the following amounts on or before **JULY 24, 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 **AUGUST 7, 2025.** If the Respondent fails to comply within the time given, a fine of **\$100 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. Respondent has failed to pay and is ordered to pay the following amounts on or before the date set for compliance or by **JULY 24, 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 under 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 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 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 under 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 under section 162.09, Fla. Stat. If a certified copy of this order has previously been recorded under section 162.07(4), Fla. Stat., then that recorded order shall constitute a lien under 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 July 2025.

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:
336 BAYSIDE ROAD
PALM SPRINGS, FL 33461



VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case #: 2025-45

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.

3595 SECOND AVENUE HOLDINGS LLC
2552 18TH ST
HOMWOOD, AL 35209

Respondent.

PCN: 70-43-44-19-11-002-0210

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that he has just and reasonable grounds to believe, and does believe that on July 7, 2025, 3595 SECOND AVENUE HOLDINGS LLC, owners of the property at 3595 2ND AVENUE N., Palm Springs, FL 33461, is in violation of local ordinances.

Section 34-914 – Parking (i). All vehicles shall be in a usable and operable condition at all times and shall have a current tag and registration. Commercial vehicles existing in the rear parking lot do not have valid tags or registration. Vehicles must be registered with valid tags and registration or removed.

These violations must be corrected on or before **July 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 on **July 17, 2025** at 10:00 a.m. **IF THE VIOLATION IS CORRECTED PRIOR TO THE HEARING DATE AS SET FORTH HEREIN, THIS CASE MAY STILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A HEARING FOR THE DETERMINATION OF THE VIOLATION(S), FINES AND THE IMPOSITION OF REASONABLE ENFORCEMENT FEES, INCLUDING SPECIAL MAGISTRATE AND ATTORNEY'S FEES.**

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

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

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

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

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


Code Enforcement Officer

Nanciann Cuenot

July 7, 2025

Date Issued



PALM SPRINGS POLICE DEPARTMENT

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

9489 0178 9820 3040 0469 34

9489 0178 9820 3040 0469 27

JULY 7, 2025

**3595 SECOND AVENUE HOLDINGS LLC
2552 18TH ST
HOMEWOOD, AL 35209**

Dear Registered Agent(s),

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

3595 Second Avenue Holdings LLC in Palm Springs, FL. PCN: 70-43-44-19-11-002-0210

VIOLATION / HEARING CASE 2025-45

Section 34-914 – Parking (i). All vehicles shall be in a usable and operable condition at all times and shall have a current tag and registration. Twenty or more commercial vehicles existing in the rear parking lot do not have valid tags or registration. Vehicles must be registered with valid tags and registration or removed.

The options available include coming into voluntary compliance on or before **July 16, 2025 OR** arguing your case at the Special Magistrate Hearing on **Thursday, July 17, 2025, at 10:00 AM in the Council Chambers at 226 Cypress Lane, Palm Springs, FL.** This is part of your right under the judicial system.

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

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

Respectfully,

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





Posted 7-7-2025

Time: 3:25pm

mmcuenot

VILLAGE OF PALM SPRINGS, FLORIDA
CODE ENFORCEMENT
SPECIAL MAGISTRATE

Case #: 2025-45

VILLAGE OF PALM SPRINGS, FLORIDA
Petitioner,

vs.
3595 SECOND AVENUE HOLDINGS LLC
2552 18TH ST
HOMWOOD, AL 35209
Respondent.

PCN: 70-43-44-19-11-002-0210

NOTICE OF VIOLATION AND NOTICE OF HEARING

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED CERTIFIES AND SWEARS that he has just and reasonable grounds to believe, and does believe that on July 7, 2025, 3595 SECOND AVENUE HOLDINGS LLC, owners of the property at 3595 2ND AVENUE N., Palm Springs, FL 33461, is in violation of local ordinances.

Section 34-914 – Parking (i). All vehicles shall be in a usable and operable condition at all times and shall have a current tag and registration. ~~Twenty or more~~ commercial vehicles existing in the rear parking lot do not have valid tags or registration. Vehicles must be registered with valid tags and registration or removed.

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

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

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

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

7/7/2025 3:37

VILLAGE OF PALM SPRINGS, FLORIDA CODE ENFORCEMENT

VILLAGE OF PALM SPRINGS,
FLORIDA,

Petitioner

Case No. 2025-45

3595 SECOND AVENUE HOLDINGS LLC
2552 18TH ST
HOMEWOOD, AL 35209

PCN: 70-43-44-19-11-002-0210

Respondent(s)

_____ /

AFFIDAVIT OF SERVICE

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

On the 7th Day of July 2025 at 3:25 PM, I served the attached Notice of Violation/ Notice of Hearing on the within named Respondent(s), 3595 Second Avenue Holdings LLC at 3595 2nd 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.

_____ 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.

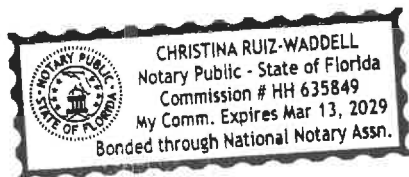
By: Nanciann Cuenot
Code Enforcement Officer

Date: July 7, 2025

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 7 day of July, 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)



Christina Ruiz-Waddell
NOTARY PUBLIC, State of Florida

3595 2ND AVENUE N





2/20/2025 12:43



6/13/2025 9:56

xfinity

AUTHORIZED CONTRACTOR

ALABAMA 1123
7A01ATH
www.alabama.gov

xfinity.com

7/7/2025 12:12



7/7/2025 12:12



7/7/2025 12:12

- * (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 2025-45

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. 2025-45** concerns the Vacant Lot at 3595 2nd Avenue N, PCN: 70-43-44-19-11-002-0210 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 owners of the property are 3595 Second Avenue Holdings LLC.

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

Section 34-914 – Parking (i). All vehicles shall be in a usable and operable condition at all times and shall have a current tag and registration. Vehicles exist in the rear parking lot and do not have valid tags or registration. Vehicles must be registered or removed

This is a commercial property that was purchased in July of 2024. It originally was occupied by the non-profit charitable organization United Cerebral Palsy. The business at this location is now a change of use to Communications Unlimited Contracting Services subcontracting to several different cable companies such as Xfinity. They immediately moved approximately 30 unregistered vans onto the property. To date there are three unregistered vehicles on site. (To date the property has been liened for unpermitted accessory use - Outdoor storage of spools of cable and similar materials. They have been operating. Mr. Frogner is in process; however the property has been operating without a Use and occupancy certificate and local business tax receipt.)

6. On February 28, 2025, and on April 16, 2025, courtesy notices were mailed to the owners on record. I had several conversations and meetings with Jim Frogner, of Frogner Consulting, Inc., the property owners Land Planner to discuss the violations.

7. On July 7, 2025, I wrote **Notice of Violation/Notice of Hearing 2025-40** 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. The USPS Tracking Service acknowledges the mailing in process of the Certified Mail.

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

9. I REQUEST THAT THE RESPONDENT BE ORDERED to COME INTO COMPLIANCE with **Section 34-914 – Parking (i). All vehicles shall be in a usable and operable condition at all times and shall have a current tag and registration. by July 31, 2025.** If not in compliance by the stated date a \$100.00 per day FINE shall commence.

10. THE VILLAGE HAS ALSO INCURRED COSTS IN THE AMOUNT OF **\$345.02** CONDUCTING THIS INVESTIGATION AND HEARING. I REQUEST THAT THE RESPONDENT BE ORDERED TO REIMBURSE THOSE COSTS TO THE VILLAGE BY NO LATER THAN, **July 31, 2025.**

CASE No. _____

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



Case Administrative / Court Costs

July 17, 2025, 3595 2nd Avenue North - 3595 Second Avenue Holding LLC		Case 2025-45		
Line #	Description	Unit #	Cost	Total
1	Additional Inspector Time - 1 hour CE	3.50	35.00	122.50
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	7.00	20.00	140.00
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	5.00	0.69	3.45
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 2025-45				345.02



PALM SPRINGS POLICE DEPARTMENT

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

APRIL 16, 2025

3595 SECOND AVENUE HOLDINGS LLC
2552 18th ST
HOMEWOOD, AL 35209 1922

Dear Property Owner,

You have been issued a **SECOND AND FINAL** courtesy notice for code violations by the Code Enforcement Unit of the Palm Springs Police Department. This is regarding the property at 3595 2ND AVE. N, Palm Springs, FL 33125.
PCN: 70-43-44-19-11-002-0210

This property is in violation of local ordinances:

Section 34-914 (i) Parking - All vehicles shall be in a usable and operable condition at all times and shall have a current tag and registration. Twenty-seven (27) vehicles in rear parking lot do not have valid tags/registration. **Vehicles must be registered or removed.**

Section 34-162 - Required Buffers – Trash Dumpsters. 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 the time of planting. – Permit required. **Included in Site Plan - TBD**

Sec 30-141- Excessive overgrowth, including trees. Trim bushes and trees throughout the parking lot and property lines. **Met with Hanson Brothers - TBD**

Section 34-225 – Broken fence – repair up to 16' or replace. Replacement requires a permit and inspection.

Section 34-823 – Accessory Uses not allowed in CG – **Utility Shed must be removed.**

Compliance Date: **MAY 16, 2025**

Failure to comply can result in a Notice of Violation, Court Costs, and possible Lien on the property. **To date, Case 2024-71 fines are accruing to \$3,375.00.** Please call Code Enforcement at (561) 584-8300 ext. 8520 or the Code Officer listed below if you have any concerns or questions.

Respectfully,

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

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

cc: Jim Frogner



PALM SPRINGS POLICE DEPARTMENT

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

February 28, 2025

**3595 SECOND AVENUE HOLDINGS LLC
2552 18th ST
HOMEWOOD, AL 35209 1922**

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 3595 2ND AVE. N, Palm Springs, FL 33125.

PCN: 70-43-44-19-11-002-0210

This property is in violation of local ordinances:

Section 34-914 (i) Parking - All vehicles shall be in a usable and operable condition at all times and shall have a current tag and registration. Twenty-seven (27) vehicles in rear parking lot do not have valid tags/registration. Vehicles must be registered or removed.

Section 34-162 - Required Buffers – Trash Dumpsters – Trash Dumpsters. 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 the time of planting. – Permit required

Sec 30-141- Excessive overgrowth, including trees. Trim bushes and trees throughout the parking lot and property lines.

Section 34-225 – Broken fence – repair up to 16' or replace. Replacement requires a permit and inspection.

Section 34-823 – Accessory Uses not allowed in CG – Utility Shed must be removed.

Compliance Date: March 28, 2025

Failure to comply can result in a Notice of Violation, Court Costs, and possible Lien on the property. To date, Case 2024-71 fines are accruing to \$3,375.00. Please call Code Enforcement at (561) 584-8300 ext. 8520 or the Code Officer listed below if you have any concerns or questions.

Respectfully,

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

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

cc: Jim Frogner

Property Detail

Location Address : 3595 2ND AVE N
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-19-11-002-0210
Subdivision : LAKEWOOD GARDENS PL 1 IN
Official Records Book/Page : 35178 / 43
Sale Date : 07/17/2024
Legal Description : LAKEWOOD GARDENS PLAT 1 TRS 21 & 22 BLK 2

Owner Information**Owner(s)**

3595 SECOND AVENUE HOLDINGS LLC

Mailing Address

2552 18TH ST
HOMEWOOD AL 35209 1922

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
07/17/2024	\$2,775,000	35178 / 00043	WARRANTY DEED	3595 SECOND AVENUE HOLDINGS LLC
05/30/2000	\$590,000	11816 / 01302	WARRANTY DEED	UNITED CEREBRAL PALSY ASSN OF MIAMI INC
08/10/1999	\$1,000	11285 / 01951	CERT OF TITLE	SOUTHTRUST BANK
06/01/1983	\$180,000	03980 / 01548	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$1,293,252	\$1,319,868	\$1,227,534	\$1,017,902	\$1,032,133
Land Value	\$1,143,704	\$1,143,704	\$1,000,741	\$857,778	\$857,778
Total Market Value	\$2,436,956	\$2,463,572	\$2,228,275	\$1,875,680	\$1,889,911

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$2,436,956	\$2,269,573	\$2,063,248	\$1,875,680	\$1,889,911
Exemption Amount	\$2,436,956	\$2,269,573	\$2,063,248	\$1,875,680	\$1,889,911
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	\$2,931	\$2,856	\$2,744	\$2,631	\$2,575
TOTAL TAX	\$2,931	\$2,856	\$2,744	\$2,631	\$2,575

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

Account Information

Property Control Number:
 70-43-44-19-11-002-0210
Mailing Address:
 2552 18TH ST
 Homewood, AL 35209-1922
Owner of Record:
 3595 SECOND AVENUE HOLDINGS LLC

Property Type:
 Real Property
Property Address:
 3595 2ND AVE N
 PALM SPRINGS, FL 33461
Second Owner:

Status: Active
Legal Description:
 LAKEWOOD GARDENS PLAT 1 TRS 21 & 22
 BLK 2

Last updated: 7/10/2025 11:40:28 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	<input type="checkbox"/> \$3,040.25 Net Tax: \$2,930.83 Interest: \$87.92 Penalty: \$0.00 Fees: \$21.50 Discount: \$0.00	4/28/25	-\$3,040.25	Paid
4/1/24	<input type="checkbox"/> \$2,741.87 Net Tax: \$2,856.11 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$114.24	11/16/23	-\$2,741.87	Paid
3/31/23	<input type="checkbox"/> \$2,633.89 Net Tax: \$2,743.64 Interest: \$0.00 Penalty: \$0.00 Fees: \$0.00 Discount: -\$109.75	11/30/22	-\$2,633.89	Paid



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

Detail by Entity Name

Florida Limited Liability Company
3595 SECOND AVENUE HOLDINGS LLC

Filing Information

Document Number	L24000277260
FEI/EIN Number	NONE
Date Filed	06/18/2024
Effective Date	06/18/2024
State	FL
Status	ACTIVE

Principal Address

2552 18TH STREET
HOMEWOOD, AL 35209 UN

Mailing Address

2552 18TH STREET
HOMEWOOD, AL 35209 UN

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301

Authorized Person(s) Detail

Name & Address

Title GC

KENT, RON
2552 18TH STREET
HOMEWOOD, AL 35209 UN

Title MGR

MILLER, JOSEPH
2552 18TH STREET
HOMEWOOD, AL 35209 UN

Title MGR



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-45

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

**3595 SECOND AVENUE HOLDINGS LLC
3595 2nd AVENUE N
LAKE WORTH BEACH, FL 33461**

**MAILING ADDRESS:
3595 SECOND AVENUE HOLDINGS LLC
2552 18TH ST
HOMEWOOD, AL 35209 1922**

Respondent(s).

ORDER FINDING VIOLATION

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

SECTION 34-914 – Parking (i) – All vehicles shall be in a usable and operable condition at all times and shall have a current tag and registration. Vehicles existing in the rear parking lot do not have a valid tag or registration. Vehicles must be registered with a valid tag and registration or be removed.

Address: 3595 2ND AVENUE N
Legal Description: LAKEWOOD GARDENS PLAT 1 TRS 21 & 22 BLK 2
PCN: 70-43-44-19-11-002-0210

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 July 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 (i) – All vehicles shall be in a usable and operable condition at all times and shall have a current tag and registration. Vehicles existing in the rear parking lot do not have a valid tag or registration. Vehicles must be registered with a valid tag and registration or be removed.

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

SECTION 34-914 – Parking (i) – All vehicles shall be in a usable and operable condition at all times and shall have a current tag and registration. Vehicles existing in the rear parking lot do not have a valid tag or registration. Vehicles must be registered with a valid tag and registration or be removed.

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 31, 2025**:
- Administrative costs of **\$345.02**
 - 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 31, 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 31, 2025**.
- Administrative costs of **\$345.02**
 - Citation fine of **\$ N/A**
 - Re-inspection fee of **\$ N/A**

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

A certified copy of this order may be immediately recorded in the Public Records of Palm Beach County and if recorded, shall constitute notice pursuant to section 162.07(4), Fla. Stat. Within twenty (20) days of the date of this order, the Respondent may submit a written request to **Code Inspector/Officer Nanciann Cuenot** at the Village of Palm Springs, 226 Cypress Lane, Palm Springs, FL 33461, for a hearing to challenge the fine amount imposed by this order. If such a hearing is timely requested, the Village shall notify the Respondent of the hearing date and time by regular U.S. mail sent to the address provided in the written request for the hearing. The requested hearing will be limited to consideration of only those new findings necessary to impose an appropriate fine amount. The Respondent shall bear the burden of proof at such hearing and shall be required to show cause why this order and the fine amount stated herein shall not be imposed. However, if the Respondent fails to timely request a hearing

as described above and fails to bring the violations into compliance and/or pay all administrative costs and fees as ordered herein, the Village, if it has not already done so pursuant to section 162.07(4) Fla. Stat., may record a certified copy of this order in the Public Records of Palm Beach County, Florida, and thereafter this order shall constitute a lien pursuant to section 162.09, Fla. Stat. If a certified copy of this order has previously been recorded pursuant to section 162.07(4) Fla. Stat., then that recorded order shall constitute a lien pursuant to section 162.09, Fla. Stat. The lien shall be assessed against the real property at issue (if applicable) and the real and personal property of the Respondent. After three (3) months from recording the lien which remains unpaid, the Special Magistrate may authorize the Village Attorney to foreclose on the lien or to sue to recover a money judgment for the amount of the lien plus accrued interest.

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

Upon complying, it is the responsibility of the Respondent to notify the Village of Palm Springs Code Inspector/Officer at (561) 584-8300 ext. 8524 to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this 17th day of July 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:

[2552 18TH ST](#)
[HOMEWOOD, AL 35209 1922](#)

**VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT**

CASE NO: 2025-46

Pathwaze Recovery LLC
2596 Forest Hill Blvd.
Palm Springs, FL 33461

MAILING ADDRESS:

Pathwaze Recovery LLC
c/o James K. Green
James K. Green, P.A.
Flagler Center, Suite 306
501 South Flagler Drive
West Palm Beach, FL 33401

REASONABLE ACCOMMODATION ORDER

Pursuant to Section 10-28 of the Village of Palm Springs Code of Ordinances, any person who is disabled, or a qualifying entity, may apply for a reasonable accommodation with respect to the Village’s land development regulations.

The property address subject to the reasonable accommodation request:

Address: 2596 Forest Hill Blvd. (“Subject Property”)
Palm Springs, FL 33461
Legal Description: PALM ACRES TR 4 UNREC IN
8-44-43 N 300 FT OF E 100 FT OF W 800 FT OF SE 1/4 OF SW 1/4 /LESS CO
RD R/W/ BEING PT OF LOTS 8 & 9 UNREC PL OF PALM ACRES NO 4
PCN: 70-43-44-08-23-008-0011

The Special Magistrate appointed by the Village of Palm Springs to hear these requests for the Village of Palm Springs, in accordance with Section 10-28, “Reasonable Accommodation Procedures,” has heard testimony at the reasonable accommodation hearing held on the ___ day of _____ 2025, and based on the evidence and testimony presented, the following is hereby entered:

1. The Applicant, Pathwaze Recovery LLC, is the lessee of the Subject Property and is presenting this application on behalf of, disabled and/or handicapped persons under the ADA. Since the application is for a non-residential use, the federal Fair Housing Act, 42 U.S.C. § 3601 *et seq.*, does not apply.
2. The Applicant and/or treatment provider will provide outpatient substance use disorder and mental health treatment services at the Subject Property and will be licensed by the Florida Department of Children and Families (DCF) and the Agency for Health Care Administration (AHCA).
3. The Applicant has presented evidence that the proposed accommodation requested for the Subject Property is the minimum necessary for the financial viability of the Subject Property.
4. The Applicant has presented evidence that the outpatient treatment services to be provided at the Subject Property is the minimum necessary to be therapeutically beneficial for the patients. *See* Letter from the Applicant May 22, 2025.
5. The proposed use proposed by the Applicant is comparable in intensity to medical and dental offices, which are permitted uses in the underlying zoning district.

6. The Applicant has submitted all of the required paperwork and/or documents.

It is the Order of the Special Magistrate that:

The reasonable accommodation request shall be granted/denied.

If granted are there any conditions? X Yes ___ No

If yes, the conditions are as follows:

- There will be no inpatient treatment and no beds/housing at this location.
- The patients will receive outpatient clinical services between 8:30am – 3:30pm by appointment.
- The Applicant shall comply with all applicable ordinances, rules and laws.
- The operator and/or licensee 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 Village police chief. Such additional security measures, as approved by the police chief, may include provisions of on-site security at the operator's and/or licensee's sole expense.
- A Business Tax Receipt must be obtained from the Village and Palm Beach County Tax Collector office prior to commencing operation of business.
- Operator and Licensee shall comply with occupancy limits for the premises. There shall be no queueing or other use outside the building.
- As the Applicant has applied for a reasonable accommodation on behalf of the persons seeking outpatient treatment services for substance abuse and/or mental health disabilities. The applicant certifies that all such persons will be qualified persons with disabilities.
- Applicant or its treatment provider will be licensed by AHCA and/or DCF to provide mental health treatment and/or substance abuse disorder treatment.
- This Order applies only to Applicant, and not to subsequent purchasers or lessees of the property described above.

DONE AND ORDERED this ___ day of _____, 2025.

VILLAGE OF PALM SPRINGS
CODE ENFORCEMENT

BY: _____
Special Magistrate

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

Village of Palm Springs
226 Cypress Lane
Palm Springs, FL 33461
Phone (561) 965-4016 Fax (561) 439-4132
www.vpsfl.org

REASONABLE ACCOMMODATION REQUEST FORM

A reasonable accommodation is any modification of a zoning rule, policy, or practice if that modification is reasonably necessary in order to give a person with disabilities an equal opportunity to use and enjoy a dwelling in the Village of Palm Springs. It is the policy of the Village of Palm Springs Planning, Zoning & Building Department, pursuant to State and federal law, to provide individuals with disabilities reasonable accommodation in rules, policies, practices and procedures to ensure equal access to housing and facilitate the development of housing for individuals with disabilities.

If you believe that you need a reasonable accommodation to live in a dwelling, or so that persons with disabilities may live in a dwelling that you own or operate, please complete this application form and return it to the Village of Palm Springs Planning, Zoning & Building Department at 226 Cypress Lane, Palm Springs, FL 33461. Please attach additional pages if necessary. If you have questions or need assistance, please contact the Village of Palm Springs Planning, Zoning & Building Department.

Name and Contact Information of the Applicant:

Name: Pathwaze Recovery LLC

Address: _____
2596 Forest Hill Blvd.
Palm Springs, FL

Phone No.: 561.659.2029

Alternative Phone No.: _____

Location Where Reasonable Accommodation is Requested:

Address: _____
2596 Forest Hill Blvd., Palm Springs, FL

Is Applicant the owner of the property at which Reasonable Accommodation is requested?

Yes No

If "No", provide the name and contact information of the owner of the property at which Reasonable Accommodation is requested:

Name: Yves Semeah and Judith Zufi

Address: Yves Semeah and Judith Zufi C/O Mrs. Judith Zufi
641 Reinante Ave
Coral Gables, FL 33156

Phone No.: (305) 661-3819

Is the dwelling licensed or certified by the State of Florida? If so, please provide the type of license or certificate, the number, and attach a copy of it:

Not a dwelling. See attached letter.

Are the people who will live at the dwelling persons with disabilities?

Yes No

If you answered Yes, you must submit the Verification of Disability Status form attached hereto. If "No", provide the name and contact information of the individual(s) for whom Reasonable Accommodation is requested below:

N.A. See attached letter.

Please describe the accommodation you need. What rules or policies would you like the Village of Palm Springs Special Magistrate to waive for the dwelling (please provide the specific regulation)?

See attached letter

Why do you need the accommodation? In other words, why is the requested accommodation necessary in order for persons with disabilities to live in the dwelling:

See attached letter

Please provide the following information if you are requesting an accommodation in order to house more than 3 unrelated people in a single-family dwelling:

Number of residents that will live in the dwelling: N.A.

Number of staff who will serve the dwelling: N.A.

Will any of the staff reside in the dwelling: N.A.

Anticipated number of vehicles used by residents and staff: N.A.

Number of off-street parking spaces available: N.A.

Square footage of the dwelling: N.A.

Number of bedrooms in the dwelling: N.A.

For each bedroom, please state the square footage of the room and the number and size of each window:

Bedroom 1: N.A.

Bedroom 2: _____

Bedroom 3: _____

Bedroom 4: _____

[Attach additional sheets if necessary.]

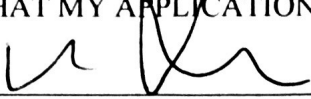
Is the number of residents necessary in order for the dwelling to be financially viable? If so, please explain why:

N.A.

Is the number of residents necessary in order for the dwelling to be therapeutically beneficial for the residents? If so, please explain why:

N.A.

I AFFIRM UNDER PENALTY OF PERJURY THAT THE INFORMATION PROVIDED IN THIS APPLICATION IS TRUE AND ACCURATE. I UNDERSTAND THAT IF I KNOWINGLY PROVIDE FALSE INFORMATION ON THIS APPLICATION THAT MY APPLICATION MAY BECOME NULL AND VOID.

Signature:  _____

Name: Mia Levy

Date: 06.06.25

Verification of Disability Status

This form must be completed by someone who knows about the individuals' disabilities.

The Village of Palm Springs Planning, Zoning & Building Department respects individuals' privacy. We will verify disability status, but will not inquire into the nature or severity of a disability. Nor will we ask to see a person's medical records. We will limit our disability inquiry to requiring the Applicant to verify the disability status of individuals for purposes of State and federal law.

Definitions:

Federal law provides that "persons with disabilities" are persons who: (1) have any "physical or mental impairment" that substantially limits one or more "major life activities"; (2) have a record of having the impairment; or (3) are regarded by others as having the impairment.

A "major life activity" is any task central to most people's daily lives, such as caring for oneself, performing manual tasks, walking, seeing, hearing, speaking, breathing, learning, and working.

A "physical or mental impairment" includes, but is not limited to, orthopedic, visual, speech and hearing impairments, cerebral palsy, epilepsy, muscular dystrophy, multiple sclerosis, cancer, heart disease, diabetes, mental retardation, emotional illness, learning disabilities, HIV disease (whether symptomatic or asymptomatic), tuberculosis, drug addiction, and alcoholism. Anyone with a history of an impairment that limits a major life activity is also a person with disabilities.

Verification:

To the best of my knowledge, information, and belief, the person(s) who occupy (or who will occupy) the dwelling that is subject to the above request for reasonable accommodation do _____ do not meet the definition of "persons with disabilities." I am in a position to know about the person(s)' disabilities because:

This will be a clinical office, not residential. No patients yet .Proof not required for treatment provider. See

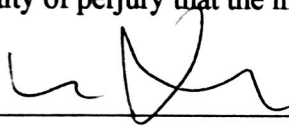
attached letter and Social Recovery, LLC v. City of Costa Mesa, 56 F.4th 802 (9th Cir. 2023)

(For example, are you a medical or social services professional, part of a peer support group that serves the person(s), or someone who resides with the person(s)?)

Note: Do NOT reveal the nature or severity of the persons' disabilities.

I affirm under penalty of perjury that the information provided in this application is true and accurate:

Signature:



Name:

Mia Levy

Date:

06.06.25

Address:

c/o James K. Green

501 South Flagler Dr., Suite 306

West Palm Beach, FL 33401

Phone No.:

561.659.2029

JAMES K. GREEN, P.A.

LAWYERS

JAMES K. GREEN
NINA M. ZOLLO
ANNE F. O'BERRY
NANCY F. UDELL, OF COUNSEL

FLAGLER CENTER, SUITE 306
501 SOUTH FLAGLER DRIVE
WEST PALM BEACH,
FLORIDA 33401
561.659.2029
jkg@jameskgreenlaw.com

May 22, 2025

Iramis Cabrera
Planning Zoning and Building Director
Village of Palm Springs
226 Cypress Lane
Palm Springs, FL 33461

**Re: Request for Reasonable Accommodation at 2596 Forest Hill Blvd., Palm Springs, Florida
PCN 70-43-44-08-23-008-0011**

Dear Ms. Cabrera:

Pursuant to Section 10-28 of the Palm Springs Code, my client, Pathwaze LLC (“the Applicant”), requests a reasonable accommodation for property located at 2596 Forest Hill Blvd. in Palm Springs, Florida. The Applicant seeks a reasonable accommodation to treat the existing doctors/dentists’ office building as allowing for an outpatient mental health and substance use disorder treatment facility.

I. BACKGROUND

On May 5, 2025, my client requested a zoning confirmation letter for the referenced property to verify that medical offices/clinic is a permitted use. On May 12, 2025, my client’s planner stated that the medical office/clinic will involve a Health Care Clinic licensed by AHCA and a Day/Night Treatment with Community Housing licensed by the Florida Department of Children and Families (“DCF”) with the Community Housing component located at a separate location. The former will provide clinical services (no residential) and the latter is the name for the particular DCF license where the treatment is at one location (this one) and the beds are at another location (not this one). The request further stated that the Village can issue the zoning verification stating that no beds/housing are at this location. Hours for the medical office/clinic will be 8:30am – 3:30pm by appointment. The use will encompass approximately 2,000 sq. ft. of the 5,500 sq. ft. building.

The site is zoned CG, which allows as permitted uses all uses in the CN commercial neighborhood land development district. Palm Springs Code Sec. 34-822. The CN district in turn allows: “(1)Professional offices.(2)Business offices.(3)Medical and dental offices.” *Id.* at Sec. 34-792.

On May 15, 2025, the Village responded:

Based on the information provided, it appears that the proposed medical office falls under the classification of a social service facility. Please note that social service facilities are not permitted by right in the “CG” zoning district; they are permissible as a special exception use.

The term “social service facility” shall mean:

a facility that provides service to address public welfare and health, such as, but not limited to, the provision of food; hygiene care; group rehabilitative or recovery assistance, or any combination thereof; rehabilitative programs utilizing counseling, self-help or other treatment or assistance; day shelter; outpatient services, counseling, education and referral; training; and indoor recreational facilities. The term does not include special residential facilities or assisted living facilities or other uses that provide overnight accommodations. **This term includes all providers or facilities licensed under F.S. § 397.311(25)(a)6, “Intensive Outpatient Treatment” and F.S. § 397.311(25)(a)8, “Outpatient Treatment.”**

Palm Springs Code Sec. 34-822 at Sec. 1-2 (emphasis added).

II. OUR REQUEST

Please treat this letter as a request for reasonable accommodation under the Americans with Disabilities Act, 42 U.S.C. § 12101 *et seq.* (“ADA”), and the Federal Fair Housing Act, 42 U.S.C. § 3601 *et seq.* (“FHA”) to treat the proposed use for mental health and substance use disorder clinical services only—no beds—as a permitted medical office use.

The existing medical or dental office located on site will be used for mental health and substance use disorder clinical services only—no beds. The hours of operation will be 8:30am-3:30pm for patients, appointment only.

As such, this facility will remain consistent with the adopted levels of service for utilities and facilities.

III. OVERVIEW OF THE AMERICANS WITH DISABILITIES ACT AND FAIR HOUSING ACT AND THEIR APPLICATION TO LOCAL ZONING DECISIONS.

The ADA, 42 U.S.C. § 12000, prohibits public entities from discriminating against individuals or their providers on the basis of their disability and applies to local zoning decisions. Title II of the ADA provides that “no qualified individual with a disability shall, by reason of such disability, be excluded from participation in or be denied the benefits of the services, programs, or activities of a public entity, or be subjected to discrimination by any such entity.” 42 U.S.C. § 12132. “This statement constitutes a general prohibition against discrimination by public entities, regardless of activity.” *New Directions Treatment Servs. v. City of Reading*, 490 F.3d 293, 301 (3d Cir. 2007). *See also Innovative Health Sys., Inc. v. City of White Plains*, 117 F.3d 37, 44 (2d Cir. 1997) (“[T]he ADA . . . clearly encompasses zoning decisions by the City because making such decisions is a normal function of a governmental entity.”), *abrogated on other grounds as noted*

by *Zervos v. Verizon N.Y., Inc.*, 252 F.3d 163, 171 n.7 (2d Cir. 2001); *Bay Area Addiction Research & Treatment, Inc. v. City of Antioch*, 179 F.3d 725, 732 (9th Cir. 1999) (“[W]e decline to draw an arbitrary distinction—to prohibit public entities from discriminating against persons with disabilities in some of their activities and not in others . . .’ Although we recognize that zoning is a traditionally local activity, Congress has spoken. Accordingly, we hold that the ADA applies to zoning.”) (citation omitted); *Lakeside Resort Enterprises, LP v. Board of Sup’rs of Palmyra Tp.*, 455 F.3d 154 (3d Cir. 2006) (FHAA).¹

The ADA and FHA prohibit all forms of discrimination by local governments in the exercise of zoning powers, that occur either: 1) directly through intentional discrimination; 2) indirectly through application of laws that have a discriminatory effect on people in recovery; or 3) by failure to reasonably accommodate people in recovery by granting waivers, variances or other land use exceptions. *Oxford House-Evergreen v. City of Plainfield*, 769 F. Supp. 1329, 1343 (D.N.J. 1991); *Carson v. Rochester Housing Authority*, 748 F. Supp. 1002, 1007 (W.D.N.Y. 1990).

IV. PEOPLE IN TREATMENT FOR MENTAL HEALTH AND SUBSTANCE USE DISORDER ISSUES ARE PROTECTED BY THE ADA AND FHA, AND SERVICE/MEDICAL PROVIDERS SUCH AS THE APPLICANT HAVE STANDING TO ASSERT ADA AND FHA CLAIMS

A. People in Treatment for Mental Health and Substance Use Disorder Issues Are Considered “Qualified Individual[s] with a Disability” Protected by the ADA and FHA

The ADA states in part that “no qualified individual with a disability shall, by reason of such disability, be excluded from participation in, or be denied the benefits of the services, programs, or activities of a public entity, or be subject to discrimination by any such entity.” 42 U.S.C. § 12102(2). It has long been established that people recovering from mental health issues meet the statutory definition of “qualified persons with disabilities.” *Doe v. Judicial Nominating Commission*, 906 F. Supp. 1534 (S.D. Fla. 1995); *Ellen S. v. Florida Board of Bar Examiners*, 859 F. Supp. 1489 (S.D. Fla. 1994).

B. Treatment Providers Such as the Applicant Have Independent Standing to Raise ADA or FHA Claims

Treatment and housing providers such as the Applicant have standing to raise the ADA or FHA rights both on their own behalf and on behalf of their patients. *Andrews v. State of Ohio*, 104

¹In the zoning context, the ADA and FHA are generally interpreted the same. As the Second Circuit has held, “[d]ue to the similarities between the statutes, we interpret them in tandem. Although there may be differences in the FHAA and ADA, we see no material differences presented in this case and the parties have not identified any.” *Tsombanidis v. W. Haven Fire Dept.*, 352 F.3d 565, 573 (2d Cir. 2003) (citing *Regional Econ. Cmty. Action Prog., Inc. v. City of Middletown*, 294 F.3d 35, 45-46 (2d Cir. 2002)); *Forest City Daly Hous., Inc. v. Town of N. Hempstead*, 175 F.3d 144, 151 (2d Cir. 1999) (court’s analysis of FHA claims also applies to plaintiffs’ ADA claims); *Socal Recovery, LLC v. City of Costa Mesa*, 56 F.4th 802 (9th Cir. 2023) (same).

F.3d 803, 807 (6th Cir. 1997); *Assisted Living Associates of Moorestown, LLC v. Moorestown Tp.*, 996 F. Supp. 409 (D.N.J. 1998) (developer of an assisted living facility has standing); *Kessler Institute for Rehabilitation, Inc. v. Mayor and Council of Borough of Essex Fells*, 876 F. Supp. 641 (D.N.J. 1995) (an operator of adult care facilities has standing); *Epicenter of Steubenville, Inc. v. City of Steubenville*, 924 F. Supp. 845 (S.D. Ohio 1996) (same); *Potomac Group Home Corp. v. Montgomery County, Md.*, 823 F. Supp. 1285 (D. Md. 1993) (a corporation that owns group homes for the elderly has standing); *North Shore-Chicago Rehabilitation Inc. v. Village of Skokie*, 827 F. Supp. 497 (N.D. Ill. 1993) (a corporation seeking to establish a group home for brain-damaged adults has standing); *see also Social Recovery, LLC, supra* (holding that program had standing to sue in action alleging FHA/ADA Title II claims requesting special use permit without requiring program to demonstrate that all residents had disabilities). This is because the enforcement provision of the ADA broadly refers to “any person,” not solely disabled individuals. *See generally Helen L. v. DiDario*, 46 F.3d 325, 331 (3d Cir. 1995) (characterizing overall language in Title II of the ADA as “broad”).

V. THE ACCOMMODATION IS REASONABLE AND NECESSARY

The Applicant has the initial burden of demonstrating that the requested accommodation is necessary to afford the disabled persons served by the Applicant an equal opportunity to obtain treatment at a location of their own choosing.² Once the Applicant has met its burden of proof, the burden then shifts to the Village to prove that the requested accommodation (i) imposes undue financial and administrative burdens on the Village or (ii) requires a fundamental alteration in the nature of the program, i.e., a fundamental alteration of the zoning scheme.³

In order for the requested accommodation to be “necessary” under the FHA and ADA, there must be a direct linkage between the proposed accommodation and the equal opportunity to be provided; this relationship is akin to causation.⁴ Whether a requested accommodation is “necessary” requires a showing that the desired accommodation will affirmatively enhance a disabled person’s quality of life by ameliorating or alleviating the effects of the disability.⁵ A “necessary” accommodation is one that alleviates not “handicaps” *per se*, but rather, “the effects of” those handicaps.⁶ Individuals with mental illness need treatment, and “[t]reatment for mental illness is effective.” <https://www.samhsa.gov/mental-health-treatment-works>

“Nearly 2.9 million adults in Florida have some sort of mental health condition, according to the National Alliance on Mental Illness, and only about 36% receive any form of treatment.” <https://www.clickorlando.com/news/local/2023/02/24/less-than-half-of-people-in-florida-with-mental-illness-dont-get-treatment/#:~:text=%E2%80%93%20Nearly%202.9%20million%20adults%20in,to%20access%20available%20viewer%20actions>. “The Department of Children and

² *Schaw v. Habitat for Humanity of Citrus County, Inc.*, 938 F.3d 1259 (11th Cir. 2019).

³ *Schwarz v. City of Treasure Island*, 544 F.3d 1201 (11th Cir. 2008); *Jeffrey O. v. City of Boca Raton*, 511 F. Supp. 2d 1339 (S.D. Fla. 2007).

⁴ *Caron Foundation of Florida, Inc. v. City of Delray Beach*, 879 F. Supp. 2d 1353 (S.D. Fla. 2012), citing the FHA, § 804(f)(3)(B), 42 U.S.C. § 3604(f)(3)(B).

⁵ *Schaw, supra*.

⁶ *Bhogaita v. Altamonte Heights Condominium Association*, 765 F.3d 1277 (11th Cir. 2014).

Families Substance Abuse and Mental Health Program has services for low-income and uninsured people, but there are more than 1,300 people on the waitlist every month, according to a legislative report by the State Commission on Mental Health and Substance Abuse.” *Id.* “[I]n May 2022, among adults in Florida who reported experiencing symptoms of anxiety and/or depressive disorder, 23.6% reported needing counseling or therapy but not receiving it in the past four weeks, compared to the U.S. average of 28.2%.” <https://www.kff.org/statedata/mental-health-and-substance-use-state-fact-sheets/florida/#:~:text=Unmet%20Need%20and%20Barriers%20to%20Care,-Unmet%20need%20refers&text=As%20shown%20in%20the%20figure%20below%2C%20in%20May%202022%2C%20among,the%20U.S.%20average%20of%2028.2%25>. “Florida ranked a disappointing 50th in the nation in its per capita mental health support for Fiscal Year 2014 (the most recent year for which data is available).” [Floridapolicy.org/posts/florida-must-increase-its-support-for-mental-health-services](https://floridapolicy.org/posts/florida-must-increase-its-support-for-mental-health-services).

In 2023, an estimated 16.98% of Floridians aged 12+ were classified as needing substance use treatment, but only 4.52% received it. About three-quarters of those needing treatment did not receive it. *See* https://www.samhsa.gov/data/sites/default/files/reports/rpt56188/2023-nsduh-sae-state-tables_0/2023-nsduh-sae-state-tabs-florida.pdf; <https://www.samhsa.gov/data/sites/default/files/reports/rpt44486/2022-nsduh-sae-state-tables/NSDUHsaeFlorida2022.pdf>

These studies and articles are hereby incorporated herein and intended to be a part of the Application.

VI. THE VILLAGE’S CURRENT ZONING SCHEME VIOLATES THE ADA AND FHA, BUT THE VILLAGE CAN CURE THOSE VIOLATIONS BY GRANTING A REASONABLE ACCOMMODATION TO TREAT THE USE PROPOSED AS A PERMITTED USE

A. The Village’s Zoning Code, which Makes Treatment Providers for People with Mental Health and Substance Use Disorders Subject to the Burdens of Special Exception Hearings and Conditions but Allows Other Health Care Uses Such As Assisted Living Facilities As Special Exception Permitted Uses, Facially Discriminates Against People in Recovery and Their Treatment Providers

It is unlawful for a local government to treat mental health and substance use disorder treatment facilities differently from medical offices. Yet the Village’s zoning code does exactly that. Unlike medical offices, which are uses permitted as of right, the Village’s zoning code requires the Applicant to expend a substantial amount of money on legal fees and costs to apply for and obtain approval for a special exception for a proposed use that is no more intensive than the permitted use of medical offices, while being subjected to hostility and prejudice at public hearings, perhaps leading to expensive appeals. The Village is imposing precisely the kind of additional or different burdens on the Applicant that the ADA and FHA were intended to combat.⁷

⁷ “The Americans With Disabilities Act is a plenary civil rights statute designed to **halt all practices** that segregate persons with disabilities and those **which treat them** inferior or **differently**. By enacting the ADA, we are making a conscious decision to reverse a sad legacy of

If medical offices are permitted uses as of right on this site, the Village also must treat the proposed use for an outpatient mental health treatment and substance use disorder facility as a medical office and provide zoning verification that the proposed use is a permitted use in this zone.

The Village's imposition of these requirements and burdens on this zoning district are considered facial discrimination and/or disparate impact discrimination under Title II of the ADA. *See Pathways v. Town of Leonardtown*, 133 F. Supp. 2d 772, 777-78 (D. Md. 2001) (defendants' interpretation of a psychiatric rehabilitation program as a "school" or "adult day care facility" instead of an "office" and/or "medical office" raised a triable issue of fact that the Commission's decision was due to impermissible discrimination); *Smith-Berch v. Baltimore County*, 68 F. Supp. 2d 602, 621-23 (D. Md. 1999), and 115 F. Supp. 2d 520, 524 (D. Md. 2000), *vacated on other grounds*, 64 F. App'x 887 (4th Cir. 2003) (imposing a hearing requirement on a methadone facility whereas no such requirement was imposed on other medical facilities had a discriminatory impact on programs for people with addictions and was therefore a violation of federal law).

In addition to *Pathways* and the twin decisions in *Smith-Berch*, numerous federal district and appellate courts throughout the country have ruled that it is illegal under the ADA and its implementing regulations to exclude a particular type of treatment program from zoning districts where other medical and/or counseling services are allowed. *See, e.g., Innovative Health Systems v. City of White Plains*, 931 F. Supp. 222, 242-43 (S.D.N.Y. 1996), *aff'd*, 117 F.3d 37, 44-45 (2d Cir. 1997) (illegal for local government to exclude drug treatment program from definition of "office"); *MX Group, Inc. v. City of Covington*, 106 F. Supp. 2d 914 (N.D. Ky. 2000), *aff'd*, 293 F.3d 326 (6th Cir. 2000) (special occupancy standard applied only to methadone treatment programs invalidated as facially discriminatory; treatment program must be permitted to locate like other "medical offices"); *Habit Management, Inc. v. City of Lynn*, 235 F. Supp. 2d 28 (D. Mass. 2002) (illegal to exclude methadone maintenance services that offer counseling and therapy from areas where other medical services are allowed). *See also Bangerter v. Orem City Corp.*, 46 F.3d 1491, 1500-1501 (10th Cir. 1995) (a law that "facially single[s] out the handicapped and appl[ies] different rules to them" states a claim for disparate treatment; in such a case, "a plaintiff need not prove the malice or discriminatory animus of a defendant.") (citations and footnote omitted).

B. The ADA and FHA Require the Village to be Flexible in Zoning and to Make Reasonable Accommodations

The ADA and FHA require the Village to be flexible in zoning and to make reasonable accommodations. *Hovsons, Inc. v. Township of Brick*, 89 F.3d 1096 (3d Cir. 1996) (the Township was required to be flexible in zoning in order to make a "reasonable accommodation" and treat a nursing home as a single-family dwelling). As one court has explained, "strict adherence to a rule which has the effect of precluding handicapped individuals from residing in the residence [of their choice] was precisely the type of conduct which the Fair Housing Amendments Act sought to overcome with the enactment of § 3604(f)(3)(B)." *United States v. Village of Marshall, Wisconsin*, 787 F. Supp. 872, 879 (W.D. Wis. 1991); *Horizon House Developmental Services, Inc. v.*

segregation and degradation." 136 Cong. Rec. H2639 (May 22, 1990) (statement of Rep. Dellums) (emphasis added).

Township of Upper Southampton, 804 F. Supp. 683, 693-94 (E.D. Pa. 1992) (**local governments must change, waive, or make exceptions in their zoning rules to afford people with disabilities the same opportunity to housing as those without disabilities**); *U. S. v. City of Philadelphia*, 838 F. Supp. 223, 228-29 (E.D. Pa. 1993) (accommodation was to waive yard/lot size requirements for shelter); *Village of Skokie*, 827 F. Supp. at 502 (accommodation was to waive licensing and occupancy requirements of zoning ordinance for rehabilitation center); *Oxford House-Evergreen*, 769 F. Supp. at 1344 (accommodation is to treat unrelated group home residents as if they were a “family”); *Regional Econ. Comm’y Action Program*, *supra* (waiver or modification of rules prohibiting elevators in buildings where such rules would prohibit certain people from residing in the buildings is a reasonable accommodation under the statute); *Smith-Berch*, 68 F. Supp. 2d at 621 (even if a treatment program is severely restricted or excluded in a particular zoning district, public officials have an affirmative duty to waive or modify the rule as a reasonable modification under Title II of the ADA); *United States v. Commonwealth of Puerto Rico*, 764 F. Supp. 220, 224 (D.P.R. 1990) (reasonable accommodation requires that the local zoning authority waive the 10-space parking requirement for a 13-bed nursing home where the “actual use of the home will never necessitate the provision of the amount of parking technically required by the rule”).

Where, as here, the Village allows medical offices in this zoning district as a permitted use, and this proposed use is no more intensive than that permitted for medical offices, the Village will be unable to meet its burden to prove that the accommodation would nonetheless result in a “fundamental alteration” of its program or create an undue financial or administrative burden on the Village.

Based upon the above, the Village should treat the existing special exception as allowing for an inpatient mental health treatment facility.

VII. CONCLUSION

Approval of the requested accommodation will not fundamentally alter the Village’s zoning scheme, because the use proposed by the Applicant does not impose additional costs upon the Village. Accordingly, the Applicant requests that the Village grant a reasonable accommodation to treat the property as allowing for an outpatient mental health treatment and substance use disorder treatment facility and provide zoning verification that the proposed use is a permitted use in this zone.

Please contact me if you have any questions or wish to discuss these issues further.

Sincerely,

/s/ James K. Green



**VILLAGE OF PALM SPRINGS CODE
ENFORCEMENT**

CODE CASE: 2025-22

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

**BISMAILLAH ENTERPRISES INC.
3818 SOUTH CONGRESS AVENUE
LAKE WORTH BEACH, FL 33461**

**MAILING ADDRESS:
BISMAILLAH ENTERPRISES INC.
P.O. BOX 211358
WEST PALM BEACH, FL 33421 1358**

Respondent(s).

ORDER FINDING VIOLATION

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

Section 30-143: Repeat violation – Nuisance - Trash & Debris.

Section 10-30: – Unimproved property registration and maintenance requirements.

- **Application for vacant property registration and \$200.00 fee required.**
- **Maintenance shall include, but shall not be limited to, watering, irrigation, cutting, and mowing of required landscape and removal of all trimmings and weeds. Landscaping should not include gravel or broken concrete. Remove unapproved surface material – gravel and concrete.**
- **Install and maintain sod throughout the entire unimproved area of the property.**
- **Secure property with a temporary six (6) foot-tall chain-link perimeter fence; A permit is required.**
- **Landscape perimeter with a hedge three (3) feet high planted every 24 inches on center.**

Address: 3818 SOUTH CONGRESS AVENUE, PALM SPRINGS,
FL
Legal Description: MODEL LAND CO S 175 FT OF W 1/2 OF W 1/2 OF TR
103 (LESS S 25 FT & RET CURVE AREA 2ND AVE N R/W
& W 35 FT SR 807 R/W)
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 **15th** day of **May 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: Repeat violation – Nuisance - Trash & Debris

Section 10-30: Unimproved property registration and maintenance requirements.

- **Application for vacant property registration required.**
- **Maintenance shall include, but shall not be limited to, watering, irrigation, cutting, and mowing of required landscape and removal of all trimmings and weeds. Landscaping should not include gravel or broken concrete. Remove unapproved surface material – gravel and concrete.**
- **Install and maintain sod throughout the entire unimproved area of the property.**
- **Secure property with a temporary six (6) foot-tall chain-link perimeter fence; A permit is required.**
- **Landscape perimeter with a hedge three (3) feet high planted every 24 inches on center.**

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

Section 30-143: Repeat violation – Nuisance - Trash & Debris

Section 10-30: Unimproved property registration and maintenance requirements.

- **Application for vacant property registration required.**
- **Maintenance shall include, but shall not be limited to, watering, irrigation, cutting, and mowing of required landscape and removal of all trimmings and weeds. Landscaping should not include gravel or broken concrete. Remove unapproved surface material – gravel and concrete.**
- **Install and maintain sod throughout the entire unimproved area of the property.**
- **Secure property with a temporary six (6) foot-tall chain-link perimeter fence; A permit is required.**
- **Landscape perimeter with a hedge three (3) feet high planted every 24 inches on center.**

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 **May 20, 2025**:

- Administrative costs of **\$192.98**
- 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 30-143 (Nuisance – Trash & Debris)** and is assessed a fine of **\$250.00** per day from May 10, 2025, through May 15, 2025, which will continue to accrue at **\$250.00** per day until the Respondent contacts the Code Inspector/Officer and a re-inspection indicates that the property is in compliance with this code section. **Respondent must comply with the property registration and maintenance improvements by July 15, 2025.** If the Respondent fails to comply within the time given, a fine of **\$100.00 per day** will continue to accrue until the Respondent contacts the 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 **May 20, 2025.**

- Administrative costs of **\$192.98**
- Citation fine of **\$ N/A**
- Re-inspection fee of **\$ N/A**

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

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

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

Upon complying, it is the responsibility of the Respondent to notify the Village of Palm Springs Code Inspector/Officer at (561) 584-8300 ext. 8524 to request a reinspection of the property and/or violation(s).

DONE AND ORDERED this 15th day of May 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:

[P.O. BOX 211358](#)

[West Palm Beach, FL 33421 1358](#)

VILLAGE OF PALM SPRINGS, FLORIDA

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

Code Enforcement Officer: Cuenot

Date: July 17, 2025

Case No.: 2025--22

Respondent(s): Bismillah Enterprises Inc.

Violation Address (Subject Property): 3818 S Congress Avenue

BACKGROUND

On **May 15, 2025**, the above referenced case was adjudicated by the Special Magistrate as being in violation of Section 10-30: Unimproved property registration and maintenance requirements.

- Application for vacant property registration required.
- Maintenance shall include, but shall not be limited to, watering, irrigation, cutting, and mowing of required landscape and removal of all trimmings and weeds. Landscaping should not include gravel or broken concrete. Remove unapproved surface material – gravel and concrete.
- Install and maintain sod throughout the entire unimproved area of the property.
- Secure property with a temporary six (6) foot-tall chain-link perimeter fence; A permit is required.
- Landscape perimeter with a hedge three (3) feet high planted every 24 inches on center.

The Respondent was given 60 days to come into compliance. Administration fees have been not paid.

RECOMMENDATION.

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

- A. That based upon the criteria of Section 162.06(2), Fla. Stat., that the Special Magistrate **approve** the Respondent's Request for an Extension of time.

B. That based upon the criteria of Section 162.06(2), Fla. Stat., that the Special Magistrate **deny** the Respondent's Request for an Extension of time. This recommendation is based on the following fact:

STAFF JUSTIFICATION FOR RECOMMENDATION

Staff has based its recommendation to the Special Magistrate on the following factors which include, but are not limited to, the gravity of the violation(s), the actions taken by the Respondent to correct the violation(s), and any previous violations committed by the Respondent. The basis for Staff's recommendation is set forth as follows: The respondent has NOT taken actions to correct PREVIOUS VIOLATIONS AND ADMINISTRATION FEES. The Village does not approved this request for an extension of time.

Dated: JULY 17, 2024,

By: Nanciann Cuenot,
Code Enforcement Officer